

AVAILABLE FOR LEASE

40,000 SF Plug-and-Play Academic Space

Beltsville, Maryland



4600 Powder Mill Road

Beltsville, Maryland 20705

- Plug-and-play space with 29 classrooms and equipment in-place for computer, medical, and electrical training.
- Abundant Parking with 203 parking spaces serving the 40,000 (ratio of 5/1000 SF)
- Excellent Visibility with 20,721 vehicles per day passing by the monument sign
- Convenient location only 1 mile to I-95, 2.3 miles to I-495, 4.2 miles to the Metro Green Line(Greenbelt) and 4.2 miles to UMD College Park with Metrobus stop on-site (Route 86)
- Proven location with average enrollment above 400 students and average revenue above \$8mm per year when operated by Brightwood College (closed December 2018).

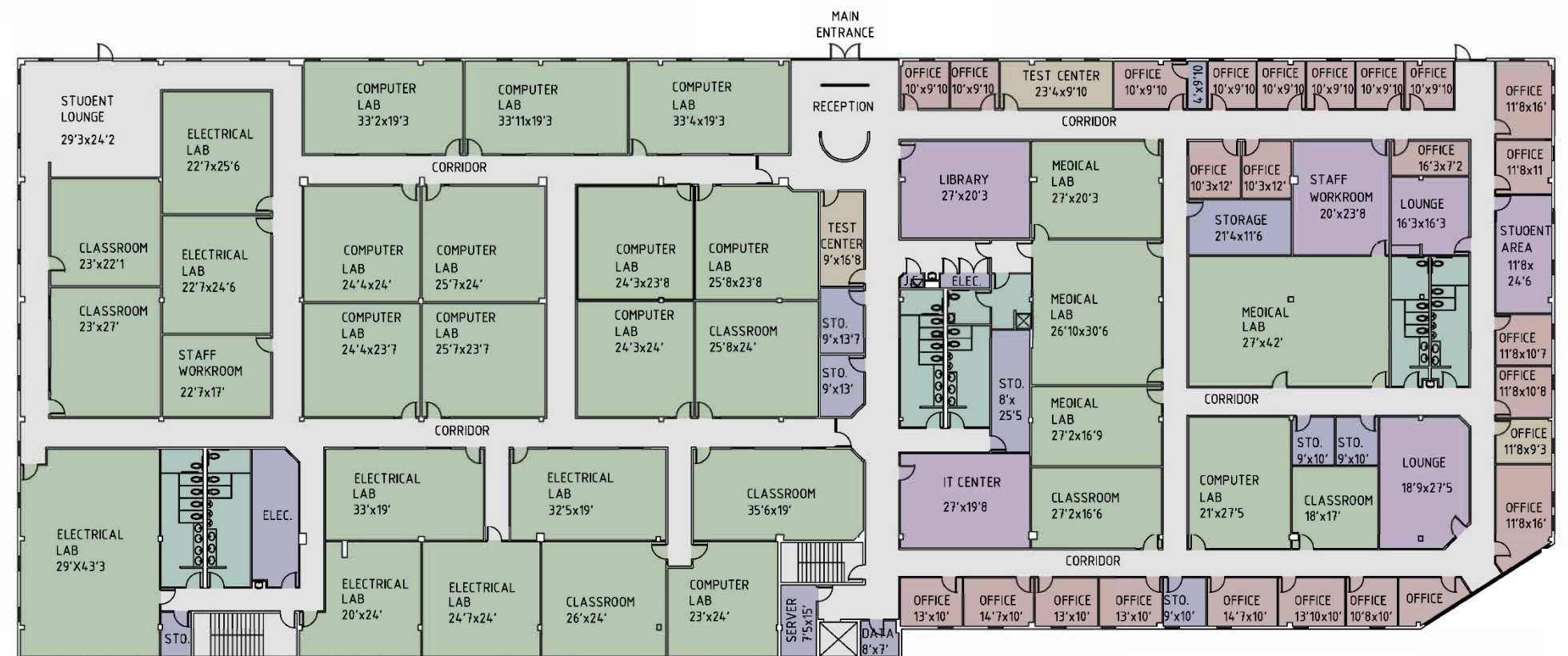
OWNER CONTACT



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Floorplan features 12 specialty computer lab classrooms, 7 specialty electrical lab classrooms, 4 specialty medical lab classrooms, 6 general use classrooms, 25 small offices, 9 storage areas, 4 staff workrooms/lounges, Student lounge with abundant daylight, student computer lab, library, 2 testing rooms, reception area, and 3 sets of large restrooms.

12 computer lab classrooms
(computers in place)



7 electrical training classrooms
(electrical equipment in place)



4 medical training classrooms
(medical equipment in place)



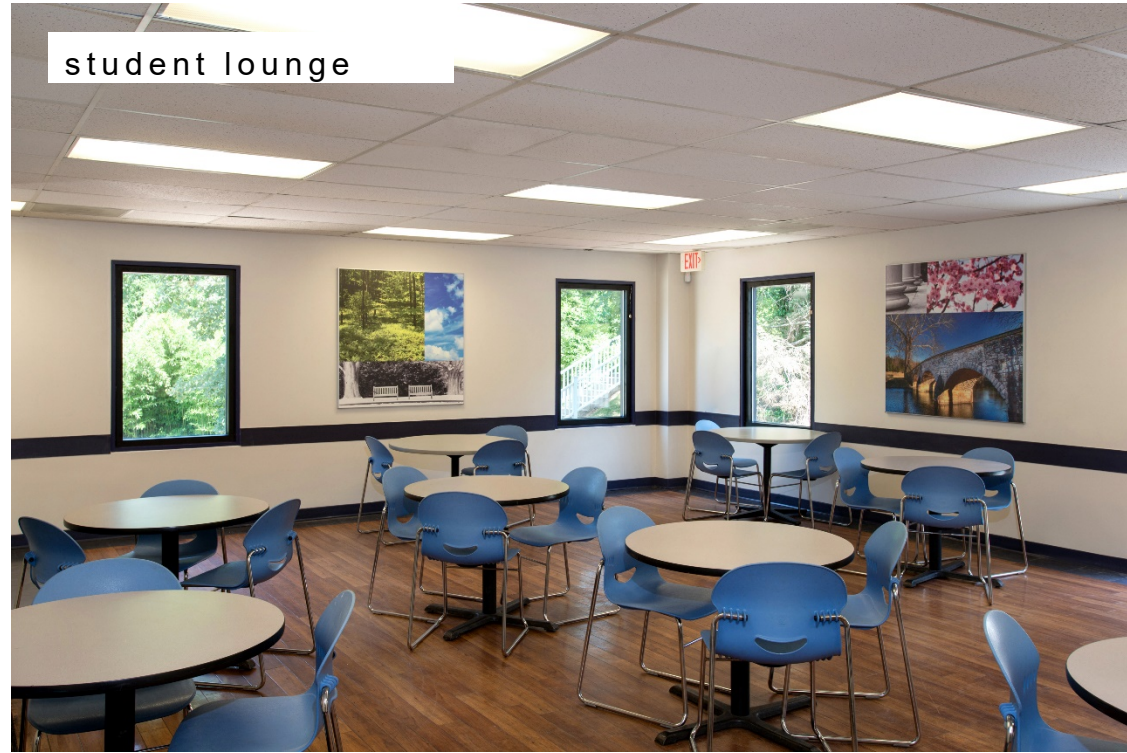
25 admin and teacher offices
with great daylight



Interior & Exterior Views

4600 Powder Mill Road
Beltsville, MD 20705

student lounge



electrical demonstration rooms
(with equipment in place)



visibility on Powder Mill Road
(20,721 vehicles per day)



reception area



teacher breakroom
(sink and fridge in place)

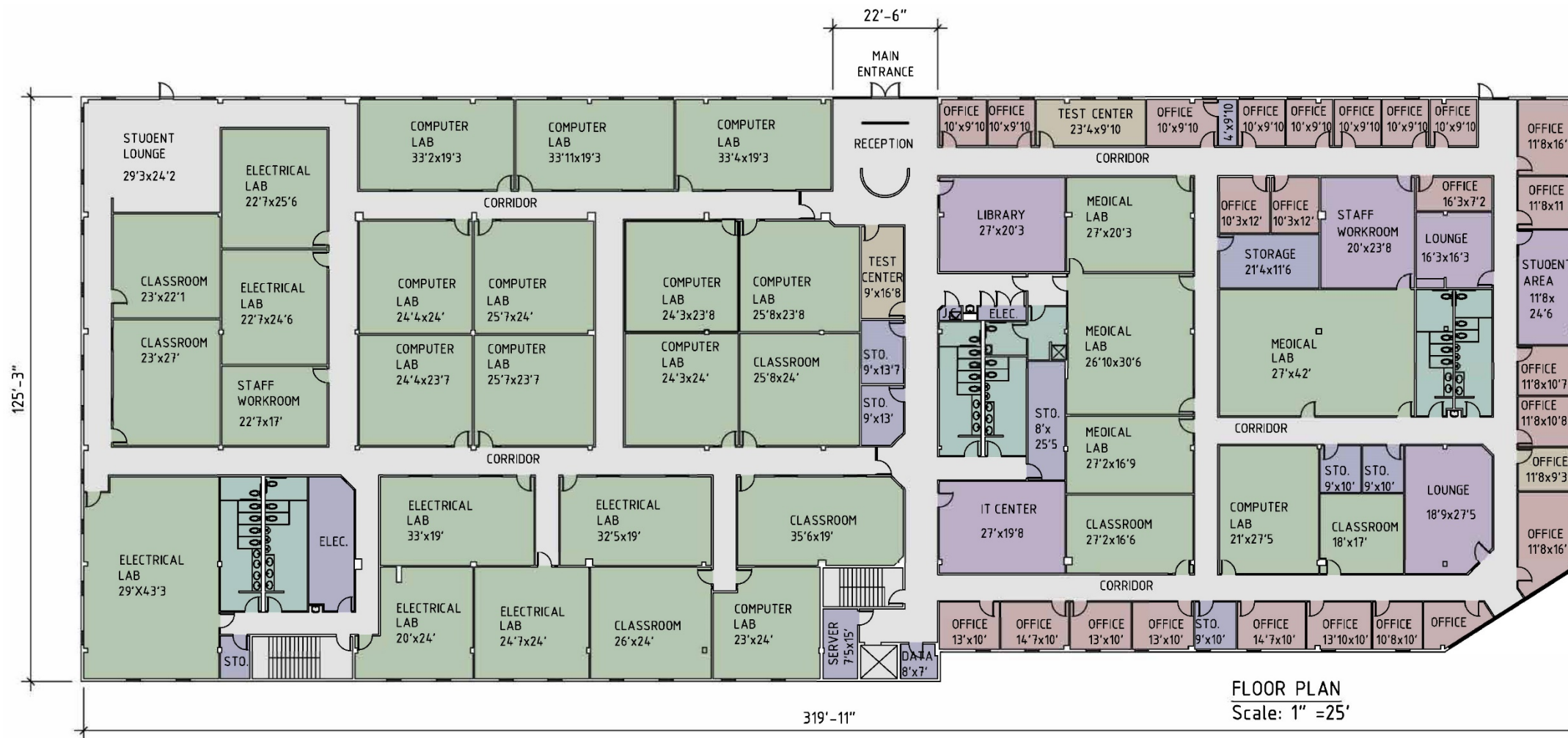


4 staff workrooms/lounges










restrooms
(generous supply throughout space)





FLOORPLAN FEATURES

- 12 specialty computer lab classrooms
- 7 specialty electrical lab classrooms
- 4 specialty medical lab classrooms
- 6 general use classrooms
- 25 small offices
- 9 storage areas
- 4 staff workrooms/lounges
- student lounge with abundant daylight
- student computer lab
- Library
- 2 testing rooms
- reception area
- 3 sets of large restrooms

SPACE USE LEGEND													
	OFFICE		CLASSROOM		CONFERENCE ROOM; LOUNGE; LIBRARY; IT CENTER		TEST CENTER		STORAGE; JAN CLOSET; SERVER RM; DATA CLOSET		CORRIDOR; STAIR; ELEVATOR		RESTROOM