



PETERSON COMPANIES

6710 OXON HILL ROAD

OXON HILL, MD 20745

With seamless connection to major area thoroughfares, this 118,000 SF office building offers the perfect blend of accessibility and convenience for your business and employees.

HIGHLIGHTS

- Easy access to I-95, I-295, I-495, and Route 210 for hassle-free commuting
- Five story, Class A building with ample surface parking available for tenants and visitors
- Newly renovated entryway provides easy drop off and pick up, plus additional parking
- New Starbucks drive-thru onsite
- Minutes from National Harbor's 7.3M SF mixed-use waterfront development, Tanger National Harbor, Gaylord National Resort & Convention Center, and MGM Hotel & Casino
- Enjoy proximity to 40+ restaurants, shops, entertainment venues, hotels and other top-tier amenities

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MARKET LOCATION



AREA HIGHLIGHTS

Positioned just south of Washington, D.C., National Harbor offers access to the region's key business centers, with significantly reduced commute times thanks to transportation improvements. The 495 Express Lanes, the ten-lane Woodrow Wilson Bridge, and the multi-lane flyover ramps streamline the commute, bringing Northern Virginia and Downtown Washington within a convenient 30-minute drive.

- 8 miles to Capitol Hill and Downtown Washington, D.C.
- 3 miles to Old Town Alexandria, VA
- 8 miles to Reagan National Airport
- 36 miles to Dulles International Airport
- 38 miles to Baltimore Washington International Airport
- 23 miles to McLean, VA via 495 Express Lanes

National Harbor's breathtaking views of the Potomac River, conference facilities, and an array of upscale and casual dining options make it the region's premier business address. Conveniences like shuttle services, premier hotels, and amenities for employees and clients create an environment where your business can grow.



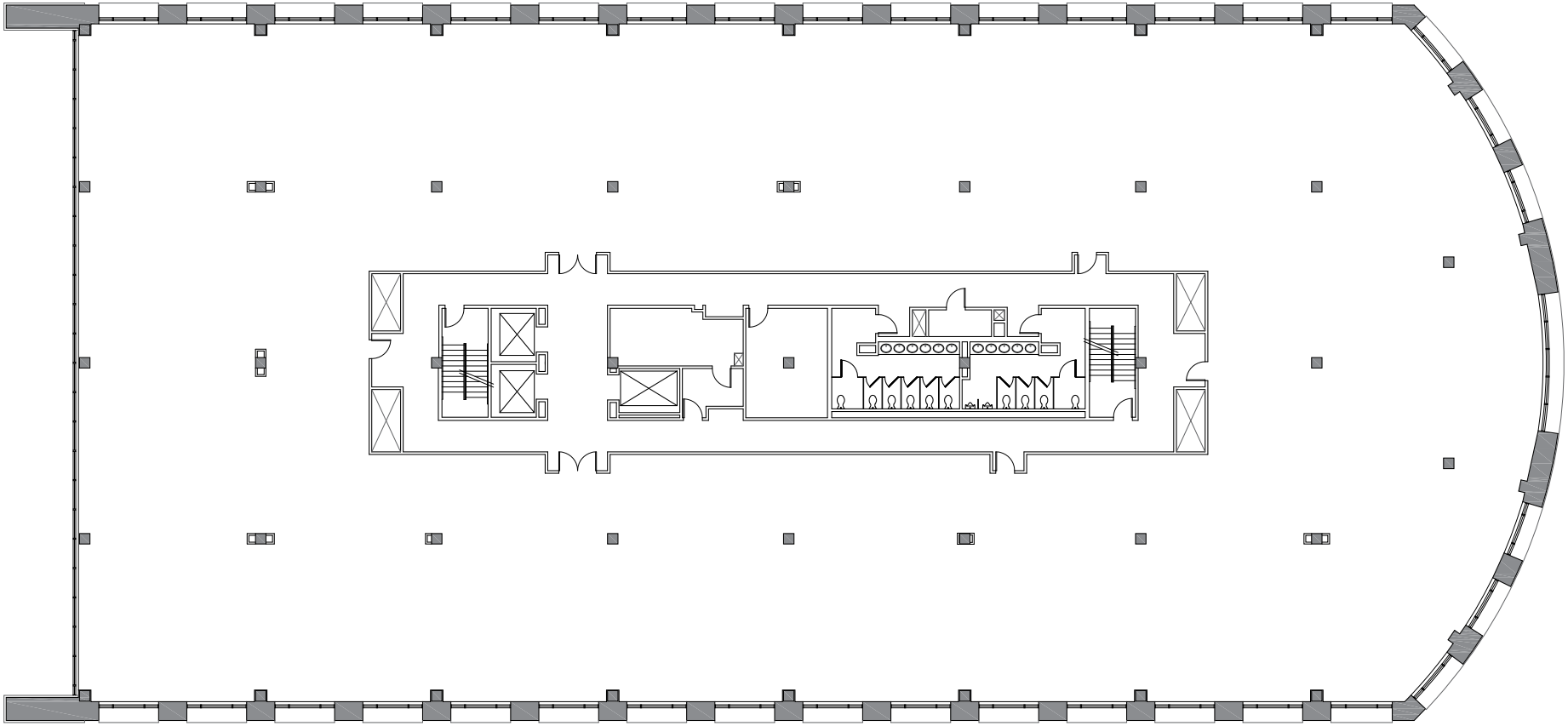




DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	310,454	1,436,889	3,638,725
TOTAL HOUSEHOLDS	128,446	625,296	1,422,218
AVERAGE HHI	$158,275	$157,624	$169,417

Source: Esri 2025

TYPICAL FLOOR PLAN



Parking
Abundant surface parking

Building Type
Class A

Rentable Area
118,336 SF

Typical Floor Size
25,000 SF