

Food Truck Hub Approved At Greenbelt's Capital Office Park

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Morning Calm Management (**Morning Calm**), the real estate investment and management owner of **Capital Office Park**, announced today that Prince George's County approved a food truck hub on the 810,000-square-foot transit-oriented business campus. The campus kicked off the food truck program with El Pollo Submarine, on July 6. The food trucks will be on-site one to two days per week, from 11:30 a.m. to 2:00 p.m.



"We're excited to offer more food and beverage options to our tenants, especially in the summer months when they can enjoy eating and relaxing in our outdoor spaces," said **Mukang Cho, CEO and Principal at Morning Calm**. "Over the coming weeks, we'll be testing out the food trucks before putting them in the 'normal rotation,' and, eventually, they will be parked at our forthcoming outdoor pavilion."

Capital Office Park's amenities include underground and surface parking, two on-site cafes, shuttle service to and from the Metro, on-site 24/7 roving security, and a conference/training facility. Planned capital improvements to Capital Office Park in excess of \$7 million include three new fitness centers (including one with a personal trainer), a conference center, and renovated common areas within the building, in addition to the food truck hub and outdoor pavilion. The building is also on track to acquire an Energy Star Certification.

In December 2016, Morning Calm made its first DC-area acquisition with Capital Office Park, an 810,000-square-foot, transit-oriented office campus in Greenbelt, Md., approximately 11 miles northeast of Washington, D.C. The property is home to numerous nationally recognized tenants such as Whiting-Turner and The Bozzuto Group.

In June of this year, Capital Office Park welcomed new tenants CliftonLarsenAllen LLP, who relocated its regional office from Calverton, Md., and the Transit Employees Federal Credit Union, who relocated from its long-standing location in the heart of H Street's Atlas District, in Washington, D.C.

More information about Capital Office Park can found at www.CapitalOfficePark.com.

About Morning Calm

Morning Calm is real estate investment and management firm that owns and manages more than five million square feet of commercial real estate throughout the United States on behalf of private and institutional capital. For further information, visit www.morning-calm.com.

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