

FOR SALE OR LEASE



11236 Robinwood Drive | Hagerstown | MD

**BERKSHIRE
HATHAWAY** | HOMESALE
HOMESERVICES | REALTY

COMMERCIAL DIVISION



Taylor Bowen, CCIM
Associate Broker

301-745-1620 office
301-346-3664 cell
taylor@bowencommercial.com
BowenCommercial.com

Varsity Medical Center Lower Level Suites

Ideal medical or office, or office. Dual access from the parking lot outside or a polished lobby, ensuring flexibility and convenience for your clients. Nestled between Meritus Medical Center, Robinwood Medical Center, and Hagerstown Community College, and surrounded by the rapid growth of adjacent commercial and residential developments, this locale supports a wide range of possibilities. Whether you're looking to buy or lease, this location offers a strategic opportunity for your business!

2,000 - 10,000 SF suites

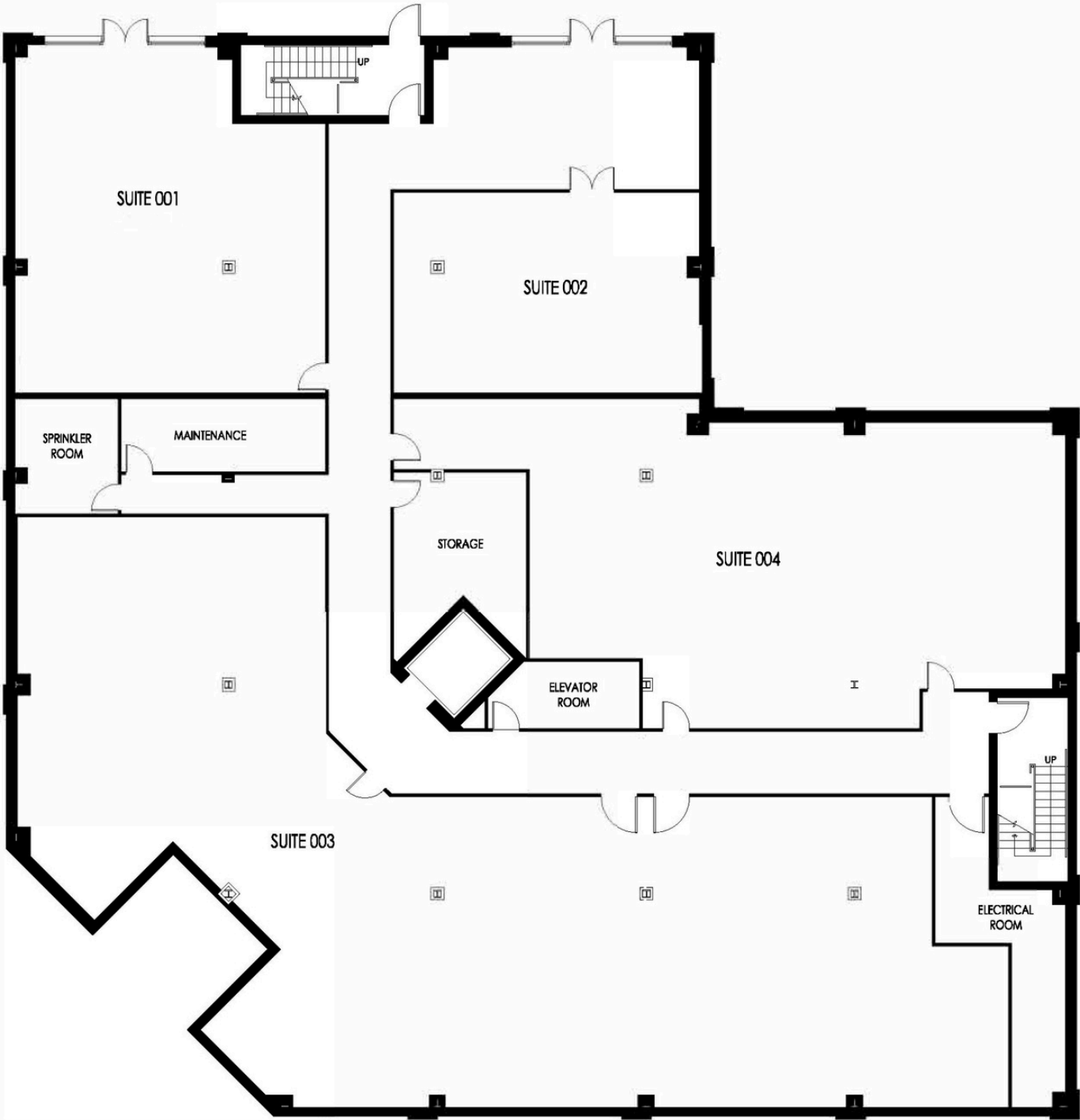
This is not intended to solicit property that is currently listed. A member of the franchise system of BHH Affiliates, LLC.





Your paragraph text

The lower-level suite number is 001. The current layout has 4 suites, and the common area hallway can be reconfigured. The total square footage is 12,282 with an assigned common core of 2,199 sf if the unit is leased. Asking price is 1.2MM for sale or \$22/sf for lease. Leasing Nets estimated at \$4.65. I've attached a current layout and a reconfigured layout for you to reference.



ARTICLE IX
Use Restrictions

SECTION 1. *Subdivision of Unit.* If any Unit is subdivided into more than one (1) Unit or two (2) or more Units are altered to change the dimensions of such Units with the consent of the Board of Directors as above provided, an amendment to the Declaration reflecting such authorized alteration of a Unit or Units shall be signed, sealed and acknowledged by the Council and by the Unit Owners of the Units affected, and recorded among the Land Records of Washington County, by the Unit Owners of the Units affected. If the percentage interest in common expenses and profits and interests assigned to the Unit or Units altered is to be reapportioned between the Units, the fact of any such change shall be shown in such amendment to the Declaration.

SECTION 2. *Commercial Use.* Subject to the limitations set forth below, all Units shall be used for commercial professional offices for medical and medically related services exclusively. Nothing in this Section shall be construed to prohibit the Declarant from using any Units which it owns for: (a) promotional or display purposes; (b) "model" Units; (c) a sales office or the like; or (d) from leasing any Unit or Units which it owns except that Declarant shall nevertheless be bound by the provisions of Section 3 of this Article, *infra*.

SECTION 3. *Leasing.* Only entire Units may be leased as hereinafter provided and no portion of any Unit other than an entire Unit shall be leased for any period. No Unit may be leased for an initial term if less than six (6) months; provided, however, that this provision shall not . Any Unit Owner who leases such Unit shall, promptly following the signing of any lease, forward a conformed copy thereof to the Board of Directors. All leases shall be in writing. All leases shall provide that the tenant's right to use and occupy the Unit shall be subject and subordinate in all respects to the provisions of the Declaration, these By-Laws, the rules and regulations relating to the use of the Common Elements, and other "House Rules", as the Board of Directors may, from time to time, adopt pursuant to the Act. The lease shall provide that if the tenant fails to comply with the Declaration, the By-Laws, and the House Rules, the tenant shall be in default under the lease.

SECTION 4. *Prohibited Uses and Nuisances.* Except for the activities of the Declarants and their agents in connection with the construction of the Condominium, and except as may be reasonable and necessary in connection with the maintenance, improvement, repair or reconstruction of any portion of the Condominium by the Declarants or the Council: