

DC Area Office Park Lands New Leases

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CliftonLarsonAllen and the Transit Employees Federal Credit Union inked two leases totaling 22,000 square feet of office space at the six-building Capital Office Park in Greenbelt, Md.

Morning Calm Management is welcoming two new tenants to its 810,000-square-foot Capital Office Park in Greenbelt, Md.

Accounting firm CliftonLarsonAllen will relocate its regional offices from 11710 Beltsville Dr. in Calverton, Md., while the second tenant, the Transit Employees Federal Credit Union will consolidate its offices from 1114 H St. in Washington, D.C. The two long-term leases total 22,000 square feet of space. Lauren Weiss and Jose Flefil of Morning Calm brokered the deals.

The six-building office park is located at 6301, 6303, 6305, 6404, 6406, 6411 and 6421 Ivy Lane and features on-site property management, 24/7 security, two on-site cafes, a fitness center, a bank, a 2,800-square-foot community conference facility, car-sharing service and underground and surface parking.



\$7 MILLION RENOVATIONS

The property is currently undergoing major renovations and capital improvements. Upon their completion, the park will feature:

- Three new fitness centers
- A conference center with pre-function lobby and kitchenette
- Renovated common areas, hallways and bathrooms
- Outdoor pavilion and a food truck hub
- ENERGY STAR Certification

“Capital Office Park is a top draw in Prince George’s County for its visibility and accessibility,” Morning Calm CEO & Principal Mukang Cho, said in a prepared statement. “We have over \$7 million in capital improvements planned over the next couple years, as well as a variety of social and athletic programming which will be provided at no charge to our tenants.”

The office park sits adjacent to the U.S. District Courthouse and the U.S. Bankruptcy Court and offers easy access to and from Washington, D.C. and Baltimore via the Capital Beltway. Nearby amenities include a private shuttle to and from Greenbelt Metro, hotels, schools and restaurants. Notable tenants include Whiting-Turner and The Bozzuto Group.

Morning Calm purchased the [office complex](#) earlier this year.

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