







# LARGO PARK AVAILABLE OFFICE SPACE INVENTORY

May 18, 2012

LOCATION	SIZE	RATE per sf	RATE TYPE	AVAILABLE	TERM	COMMENTS
 <b>1300 MERCANTILE LANE</b> <i>Largo Park Executive Centre &gt;</i>	(96,843 sf total building size) Suites 124/126/134/136/138/139 → <b>Single Offices</b> at around \$360-\$795/mo (call or check web site for availability)					<b>MERCANTILE PLACE (Comcast &amp; Fios Broadband Available)</b> 1-3 year (includes conference rm use + Wi-Fi + shared waiting area)
Suite 100-G	1,282	\$18.00 (\$1,925/mo)	full service	Immediate	3-5 years	4 offices, copy room, reception area, (shared conference rooms & kitchen)
Suite 132	852	\$21.50 (\$1,525/mo)	net janitor	Immediate	3-5 years	2 offices, glass conference room plus built in reception area
Suite 141-D	1,085	\$19.50 (\$1,765/mo)	net janitor	Immediate	3-5 years	2 offices, conference room, copy room, reception area
Suite 149	1,427	\$19.00 (\$2,260/mo)	net util/janitor	Immediate	3-5 years	4 offices, conference room, kitchen, bathroom, reception area, corner suite
 <b>1400 &amp; 1450 MERCANTILE LN</b>	(52,374 sf + 42,467 sf total building sizes) <i>(even suite #'s = 1400 / odd suite #'s = 1450)</i>					<b>EXECUTIVE TERRACE 1 &amp; 2 (Comcast &amp; Fios Broadband Available)</b>
Suite 110 (Medical suite)	1,170	\$20.00 (\$1,950/mo)	net util/janitor	Immediate	3-5 years	3 exam rooms, waiting room, business office, Dr's ofc, file rm, closet, bathroom
Suite 121	1,518	\$18.50 (\$2,340/mo)	net util/janitor	Immediate	3-5 years	3 ofc's, training room, oversize recept area, bathroom, outside entrance
Suite 136-140	1,147-1,330-2,477	\$18.50 (fr \$1,770/mo)	net util/janitor	Immediate	3-5 years	multiple rooms and meeting room areas
Suite 150 (comb w/136-40=4,051sf)	1,574	\$18.50 (\$2,425/mo)	net util/janitor	Immediate	3-5 years	6 offices, conference room, kitchen, 2 bathrooms, outside entrance
Suite 201	1,279	\$21.00 (\$2,240/mo)	net janitor	6/1/12	3-5 years	4 offices, conference room, copy area w/ sink, reception area
Suite 237	574	\$21.00 (\$1,005/mo)	net janitor	7/1/12	3-5 years	2 offices + reception area
Suite 240	1,174	\$19.00 (\$1,860/mo)	net util/janitor	Immediate	3-5 years	3 offices, conf rm, copy/work area, recept area, bathroom, outside entrance
Suite 241 (Church meeting space)	2,297	from \$3,850/mo	net janitor	Immediate	3 yr min	Church Space. Up to 100 seats plus classroom/office. Call for details.
Suite 242	1,006	\$21.00 (\$1,760/mo)	net janitor	Immediate	3-5 years	2 offices, conference room, copy/kitchen. reception area
Suite 244	643	\$21.00 (\$1,125/mo)	net janitor	Immediate	3-5 years	1 offices, conference room, reception area
Suite 246	807	\$21.00 (\$1,415/mo)	net janitor	Immediate	3-5 years	2 offices, copy room, reception area
Suite 249	967	\$21.00 (\$1,690/mo)	net janitor	Immediate	3-5 years	2 offices, conference room, reception area
Suite 256	2,406	\$21.00	net janitor	7/1/12	3-5 years	6-7 offices, conference, copy, kitchenette, recept area (may divide 835/1,581sf)
 <b>9500 ARENA DRIVE</b>	(57,142 sf total building size) <b>4 story, Class "A" [Energy Star Certified]</b>					<b>(Comcast Broadband Available)</b>
Suite 220 (comb w/ 250 = 6,221sf)	1,756	\$23.75 (\$3,475/mo)	full service	Immediate	3-5 years	4 windowed offices, conference room, open area, kitchen, reception
Suite 250 (may split)	4,465	\$23.75	full service	Immediate	3-5 years	elevator lobby suite with multiple offices, conf, server, copy rm, kitchen
Suite 370	1,919	\$23.75 psf	full service	Immediate	3-5 years	5 windowed rooms, kitchen, bullpen, corner suite
Suite 430	1,531	\$23.75 (\$3,035/mo)	full service	Immediate	5 years	4 offices, conference room, copy room, reception area
Suite 440	1,918	\$23.75 (\$3,800/mo)	full service	Immediate	3-5 years	flexible build-out option available. Elevator lobby entrance. Call for details.
 <b>9701 APOLLO DRIVE</b>	(93,584 sf total building size) <b>4 story, Class "A" [Energy Star Certified]</b>					<b>(Comcast Broadband Available)</b>
Suite 200 (comb 200+270=3,526sf)	2,008	\$23.75 (\$3,975/mo)	full service	Immediate	3-5 years	Elevator lobby entrance, training rooms, office, storage, reception area
Suite 270	1,518	\$23.75 (\$3,020/mo)	full service	Immediate	3-5 years	3 windowed offices, training/conf room, copy area, reception area
Suite 330 (may split from 1,100 sf)	3,683	\$23.75	full service	Immediate	3-5 years	flexible space plan. (may divide)
Suite 337	1,421	\$23.75 (\$2,810/mo)	full service	Immediate	3-5 years	3 offices, conference room, storage/copy room, recep area, (corner windows)
Suite 370 (comb 370+380=2,650sf)	1,292	\$23.75 (\$2,555/mo)	full service	Immediate	3-5 years	4 offices, conference room, copy room, reception
Suite 380	1,358	\$23.75 (\$2,680/mo)	full service	Immediate	3-5 years	3 windowed offices, conference room, copy area, reception area
Suite 401 (may divide)	2,811	\$23.75	full service	6/1/12	3-5 years	Training room, offices, kitchen, bullpen, storage
Suite 431	557	\$20.00 (\$935/mo)	full service	Immediate	1 yr min.	1 open training room area, or for bullpen style offices.
Suite 461	1,097	\$23.75 (\$2,170/mo)	full service	Immediate	3-5 year	3 offices, conference room, copy room, reception
 <b>1401 MERCANTILE LANE</b>	(88,050 sf total building size) <b>5 story, Class "A"</b>					<b>(Comcast &amp; Fios Broadband Available)</b>
Suite 200 - Executive Centre	147 to 680sf	varies	full service	Immediate	1-3 years	<b>1 to 3 rooms w/ shared conf room, kitchen, and waiting area</b>
Suite 1601	1,790	\$23.75	full service	Immediate	3-5 years	Lobby entrance, 6 windowed offices, conf rm, kitchen, copy area, sign options
Suite 203	1,149	\$23.75 (\$2,275/mo)	full service	Immediate	3-5 years	3 windowed offices, copy room, conference room, reception near elevator
4 <sup>th</sup> fl	7,657	from \$25.00	full service	Immediate build-out	5 years	will divide from around 2,000 sf. custom build-outs
5 <sup>th</sup> fl	19,027	from \$25.00	full service	Immediate build-out	5 years	will divide. custom build-outs
 <b>9611 LOTTSFORD ROAD</b>	(134,000 sf total building size) <b>Future 6 story, Class "A"</b> - Lottsford Road at Rt. 202					



**Amenities:** Largo Metro & Metro-Bus Shuttle | Restaurants & Shops | Daycare Center | Broadband | Post Office | Security | On-Site Maintenance

Largo Park is located in Largo, Maryland 20774 {Bordering Rt 202 at Technology Way, & Arena Dr at Lottsford Rd - Adjacent to Largo Metro & Boulevard at Capital Centre

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