



## EXTRAORDINARY DELIVERED

# METRO PLEX

Landover, Maryland  
Capital Markets

## OPPORTUNITY

Transwestern's Mid-Atlantic Capital Markets Group, including Mark Glagola, Gerry Trainor, Tom Hilley and Tina Wakley, was retained by Wells Fargo to sell Metro Plex, a portfolio of two buildings totaling 293,108 square feet and a 3.65-acre development pad located at 8201 – 8401 Corporate Drive in Landover, Maryland.

## SOLUTION

Transwestern marketing:

- Characterized the portfolio as an excellent value-add investment in Washington, D.C., near a Metro station with significant development potential for a mixed-use product
- Highlighted the forthcoming New Carrollton Transit District Development Plan that would transform the area into a transit- and pedestrian-oriented community with 1.3 million square feet of residential space, 1.1 million square feet of office space, 150,000 square feet of retail, and 150,000 square feet of hotel.

## RESULTS

Morning Calm purchased the portfolio for \$16.5 million in December 2017 with plans for a multimillion-dollar renovation of the property.