

EDUCATIONAL CENTER FOR LEASE. WALDORF, MD 3261 OLD WASHINGTON ROAD



HAMILTON CENTER II

- Sale or Lease
- This three-floor 24,000 square foot facility includes administrative space, 12 classrooms, and three computer labs.
- Former tenant College of Southern Maryland & University of Maryland
- Three story atrium with two elevators
- Close to restaurants and shopping centers
- Accessible from Route 301 and Route 925
- Located in the HUB Zone



For More Information
Please Contact:

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4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695

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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant bears all risk for any inaccuracies.

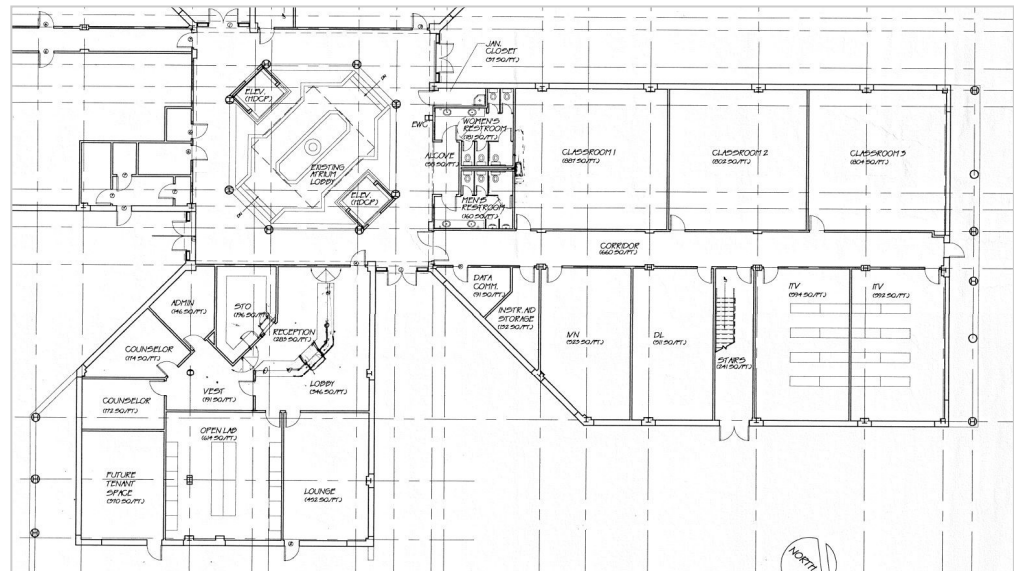
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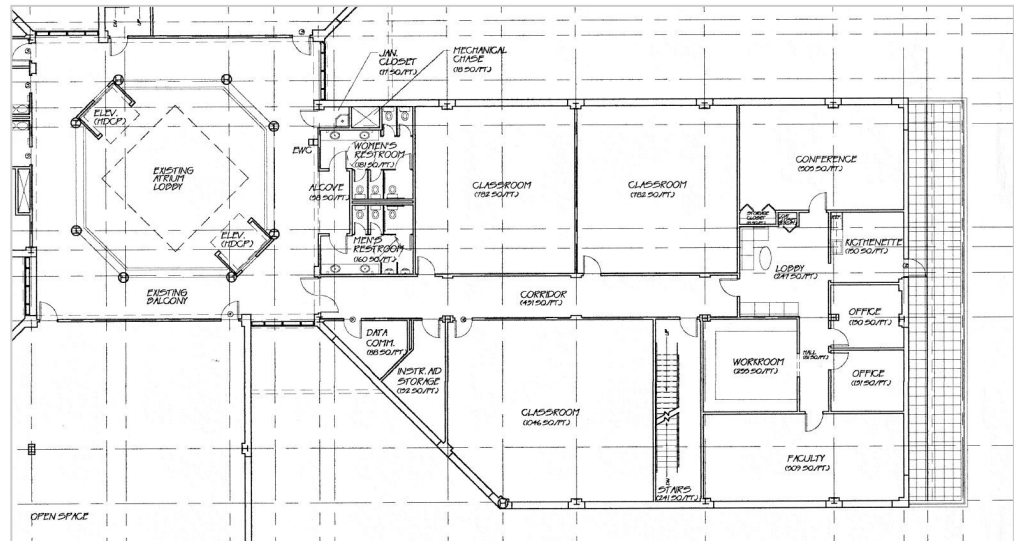
Located in the heart of Waldorf, MD this three story building sits in the center of many residential and commercial developments making it a short drive for those seeking to advance their education. Amenities include monument signage, outdoor seating area, bicycle racks, common area rest rooms, three story atrium with two glass elevators, interior mail room and on site property management.

Demographics Est 2019	1 Mile	3 Mile	5 Mile
Population	5,144	70,066	92,111
Households	1,859	24,839	32,328
Avg. HH Inc.	\$85,615	\$105,063	\$111,879

First Floor:



Second Floor:



Third Floor:

