



**EXTRAORDINARY DELIVERED**

## **6401 GOLDEN TRIANGLE DRIVE**

Greenbelt, Maryland  
Capital Markets

### **OPPORTUNITY**

Transwestern was retained to sell Triangle Centre, a 80,454-square-foot office building located at 6401 Golden Triangle Drive in Greenbelt, Maryland. The property was 45 percent leased at the time of the sale.

### **SOLUTION**

Transwestern marketed the property as a value-add opportunity and a chance to buy significantly below replacement cost and reposition the building. Marketing materials emphasized 1.) the building's excellent condition and recent \$2 million in capital improvements 2.) easy access to Interstate 95 and the Greenbelt Metro Station, an area also under consideration for FBI headquarters' relocation 3.) signage potential for large clients.

### **RESULTS**

MCF Capital Management LLC for an undisclosed price.