

Clinton Medical Park

Medical and Office Tenants Welcome



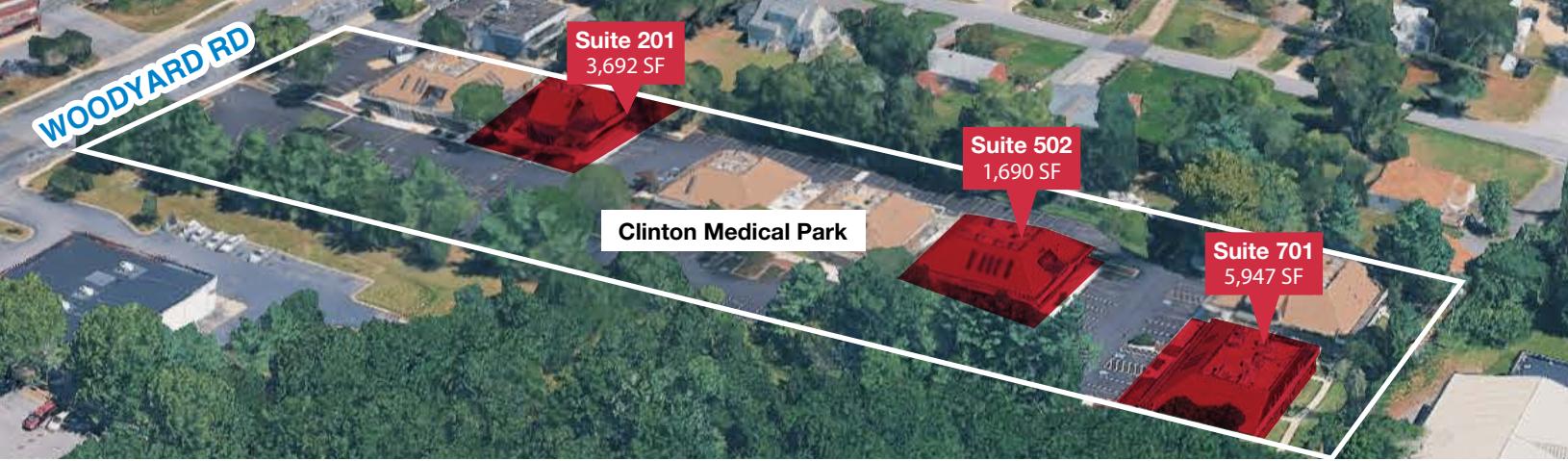
Property Highlights

- Spaces ranging from 1,690 SF up to 5,947 SF available in well established Medical Office campus
- First-floor space with dedicated, private entrances for each Tenant
- Built in referral network with existing services in Radiology, Orthopedics, Physical Therapy, Behavioral Health, and Nephrology.
- Ample, Free surface parking (5.62 spaces /1,000rsf)
- Immediate access to Woodyard Rd, Pine View Ln, Piscataway Rd, Route 5 (Branch Ave) and easy access to I-495 and Crain Highway
- High Visibility -- 45,000+ Vehicles per day exposure.

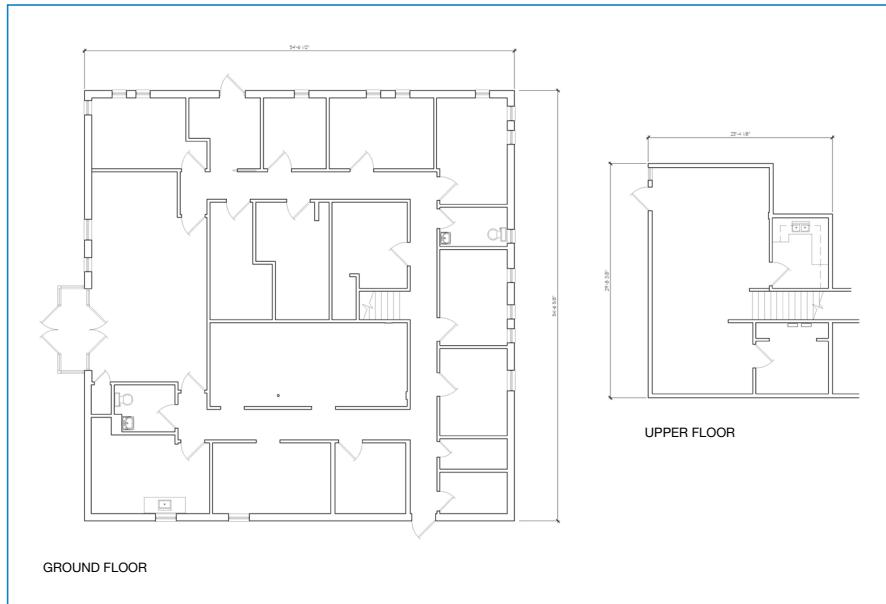
Renovation Features

- Freshly Paved Surface Parking Lot with enhanced Lighting
- New Roofs on all Buildings
- Newly Installed and Upgraded Exterior LED Lighting
- New Illuminated Monument Sign and Tenant Directory

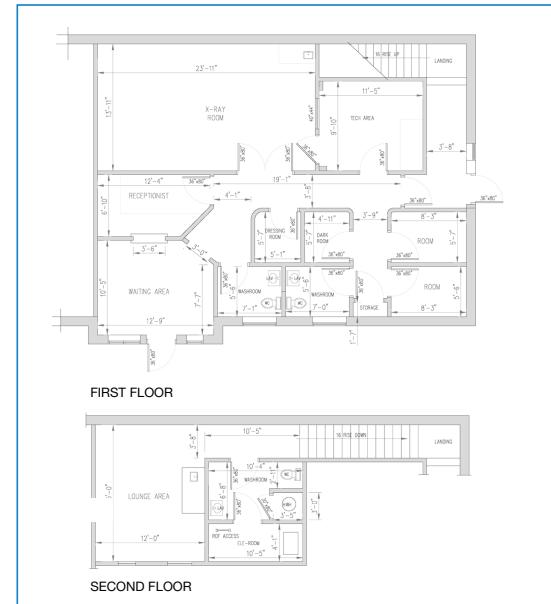




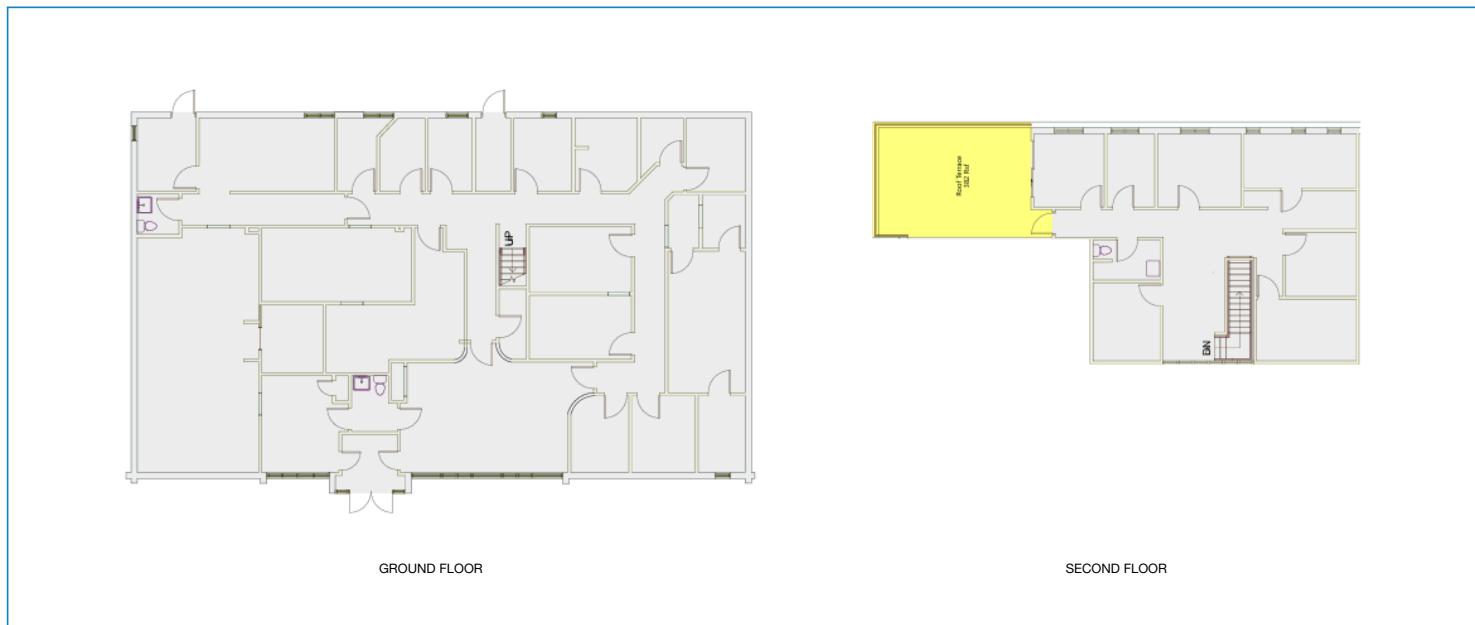
Suite 201: 3,692 SF



Suite 502: 1,690 SF



Suite 701: 5,947 SF



For more information or to schedule a property tour, please contact:

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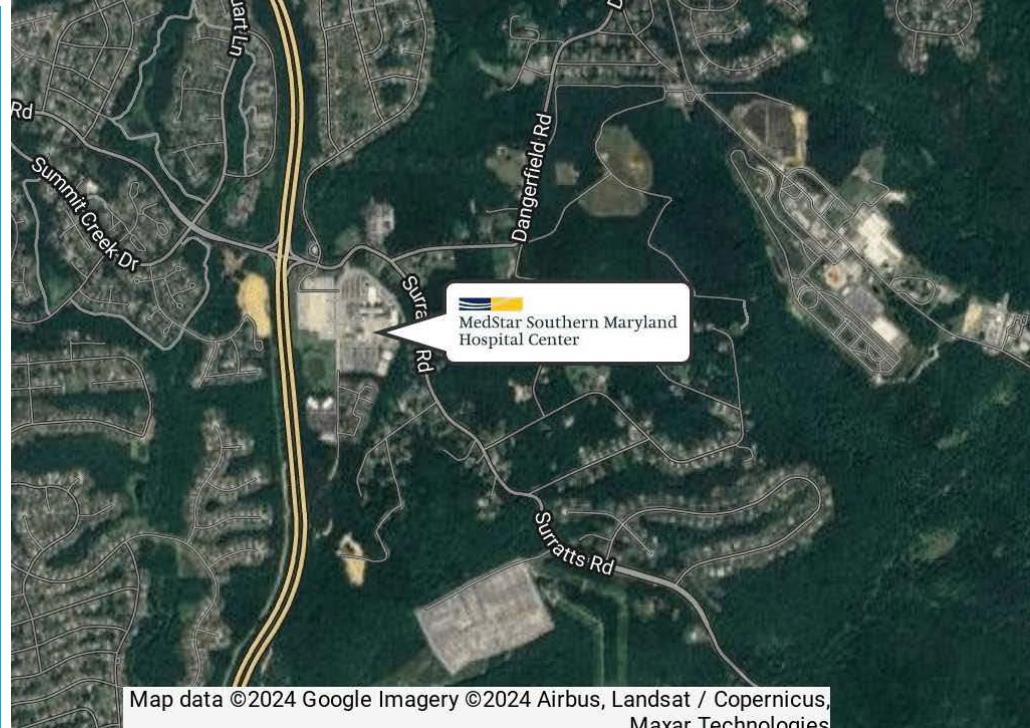


JOINT BASE ANDREWS



Location Overview:

- Less than two miles from MedStar Southern Maryland Hospital Center
- Across from Woodyard Crossing, a 390,000 square-foot power shopping center
- Approximately 7.2 miles from Washington, DC
- Quick access to major highways: Branch Avenue (Route 5) and the Capital Beltway (i-405/I-95)
- High visibility (45,000 + vehicles per day exposure)
- Access to large and educated workforce
- Retail, Restaurants, and other Amenities
- Proximity to Branchwood Shopping Center, Clinton Woodyard Crossing, The Landing and Clinton Plaza



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