

Project Description Form

Appendix

Project Information

M-NCPPC is proposing to purchase two buildings, located at 1601 and 1616 McCormick Drive, Upper Marlboro, Maryland and a tract of land located at 1440 McCormick Drive. Total square footage of these buildings is 298,722 square feet, and the total land area is 25.8 acres. After improvements, the Commission plans to utilize said facilities for administrative office space for several departments.

1616 McCormick Drive – 12.95-acre parcel, with 236,620 sq. ft. three story office building, with 594 parking spaces
1601 McCormick Drive – 6.01-acre parcel, with 62,102 sq. ft. single story building, with 160 parking spaces
1440 McCormick Drive – 6.85-acre parcel that includes 304 parking spaces, and 3-acre nature park

Anticipated Office Spaces include:

- Prince George’s County Planning Board
- Prince George’s County Planning Department
 - Planning Director’s Office
 - Development Review Division
 - Community Planning Division
 - Countywide Planning Division
 - Information Management Division
 - Management Services Division
- Prince George’s County Department of Parks and Recreation – Administrative Offices

Anticipated Project Timeline:

Purchase: January 2023/February 2023
 Ongoing Improvements: February 2023–August 2023
 Staged Occupancy: March 2023–August 2023

Project Cost:

Land/Buildings - \$75,000,000
 Improvements - \$15,000,000
 Total Project - \$90,000,000