



EXTRAORDINARY DELIVERED

PRINCE GEORGE'S METRO CENTER IV

Hyattsville, Maryland
Capital Markets

OPPORTUNITY

Transwestern was retained to sell Prince George's Metro Center IV at University town center, located at 3311 Toledo Road in Hyattsville, Maryland. The 174,000-square-foot building was 60 percent leased to the Centers for Disease Control and Prevention's National Center for Health Statistics for a 12-year lease term at the time of sale.

SOLUTION

Transwestern marketing materials emphasized the long-term tenancy of a U.S. government tenant and a rare opportunity to acquire a Class A office building with value-add potential near a Metro stop.

RESULTS

Cohen Equities bought the property for an undisclosed price with plans to reposition it to attract tenants. The purchase complemented another of Cohen's recent acquisitions, 7900 Harkins Road in New Carrollton, Maryland, the only other Class A building near a Metro stop in Prince George's County.