

# 8101 Sandy Spring Rd - 95 Office Center 2 - Phair Office Park



Location: **95 Office Center 2**  
**N Prince George's County Cluster**  
**Laurel Submarket**  
**Prince George's County**  
**Laurel, MD 20707**

Building Type: **Class B Office**

Status: **Built Jan 1980**

Stories: **3**

RBA: **70,976 SF**

Typical Floor: **21,561 SF**

Total Avail: **8,737 SF**

% Leased: **91.8%**

Developer: **Berman Enterprises**  
 Management: **Berman Enterprises**  
 Recorded Owner: **GDR X LP**

Expenses: **2015 Tax @ \$1.74/sf; 2012 Ops @ \$3.00/sf**

Parcel Number: **10-1004043, 10-1004472**

Parking: **80 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	2,937	2,937	2,937	\$8.00/fs	Vacant	1-3 yrs	Sublet
- New buildout, fully furnished with professionally-designed shared reception area and conference room free of charge							

### Building Notes

Three story multi-tenanted office building. Parking is never an issue with four spaces for every 1,000 square feet. Newly renovated lobby and common areas. This property is owned and operated, free of debt, by Berman Enterprises.