

CONFIDENTIALITY AGREEMENT

RE: 10001 Aerospace Drive
Lanham, Maryland (the "Property")

Dear Investor:

TRANSWESTERN CAREY WINSTON, L.L.C., D/B/A TRANSWESTERN ("TW"), as the exclusive agent for the above referenced Property's owner, 10001 Aerospace Drive, LLC ("Owner"), is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which TW [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
3. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 2 above;
4. That Recipient, and the persons described in paragraph 2 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Property.
5. That the Information will not be retained by Recipient or by the persons described in paragraph 2 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to TW.
6. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Property; and will not, under any circumstances whatsoever, make any claim against Owner or TW for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing the enclosed copy of this letter where indicated and returning it to TW at your earliest convenience.

**TRANSWESTERN CAREY WINSTON, L.L.C.,
D/B/A TRANSWESTERN**

If you are in agreement with the foregoing, please sign this Agreement and return to **Bob Filley (Fax: 202-296-2647)**. Accepted and Agreed To This _____ Day of _____, 2008.

Signature: _____	Address: _____
Name: _____	_____
Title: _____	Telephone: _____
Company: _____	Facsimile: _____
	Email: _____

FOR SALE

10001 Aerospace Drive, Lanham, Maryland



119,500 SF OFFICE/WAREHOUSE BUILDING

- Stable Cash Flow: 100% leased to three tenants; anchored by Offenbacher's, the region's leading name in patio & recreational furniture for 30 years
- One block from NASA Goddard Space Center; 500 new employees anticipated over next 12 months
- Office Component: 24,000 SF (6,500 SF unfinished)
 - New Office Build Out: new glass foyer, elevator lobby, and new roof
 - 360° window line on second floor
 - Serviced by a 250 car parking lot
- Warehouse Component: 95,500 SF (integrated or independent from office space)
 - Crossed docked, highly functional warehouse space
 - Easily divides into 125' wide single loaded, small-bay space
- Growing, non-BRAC, GSA presence in building and neighborhood—GSA just renewed 27,000 SF at the Property
- Minutes from I-495, 295, and Route 50 via 6-lane high speed roadways
- Glenn Dale Commons, a 950-unit approved residential development, adjacent to the Property
- ***Delivered free and clear of debt***

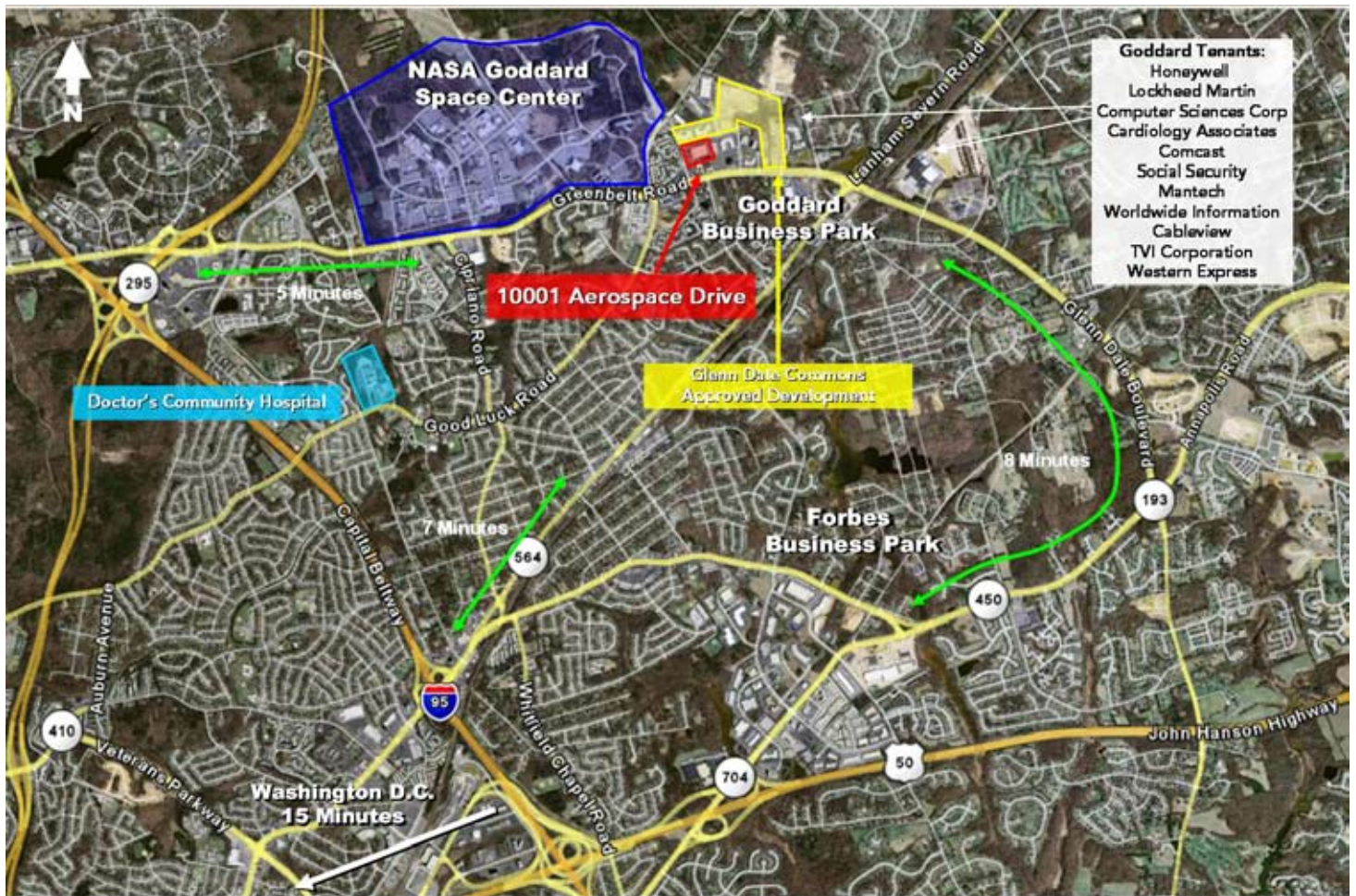


VALUE-ADD **Several Value-Add Opportunities:**

- Recapturing under utilized office space for re-lease
- Sub-divided to small tenancies
- Retail out parcel development

FOR SALE

10001 Aerospace Drive, Lanham, Maryland



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