



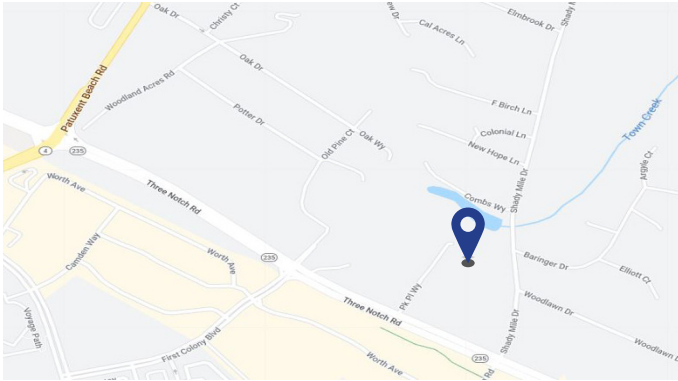
**45310 Abell House Lane  
California, MD 20619**

**Plug & Play  
Sublease  
Available**

**Space Profile**

- Premises** 10,621 SF on the 3rd floor
- Rental Rate** Negotiable, Full Service
- Availability** Immediate
- Term** Lease expiration date: December 31, 2025
- Building Class** A
- Submarket** St. Mary's County
- Built** 2011
- Parking** 3.02/1,000 SF

**Map**



**Features**

- Newly renovated plug and play sublease
- Close Proximity to Naval Air Station Patuxent River
- High visibility on Route 235
- Onsite property management by COPT

**Amenities**

- Walking distance to hotels and four restaurants
- Tenant-only fitness center

**For More Information**

**Cresa**  
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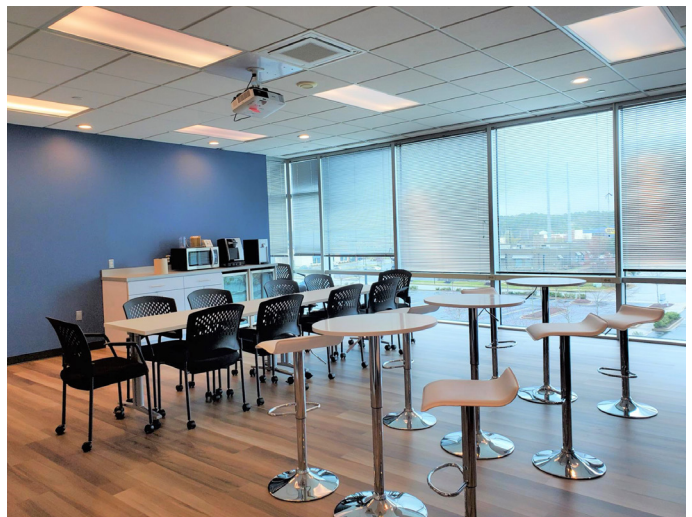
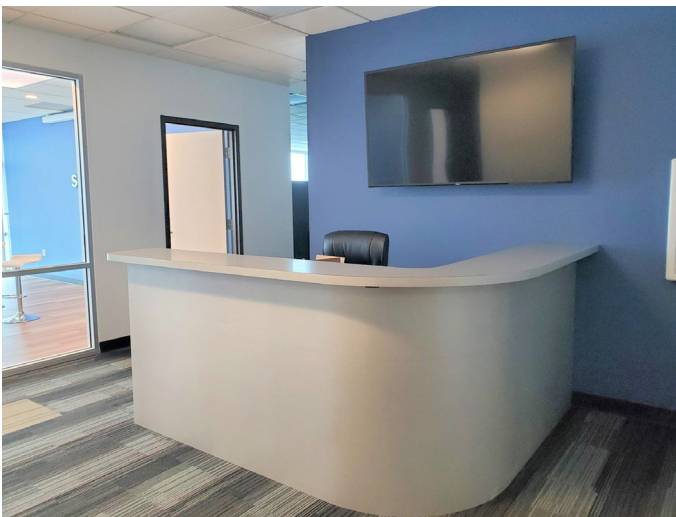
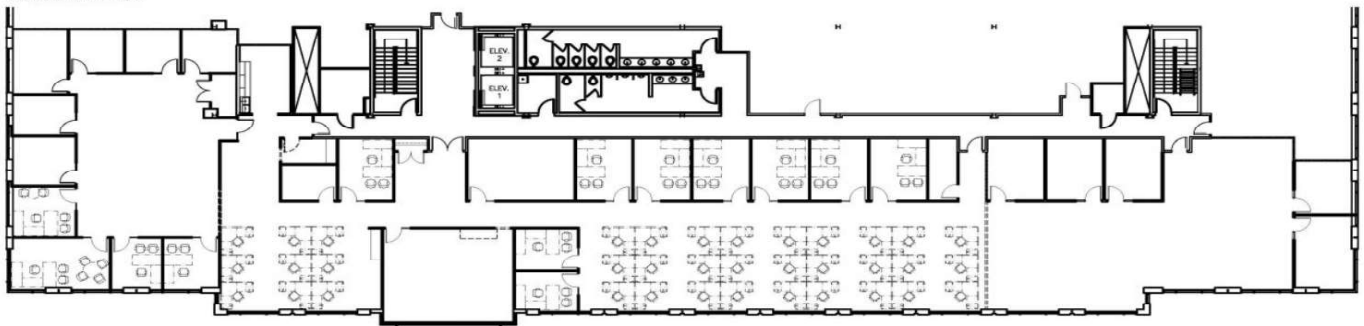
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3rd floor - 10,621 SF



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