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 transporation alternatives including Metro, MARC Train and shuttle services
- Easy access to Washington, the D.C. Beltway and I-95

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)

Transportation Key
- WMATA Green Line
- MTA Purple Line (future)
- University of Maryland Shuttle Bus 104
- University of Maryland Shuttle Bus 109
- MARC Rail
- Biking/Hiking Trail

For Leasing,
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