

# Build-to-Suit Opportunity

Capital Office Park • Greenbelt, Maryland



Capital Office Park offers an exceptional Beltway location that's ideal for a custom-built office facility.

If your company is looking to expand or consolidate—or it needs a prestigious new headquarters facility that's convenient to both D.C. and Baltimore—Capital Office Park offers excellent build-to-suit opportunities. Land sites for the development of nearly 600,000 square feet of class A office space are available at this prestigious and amenity-rich office complex.

With the backing of Mack-Cali's expertise in developing class A office properties, award-winning property management, and solid financial resources, you are ensured of your project's smooth, timely and successful completion.

## Features of Capital Office Park include:

- A magnificent seven-building office campus situated in a lush park setting
- Strategic Capital Beltway location
- Just 30 minutes to Washington, D.C. and Baltimore
- Near the Metro/MARC station and bus service
- Adjacent to the U.S. Federal District Courthouse, Southern Division
- Numerous corporate and government neighbors
- On-site full-service Greenbelt Marriott Hotel
- Numerous amenities—restaurants, Starbuck's, delis, fitness center and trail, conference rooms, and full-service bank branch
- Responsive on-site Mack-Cali management

## Site Specifications

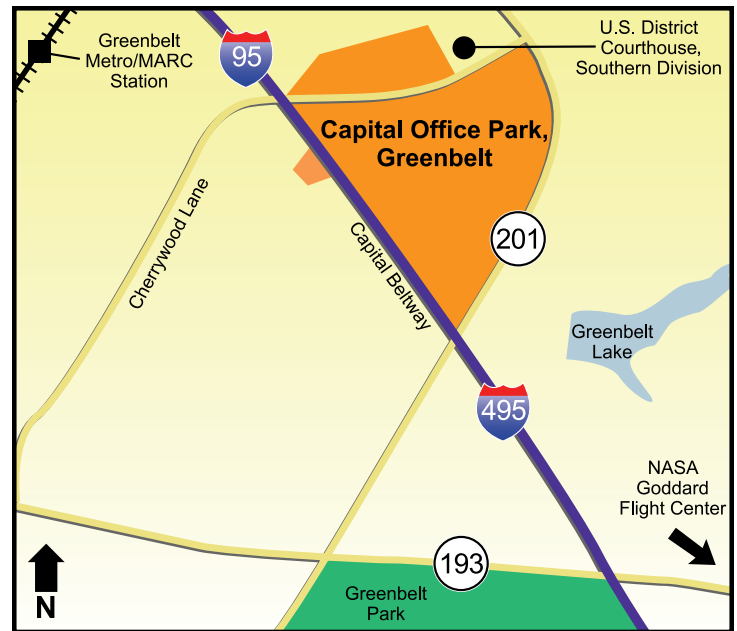
Fully customizable to your company's unique requirements.

- Approved preliminary site plans
- Level-fill and ready for immediate development
- In-place water, sewer, and storm water management facilities, and electricity and telecommunications

Parcels	Land Area	Proposed Use	Building Area
J	6.6 acres	8-story office	155,000 sf
K	5.9 acres	10-story office	240,000 sf
L	3.4 acres	8-story office	155,000 sf
I-1	2.45 acres	2-3-story office	47,000 sf

## Capital Beltway location:

- Situated on the Beltway (I-495/95) at Exit 23—just minutes to I-95 and Route 295 and convenient to Washington, D.C. and Baltimore
- Close to the Greenbelt Metro/MARC commuter station
- Metro bus stops located within the Park
- Adjacent to the U.S. Federal District Courthouse, Southern Division
- Close to NASA, IRS and FDA and many other federal agencies
- Near the University of Maryland, College Park Campus
- Hotels, banking, retail, and other amenities nearby
- Prestigious corporate neighbors



*Mack-Cali's award-winning property management team provides responsive, professional attention to the needs of tenants. (Pictured above: 6406 Ivy Lane.)*

***Don't miss out on this unique opportunity for a custom-built facility for your business.***

Contact the Mack-Cali Leasing Department  
at 301.474.9050  
or e-mail [leasing@mack-cali.com](mailto:leasing@mack-cali.com).



[www.mack-cali.com](http://www.mack-cali.com)

2200 Renaissance Boulevard, Suite 310  
King of Prussia, PA 19406

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