

WELCOME TO

3311 TOLEDO

HYATTSVILLE, MARYLAND

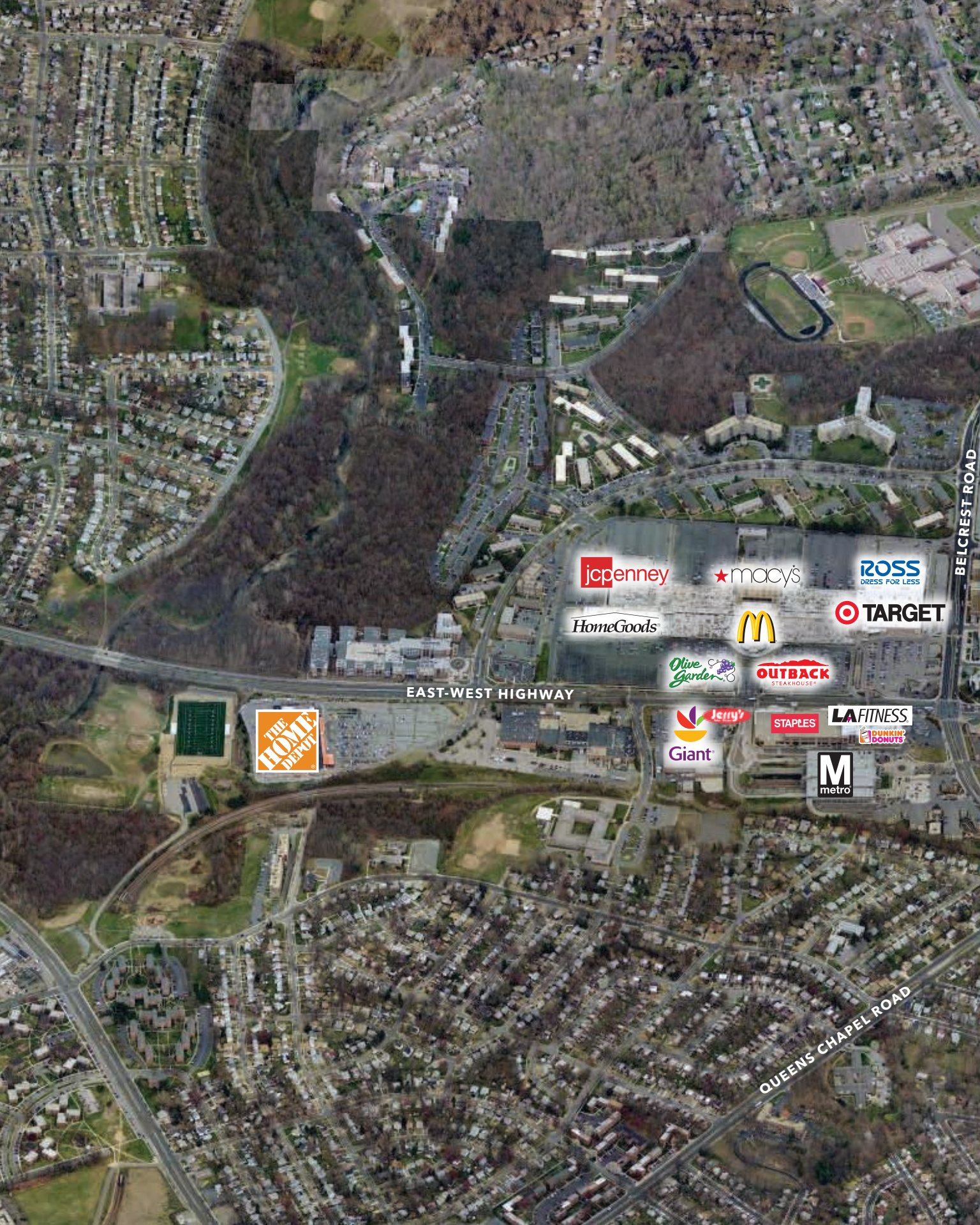


3311 TOLEDO ROAD

HYATTSVILLE, MARYLAND 20782

- 189,410 square feet
- Class A office building
- 7 stories
- Built in 2002
- 4 high-speed elevators
- Grand entrance lobby
- Dramatic use of marble and granite throughout
- High quality tenant finishes
- Directly across from the Green Line Metro station
- Structured parking immediately adjacent to building with a total of 1,450 parking spaces
- Walking distance to an abundant amenity base
- Outstanding access to Route 1, I-495/95, and MD Rt. 295
- Hub zone certified





jcpenny

★ macy's

ROSS
DRESS FOR LESS

HomeGoods



TARGET

Olive Garden

OUTBACK
STEAKHOUSE

EAST-WEST HIGHWAY

THE
HOME
DEPOT

Jerry's
Giant

STAPLES

LA FITNESS

DUNKIN'
DONUTS

M
metro

QUEENS CHAPEL ROAD

BELCREST ROAD

NEARBY AMENITIES

TRANSPORTATION

Prince George's Plaza Metro (Green Line) (0.5m)

RESTAURANTS

Dunkin Donuts (0.5m)

Olive Garden (0.5m)

Five Guys (0.2m)

Outback Steakhouse (0.5m)

Jerry's Subs & Pizza (0.5m)

Qdoba (0.2m)

McDonald's (0.3m)

RETAIL / GROCERY

CVS (0.3m)

Payless ShoeSource (0.3m)

Giant Food (0.6m)

Ross (0.3m)

Home Depot (1.0m)

Safeway (0.3m)

Homegoods (0.3m)

Sprint (0.3m)

JCPenney (0.3m)

Staples (0.5m)

Macy's (0.3m)

Target (0.3m)

Marshall's (0.3m)

TJ Maxx (0.3m)

Old Navy (0.3m)

RECREATION / FITNESS

Regal Cinemas Hyattsville 14 (0.1m)

LA Fitness (0.5m)

BANKS

BB&T (0.8m)

Capital One (0.3m)

Suntrust (0.3m)

MAJOR HIGHWAYS

Route 1 (1.0m)

I-495 (5.2m)

Route 295 (6.3m)

I-95 (8.8m)



HYPOTHETICAL SUITES

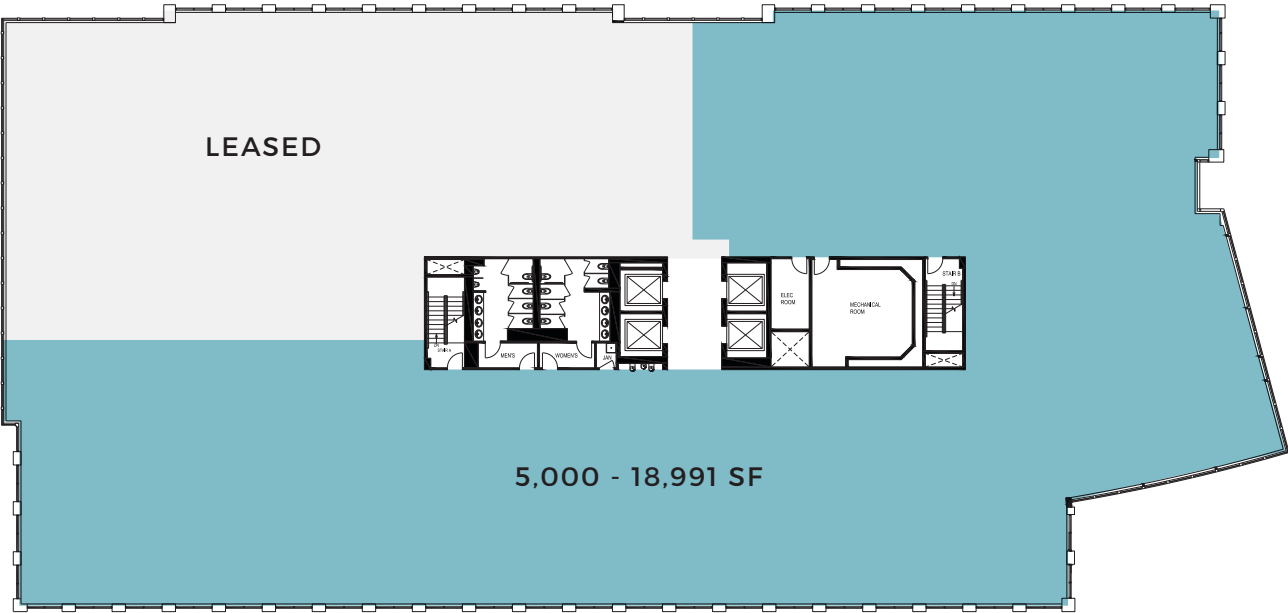
SIXTH FLOOR

2,626 SF



BLOCKING PLAN

SIXTH FLOOR

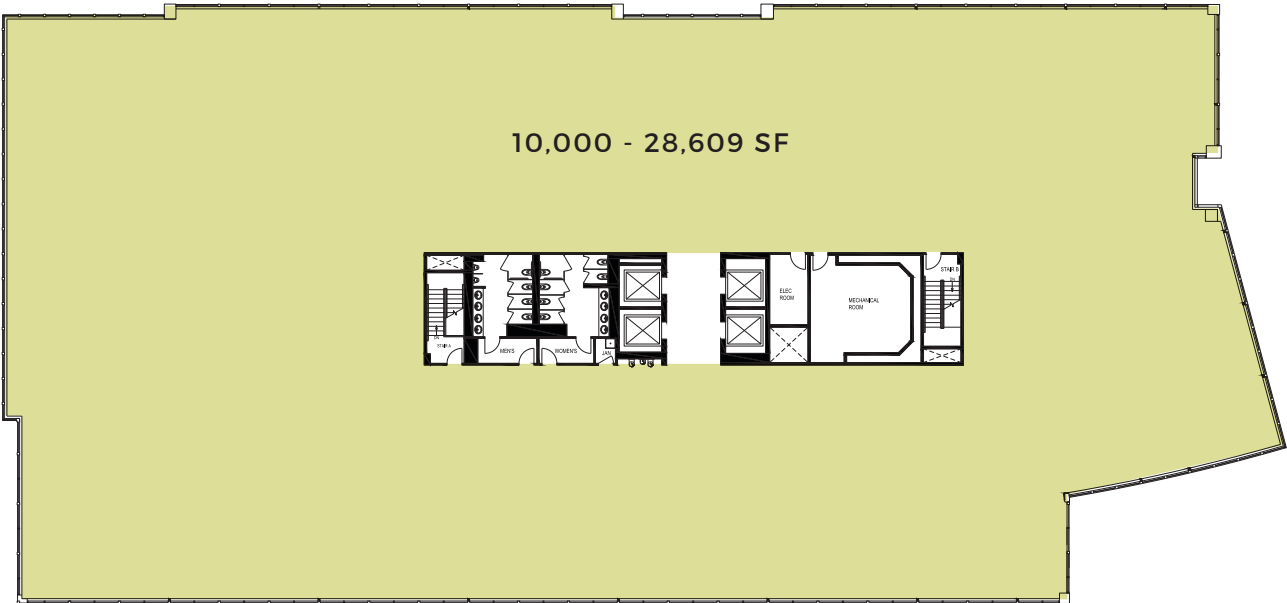


BLOCKING PLAN

FIRST FLOOR



SEVENTH FLOOR



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