

**TERRAPIN STATION
7313 BALTIMORE AVENUE
COLLEGE PARK, MARYLAND**



Presented by:

**Kathy Coakley
Greenhill Realty Company
4901 Fairmont Avenue
Suite 200
Bethesda, Maryland 20814
Phone: 301-657-2525 ext. 17
Fax: 301-657-2555
E-mail: kcoakley@greenhillcompanies.com**

GREENHILL

AREA MAP



LEASING INFORMATION

AVAILABILITY

Address: 7313-H Baltimore Avenue
College Park, Maryland 20740

Square Footage: 1,551 s.f.,

Number of Floors: 1

LEASING TERMS

Rate: \$38.50 per s.f., triple net, with four percent (4%) annual increases

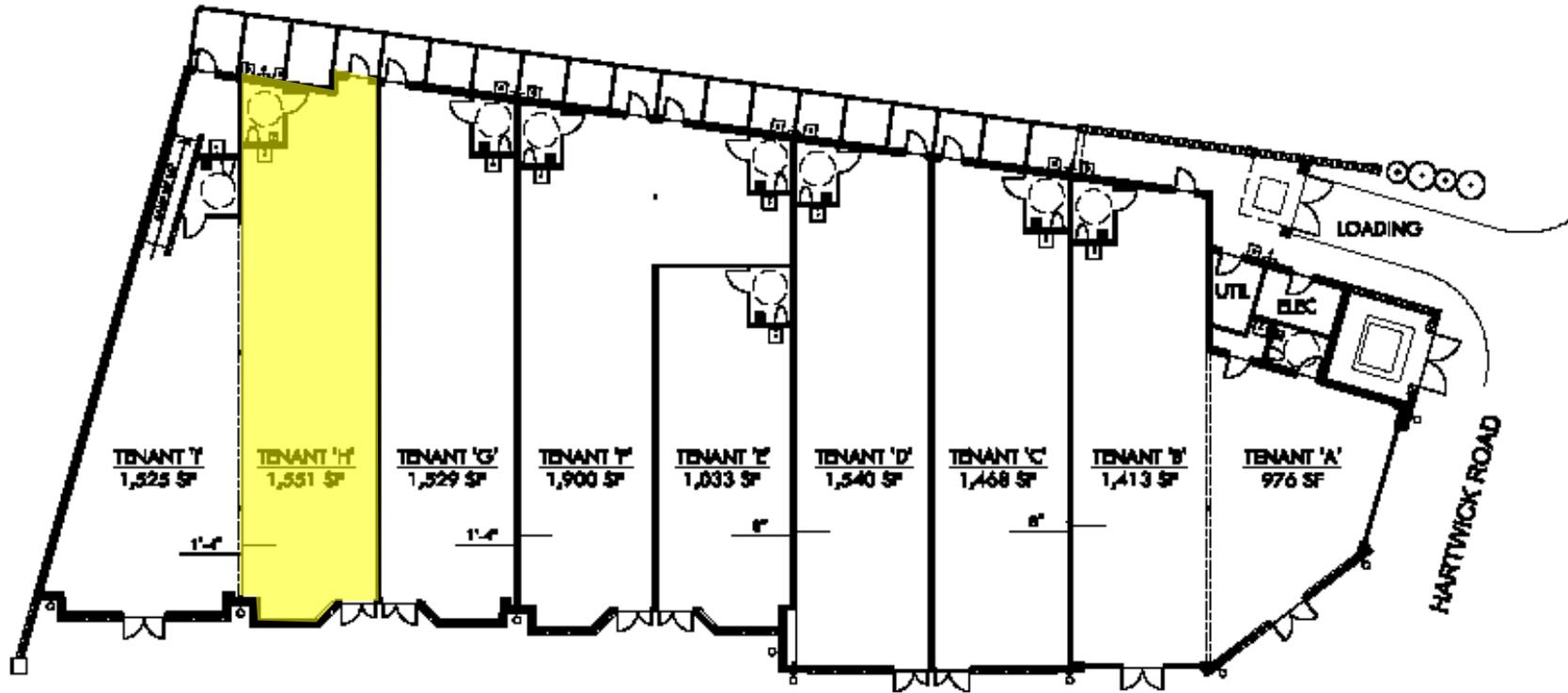
Term: Five (5) years, with options available

Availability: March 1, 2017

Rent Commencement: Ninety (90) days following lease commencement

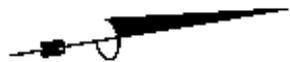
Exclusives: None

FLOOR PLAN



BALTIMORE AVENUE (U.S. ROUTE 1)

LEASING DIAGRAM



STEVEN J. KARR, AIA, INC. ARCHITECTS • INTERIORS • DESIGN MANAGEMENT 219 North 24th Street, Room 200 Washington, DC 20018-1101 Phone: 202.462.1100 Fax: 202.462.1101 Website: www.sjkarr.com	
TENNAPIN STATION RETAIL BUILDING 7913 Baltimore Avenue (U.S. Route 1) @ Hartwick Road Lots 1, 6, 7 & 8, Block 27, Berwyn (214) Marlen District Prince George's County, Maryland	
Project No. _____ Date: _____	Scale: _____ Sheet No. _____
L1	