

4400 – 4700 River Road  
College Park, MD 20737

 **COPT**  
CORPORATE OFFICE  
PROPERTIES TRUST



# 4400 – 4700 River Road College Park, MD 20737

## BUILDING STATS:

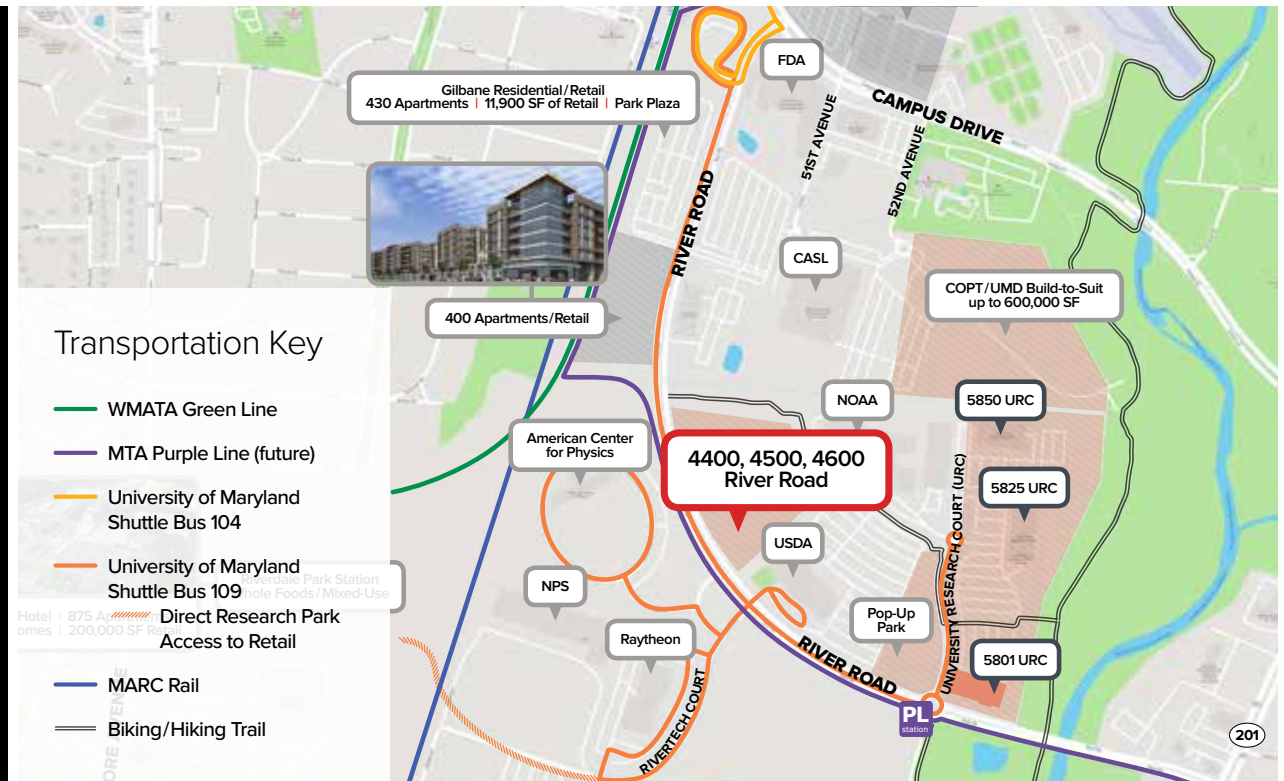
- ⊙ Building Size: 150,000 – 450,000 RSF
- ⊙ Building Type: Class A Office
- ⊙ Parking Ratio: 4/1,000 SF
- ⊙ Exterior: Precast + Glass
- ⊙ Ceiling Height: 9'

## BUILDING HIGHLIGHTS:

- ⊙ Build-to-suit and custom design buildings from 150,000 – 450,000 SF
- ⊙ Concepts can be customized to accommodate tenant needs
- ⊙ State-of-the-art energy management system
- ⊙ Fiber optics available
- ⊙ Highly appointed common area finishes
- ⊙ Free on-site parking
- ⊙ Less than 1/2 mile to Metro

## AMENITIES:

- ⊙ On-site property management by COPT Property Management Services, national award winner for tenant satisfaction
- ⊙ Excellent access and transportation alternatives including Metro, MARC Train and shuttle services
- ⊙ Easy access to Washington, the D.C. Beltway and I-95



### Transportation Key

- WMATA Green Line
- MTA Purple Line (future)
- University of Maryland Shuttle Bus 104
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- MARC Rail
- Biking/Hiking Trail

## NEIGHBORS INCLUDE:

- ⊙ National Oceanic and Atmospheric Administration (NOAA)
- ⊙ United States Department of Agriculture
- ⊙ Animal and Plant Health Inspection Service (APHIS)
- ⊙ Earth System Science Interdisciplinary Center (ESSIC)
- ⊙ The University of Maryland/Pacific Northwest National Lab Joint Global Change Research Institute (JGCRI)
- ⊙ UMD/FDA Joint Institute for Food Safety and Applied Nutrition (JIFSAN)
- ⊙ Food and Drug Administration Center for Food Safety and Applied Nutrition (CFSAN)

## For Leasing, Contact:

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