

# EastPoint

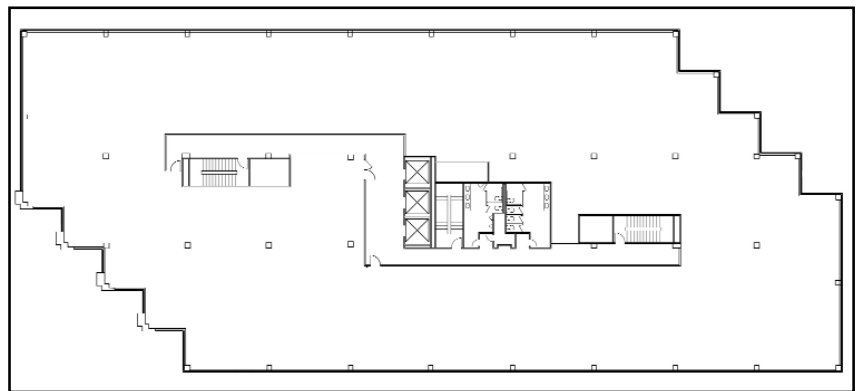
4200 Parliament Place • Lanham, MD



**E**astPoint, a 122,000 square-foot, six-story class A office building, is strategically located near the intersection of the Capital Beltway (I-495) and Route 50. This premier property features an impressive design with 12 corner offices per floor, excellent visibility, numerous nearby amenities, and expansion opportunities, with adjacent buildable land.

## Building features:

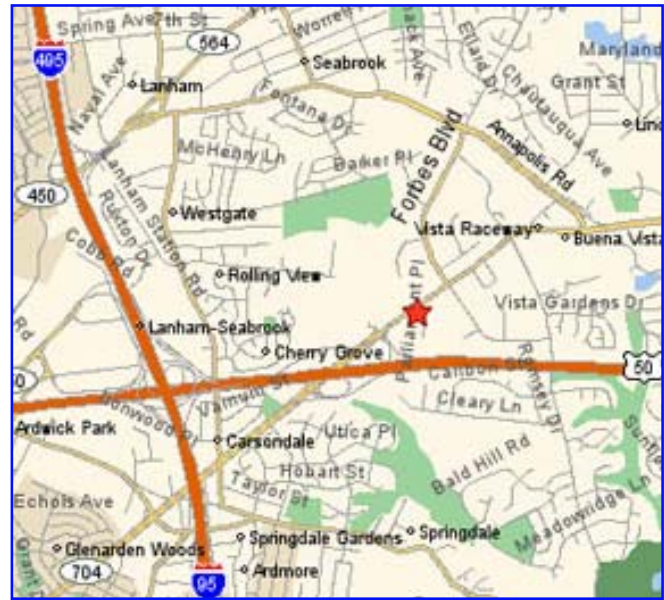
- Over 22,000 sf available for lease
- Six-story, 122,000 sf class A building
- 12 corner offices per floor
- Abundant surface parking with reserved covered parking available
- TI lines by Sprint and AT&T available
- 150 KW emergency generator
- On-site amenities include vending area and the Wall Street Journal network
- Responsive Mack-Cali on-site property management
- Expansion opportunities—land available for the development of an additional 122,000 square feet



*Typical floor plan.*

## Convenient access and a prime location:

- Immediate access to the Capital Beltway and Route 50
- 30 minutes to Washington D.C.
- Prince George's County location
- Minutes to the New Carrollton Station with Amtrak, MARC, and Metro services
- Nearby numerous shopping centers and restaurants



## Build-to-suit opportunity:

- Site area: 6 acres
- Building area: 100,000 sf
- Building height: 6 floors
- Ample free parking

## For further information, please contact:

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