



BRANCH AVENUE

PROFESSIONAL CENTER

7905 & 7915 MALCOLM ROAD

PROPERTY SUMMARY

LOCATED IN THE SUBURBAN MARYLAND SUBMARKET OF PRINCE GEORGE'S COUNTY

The property totals 80,079 square feet across two four-story buildings on a 3.3 acre site. The building tenant base is a mix of medical, financial, government, and office usages. Reaching the Branch Avenue Professional Center is quick and convenient due to its immediate proximity to I-95, just minutes from exit 7A.

The modern exterior of the buildings is accentuated by an extensive glass line, which encloses a rectangular floor plan featuring flexible potential configurations. Both buildings enjoy dedicated outdoor parking, with a roomy 3.3/1,000 surface parking ratio.

The Branch Avenue Professional Center is located within the Branch Avenue Corridor, which has been approved for a massive revitalization project. The Central Branch Avenue Corridor Revitalization Sector Plan features mixed-use developments built in close proximity to several major projects, including the new U.S. Dept of Homeland Security headquarters, multiple large mixed-use developments, the proposed expansion of the D.C. Metro system, Joint Base Andrews, and MedStar Southern Maryland Hospital Center. Other nearby amenities include restaurants, retail centers, hotels and entertainment venues such as the MGM National Harbor Resort & Casino.

TOTAL SIZE	80,079 SF
LAND AREA	3.3 Acres
OCCUPANCY	97%
STORIES	4
TENANTS	12
PARKING RATIO	3.3/1,000 SF
CONSTRUCTION	Masonry
YEAR COMPLETED	1989

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BRANCH AVENUE

PROFESSIONAL CENTER



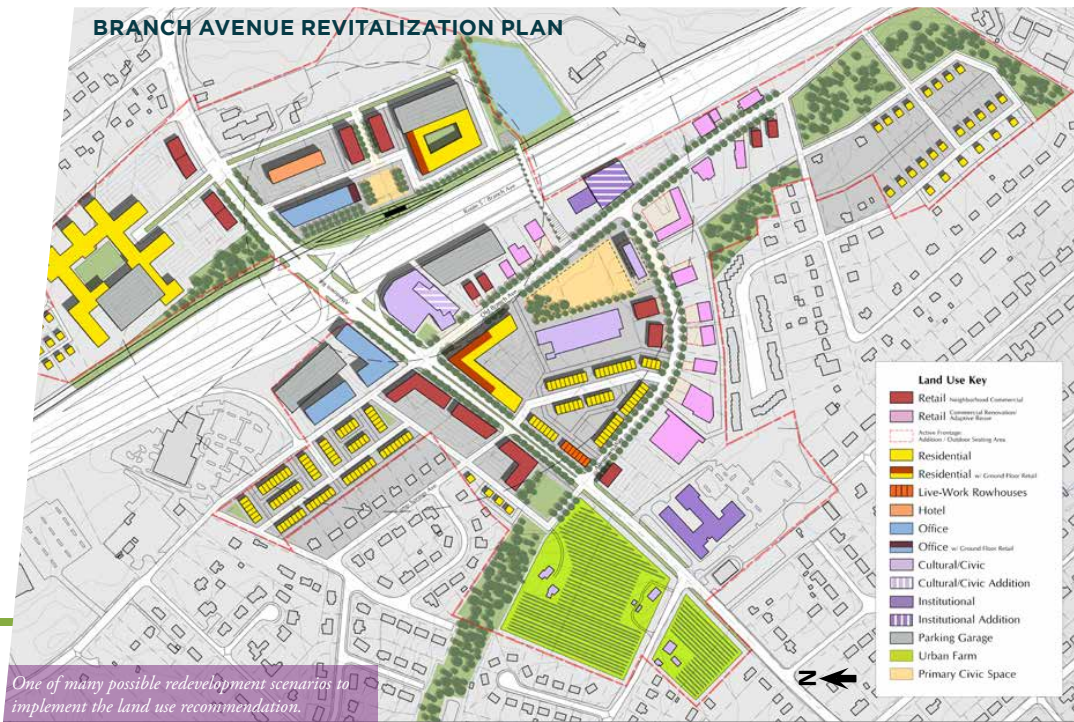
INVESTMENT HIGHLIGHTS

LOCATION HIGHLIGHTS

- Just off MD Route 5 (Branch Ave), with a growing average traffic of 130,000 vehicles per day (expected to increase 15-30% by 2030)
- Located just minutes off the Interstate 95, immediately accessible via exit 7A
 - New 574,767 sq ft Department of Homeland Security Headquarters off of Branch Ave. This \$256.6 million deal brought 3,700 employees into the Branch Ave corridor in 2020
 - Allentown Andrews Gateway project, 54,600 sq ft retail and 60 townhomes mixed-use complex, 2 miles away in Camp Springs
 - Several new home developments being built in the Clinton area
 - The Landing at Woodyard mixed-use shopping center redevelopment encompassing 221,000 sq ft
 - Potential expansion of DC Metro Transit system into area, to include proposed stops for bus rapid transit or light rail along Branch Avenue
- Located within 1 mile from Joint Base Andrews. 17,000+ people work and live on the base, a number which has been increasing due to a recent influx of relocated personnel. Joint Base Andrews staff enjoy a combined annual income of over one billion dollars.
- Closest medical building to the Southern Maryland MedStar hospital, which itself is undergoing a massive developmental expansion, provides incentive for potential medical services tenants



BRANCH AVENUE DHS HEADQUARTERS



One of many possible redevelopment scenarios to implement the land use recommendation.

Land Use Key	
Red	Retail - Neighborhood Commercial
Pink	Retail - Commercial/Residential
Light Blue	Office - Office/Classroom Seating Area
Yellow	Residential
Orange	Residential - Ground Floor Retail
Dark Orange	Live-Work Rowhouses
Light Blue	Hotel
Dark Blue	Office - Ground Floor Retail
Purple	Cultural-Civic
Light Purple	Cultural-Civic Addition
Dark Purple	Institutional
Light Green	Institutional Addition
Light Green	Parking Garage
Light Green	Urban Farm
Light Green	Primary Civic Space

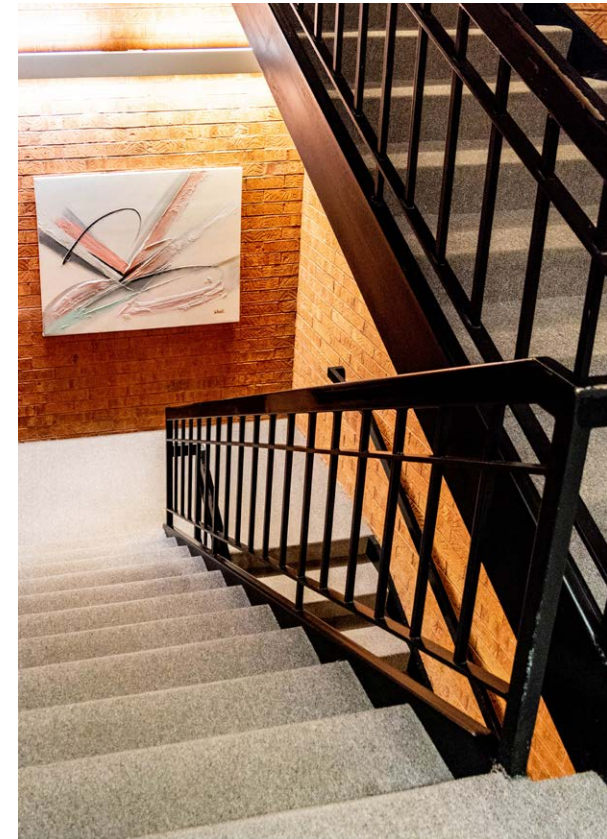
INVESTMENT HIGHLIGHTS

BUILDING HIGHLIGHTS

- Buildings are anchored by high credit tenants
- Recent major renovations, including roof, HVAC, emergency generators, and LED lighting

DEMOGRAPHIC HIGHLIGHTS

- Prince George's County's job growth rate of 7.2% is nearly double the State of Maryland's job growth rate (4.1%)
- Most recent census data indicates the annual household income of Prince George's County grew by 3.92% in a one year period to \$86,290, significantly higher than the national average during the same period (\$65,712)
- The Washington, DC Metropolitan region grew by 726,000 people to a total of 6.4 million residents over the past decade. This 13.0% growth rate was nearly twice the US's 7.1% growth rate during the same period.
- In particular, Prince George's County enjoyed a 12% population growth rate, establishing it as the second-largest county in the state of Maryland.



LOCAL AMENITIES

WITHIN 3 MILES:



40+ RESTAURANT
OPTIONS



50+ RETAIL
OPTIONS



4 QUICK COFFEE
OPTIONS



DEMOGRAPHICS

RADIUS | 1 MILE | 3 MILES | 5 MILES

POPULATION

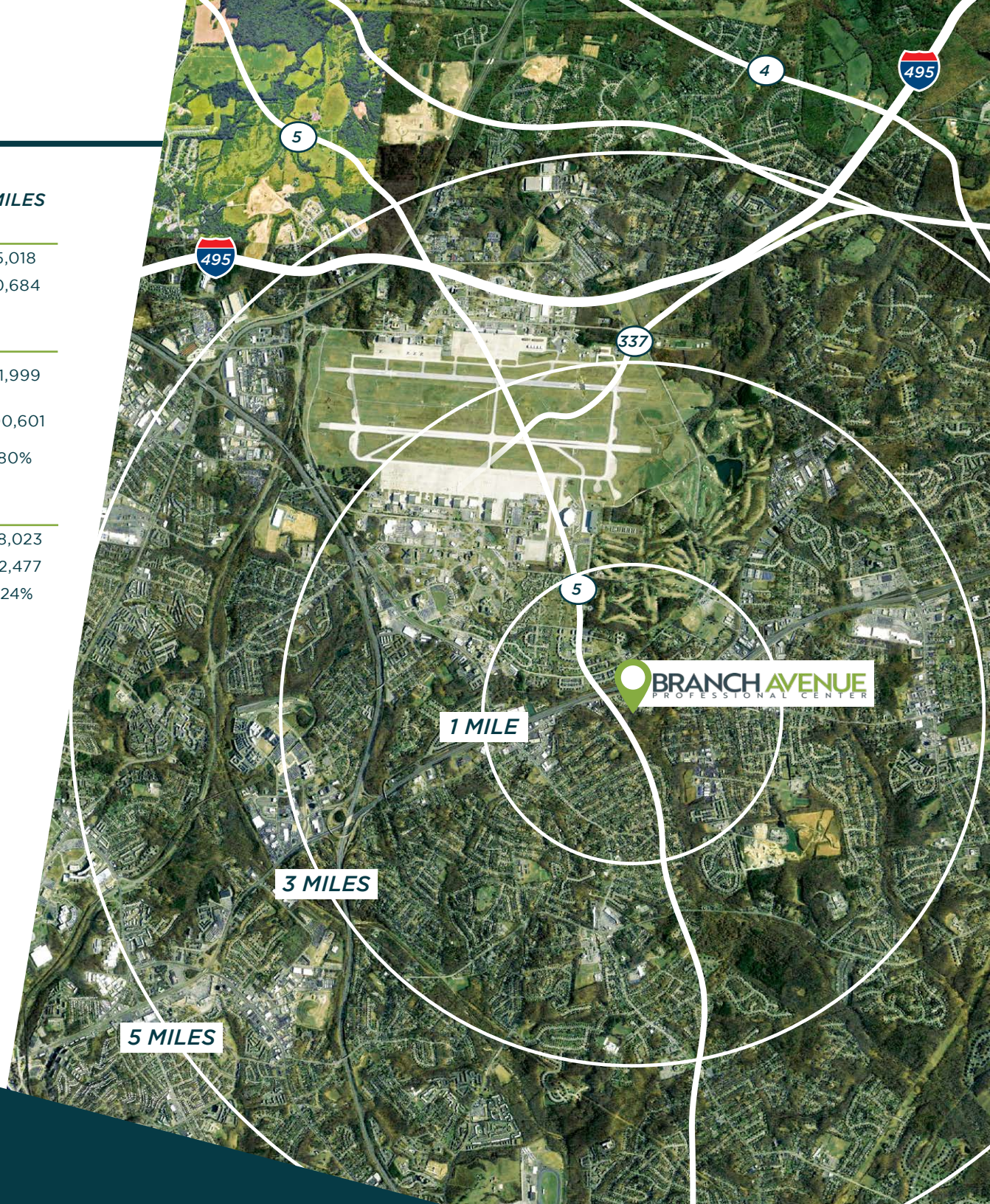
2017 Population	8,480	47,440	115,018
2022 Population	8,668	49,707	120,684

MEDIAN HOUSEHOLD INCOME

2017 Median Household Income	\$101,498	\$99,424	\$91,999
2022 Median Household Income	\$108,219	\$105,922	\$100,601
2017-2022 Annual Rate	1.29%	1.27%	1.80%

PER CAPITA INCOME

2017 Per Capita Income	\$40,851	\$38,860	\$38,023
2022 Per Capita Income	\$45,189	\$43,394	\$42,477
2017-2022 Annual Rate	2.04%	2.23%	2.24%



Scott M. Mona

(240) 375-3374

MonaGroupInc@gmail.com