

6% CO-BROKER FEE

OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

STRATEGICALLY CENTERED BETWEEN
MEDSTAR SOUTHERN MARYLAND
HOSPITAL AND CIVISTA MEDICAL CENTER

AMENITIES

ON-SITE CARDIOLOGY, PRIMARY CARE/
INTERNAL MEDICINE, AND LABORATORY
TESTING SERVICES

OLD LINE PROFESSIONAL CENTRE

12070 OLD LINE CENTER
WALDORF, MD 20602

ADDITIONAL FEATURES

- Built out medical suites from 1,500 - 10,500 SF
- Recently renovated common areas and building exterior
- Flexible lease terms available
- Rates starting at \$21 psf, net electricity, and cleaning. *\$35 of Tenant Improvement's Available on a 5 year deal.*
- Ample surface parking
- Conveniently located off of Leonardtown Road with an average daily traffic volume of 28k vehicles
- Landlord has the ability to fund significant Tenant Improvement packages without any bank approval
- Current Ownership Capital Spending, since November 2019
 - Capital Expenditures \$660k
- Highlights: Exterior Improvements \$280k, Parking Lot \$110k, Roof \$85k, HVAC \$70k, Corridors \$50k, Lobby \$30k, Other \$35k
 - Tenant Improvements \$255k



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Office Space Availability

SUITE	SF AVAILABLE	RENTAL RATE	TENANT IMPROVEMENT ALLOWANCE
100	10,647	\$21 psf	\$35 psf
103	1,852	\$21 psf	\$35 psf
200	5,910	\$21 psf	\$35 psf
202	3,335	\$21 psf	\$35 psf
207	5,873	\$21 psf	\$35 psf
211	2,439	\$21 psf	\$35 psf
300	3,004	\$21 psf	\$35 psf
301	2,582	\$21 psf	\$35 psf
305	6,190	\$21 psf	\$35 psf

- Landlord has the ability to finance additional tenant improvement funds as necessary.
- Landlord is able to fund Tenant Improvement Allowance without any lender approval.



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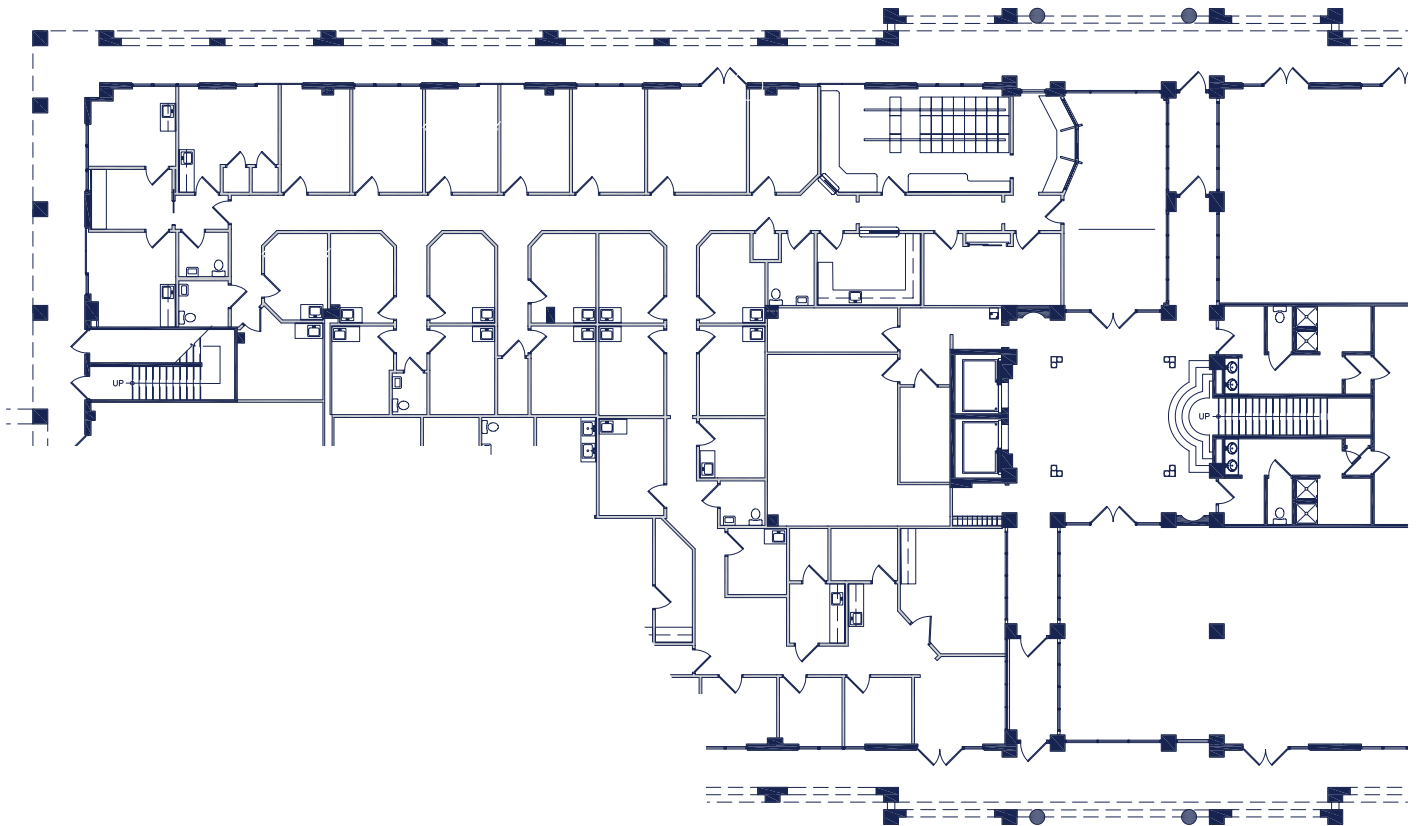
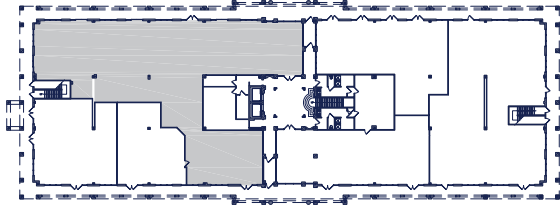
CONTACT US TODAY

J. WINSTON WILLIAMS, III
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PETER G. PAPANTONIOU
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Suite 100 | **8,795 RSF**
(Divisible)

SITE KEY



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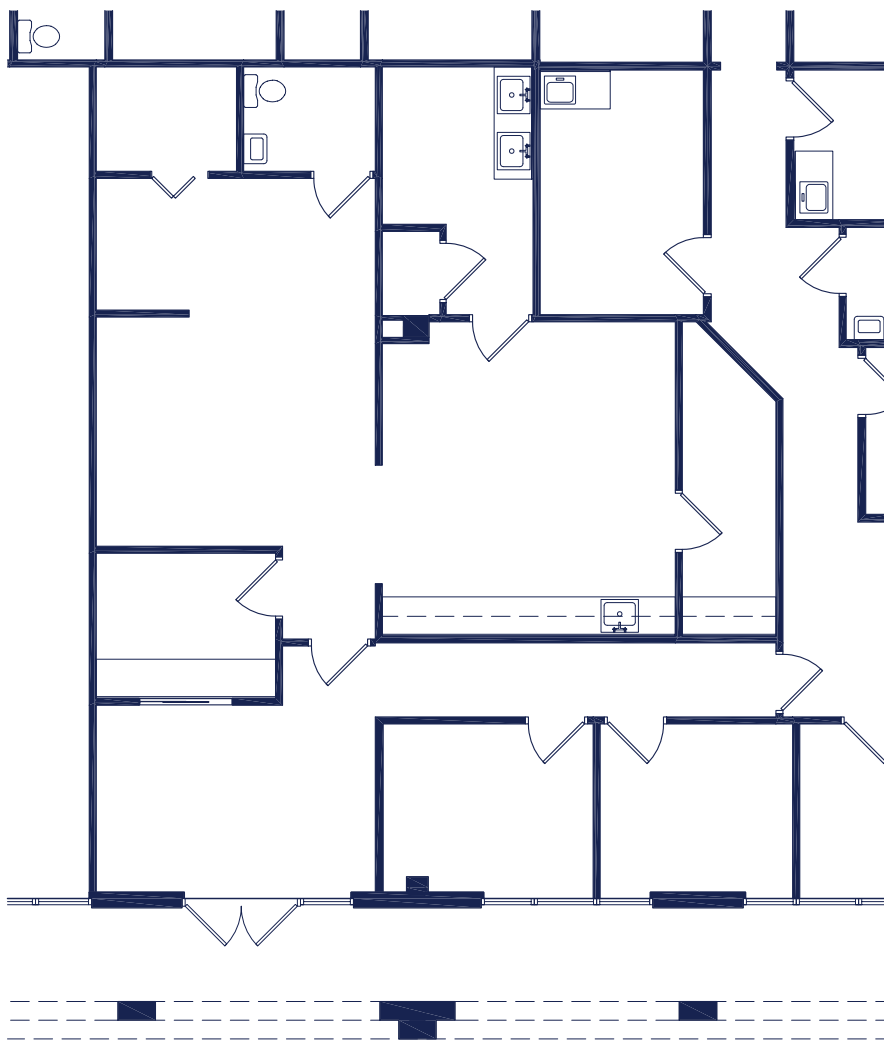
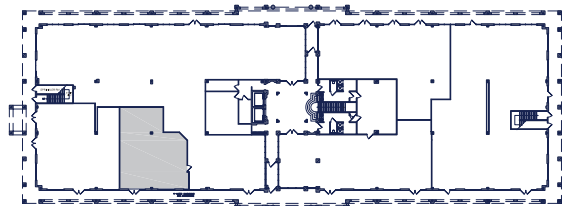
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 103 | 1,852 RSF

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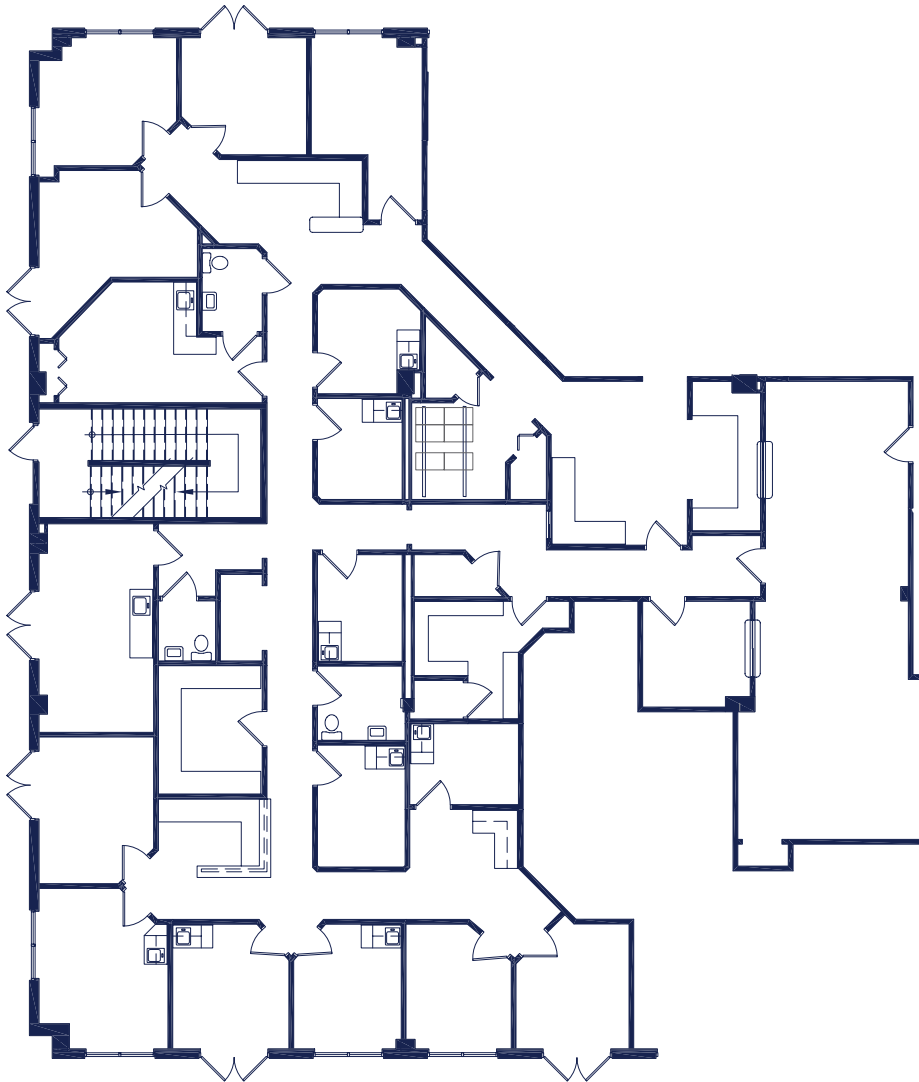
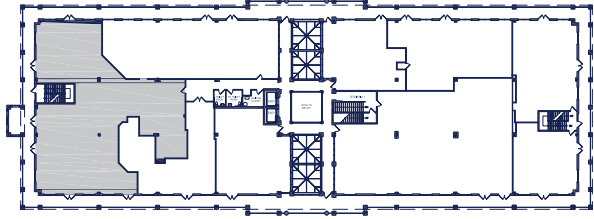
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 200 | 5,910 RSF

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3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
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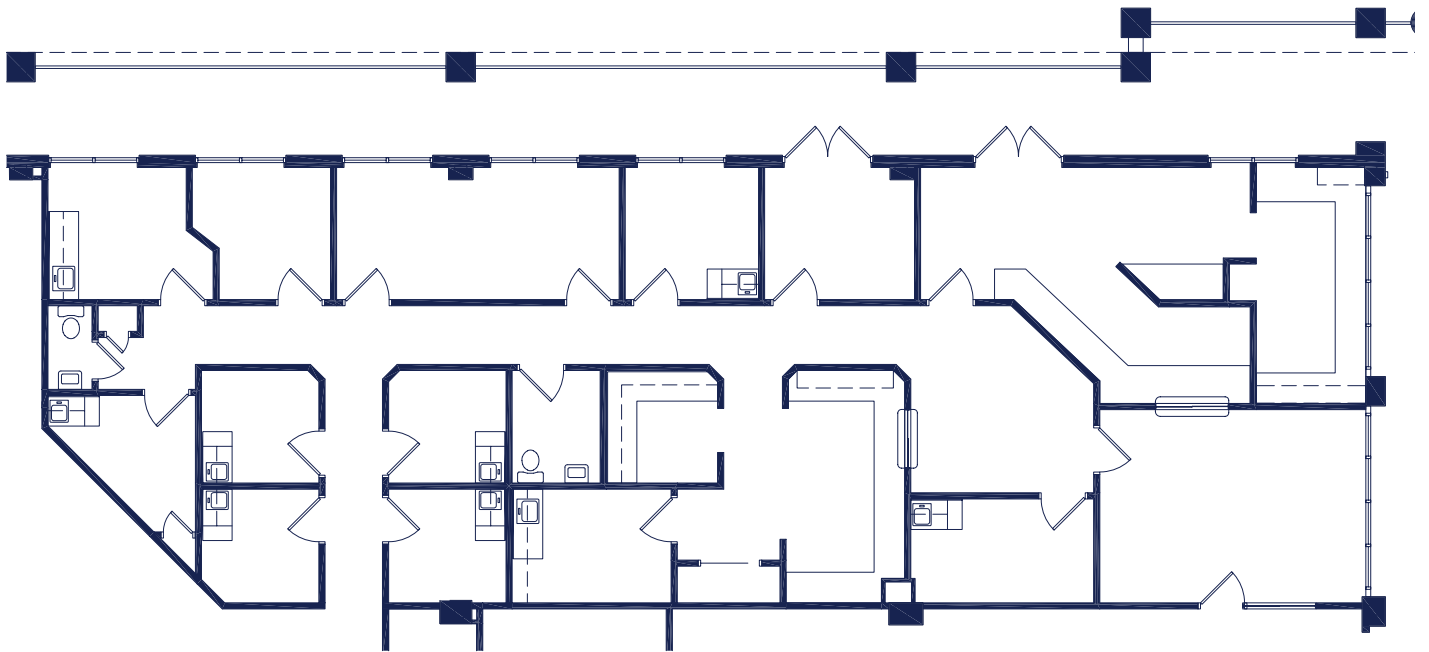
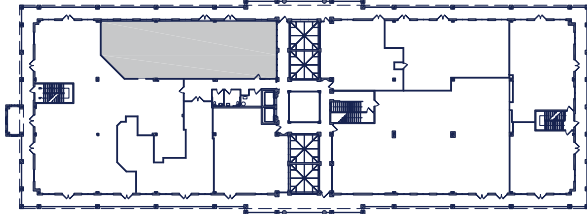
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 202 | 3,335 RSF

SITE KEY



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301.235.1300 // gzrealty.net

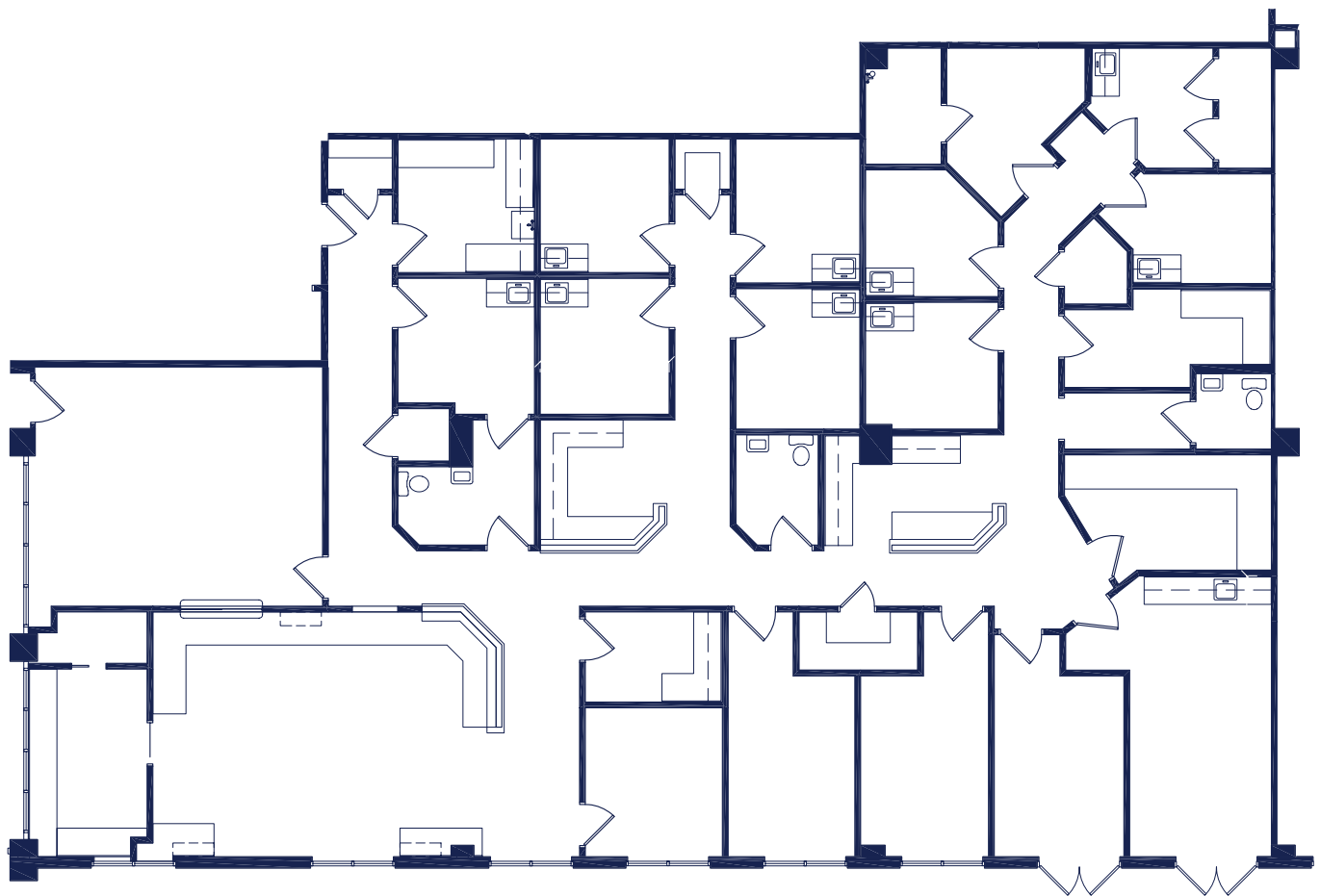
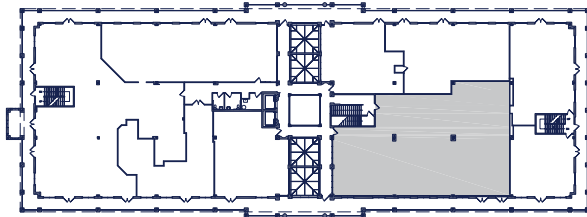
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 207 | 5,873 RSF

SITE KEY



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

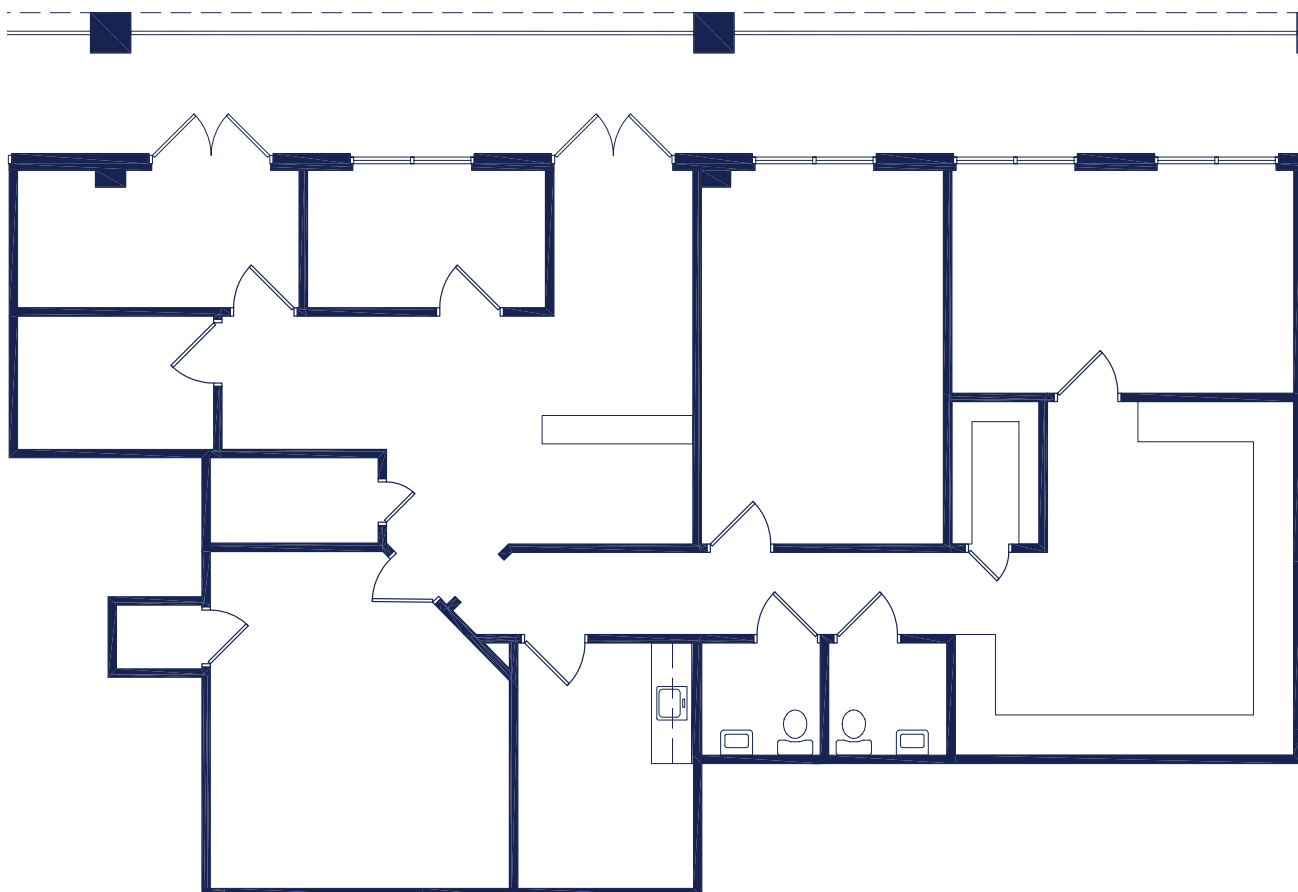
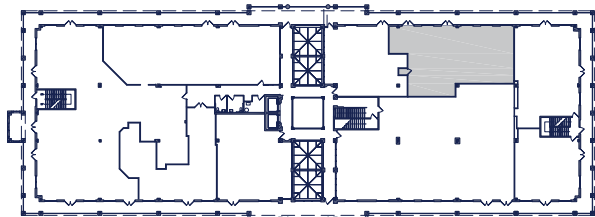
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 211 | 2,439 RSF

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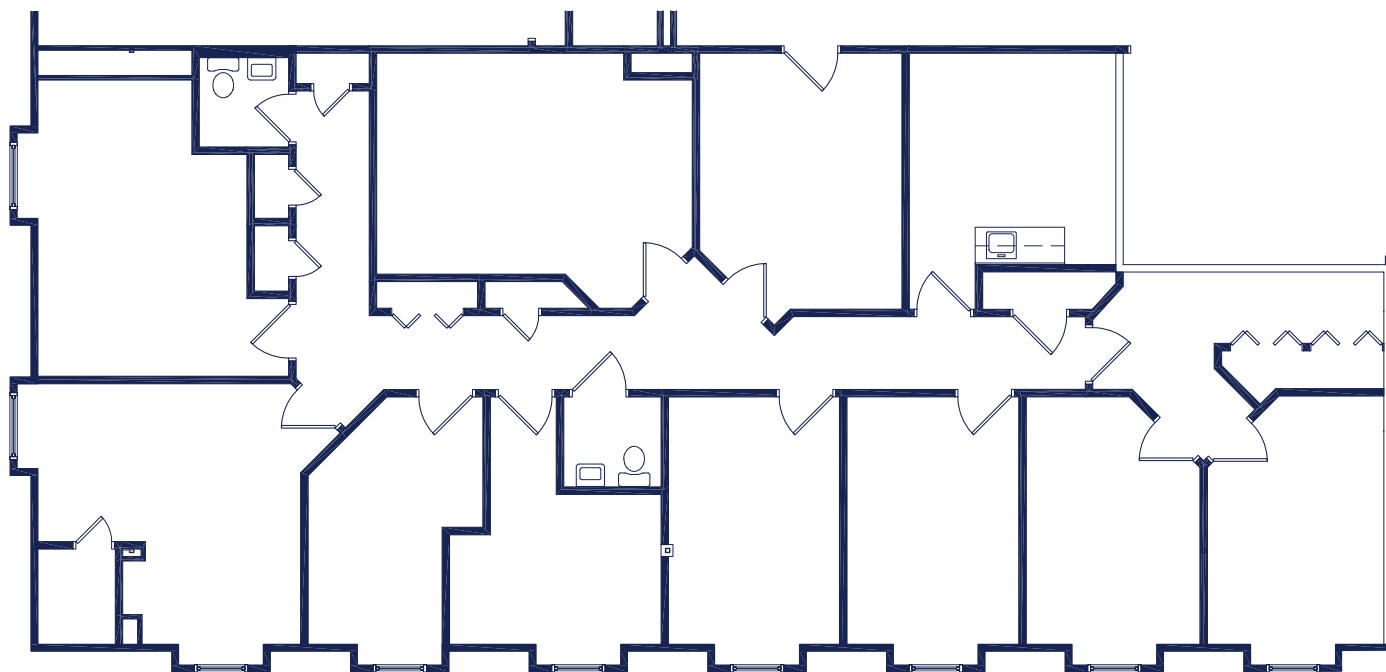
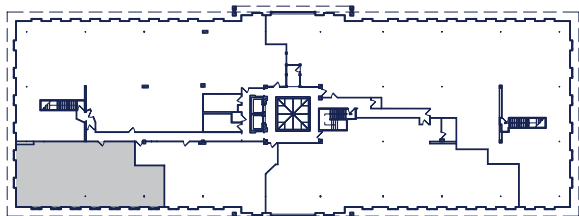
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 300 | 3,004 RSF

SITE KEY



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301.235.1300 // gzrealty.net

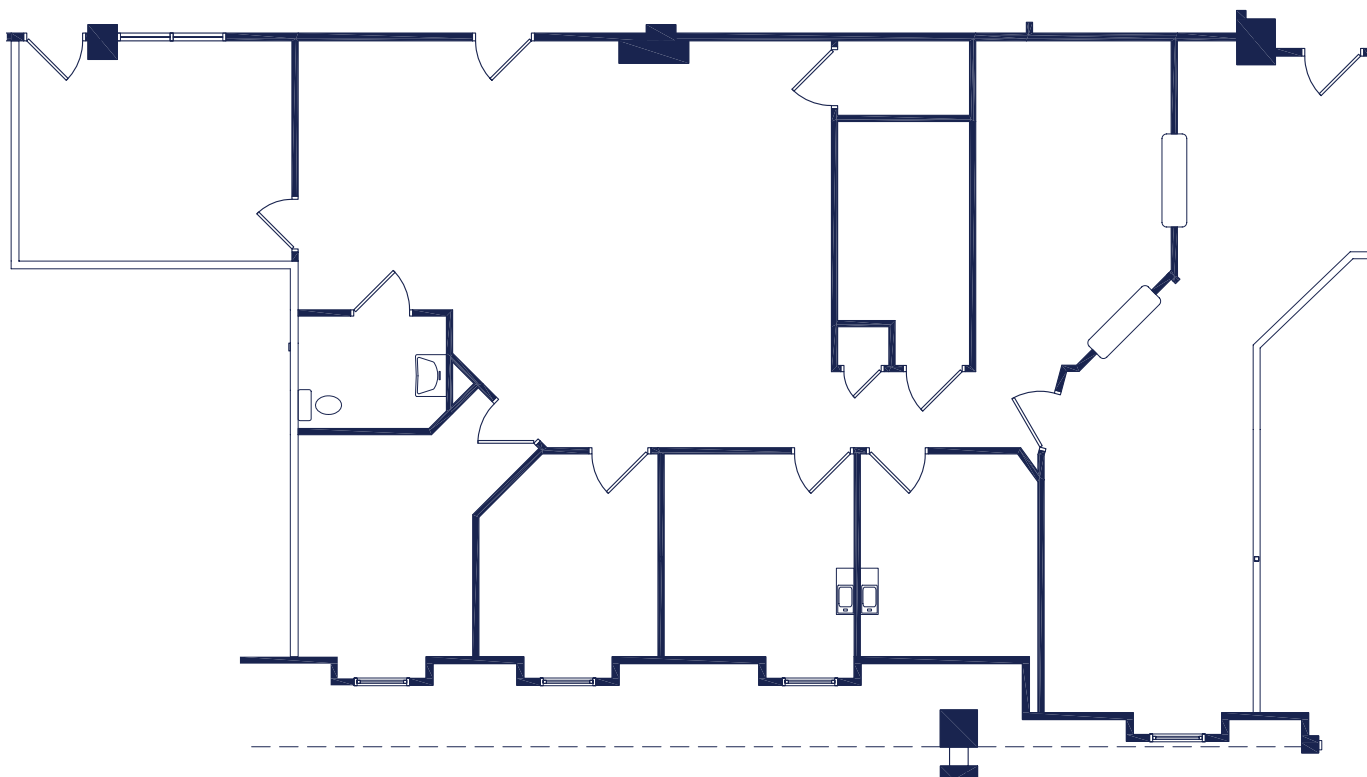
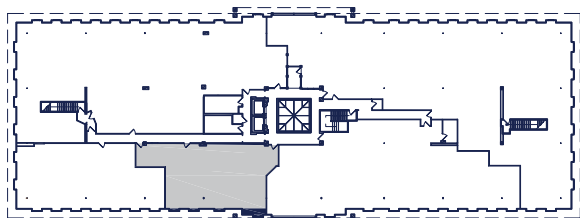
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 301 | 2,582 RSF

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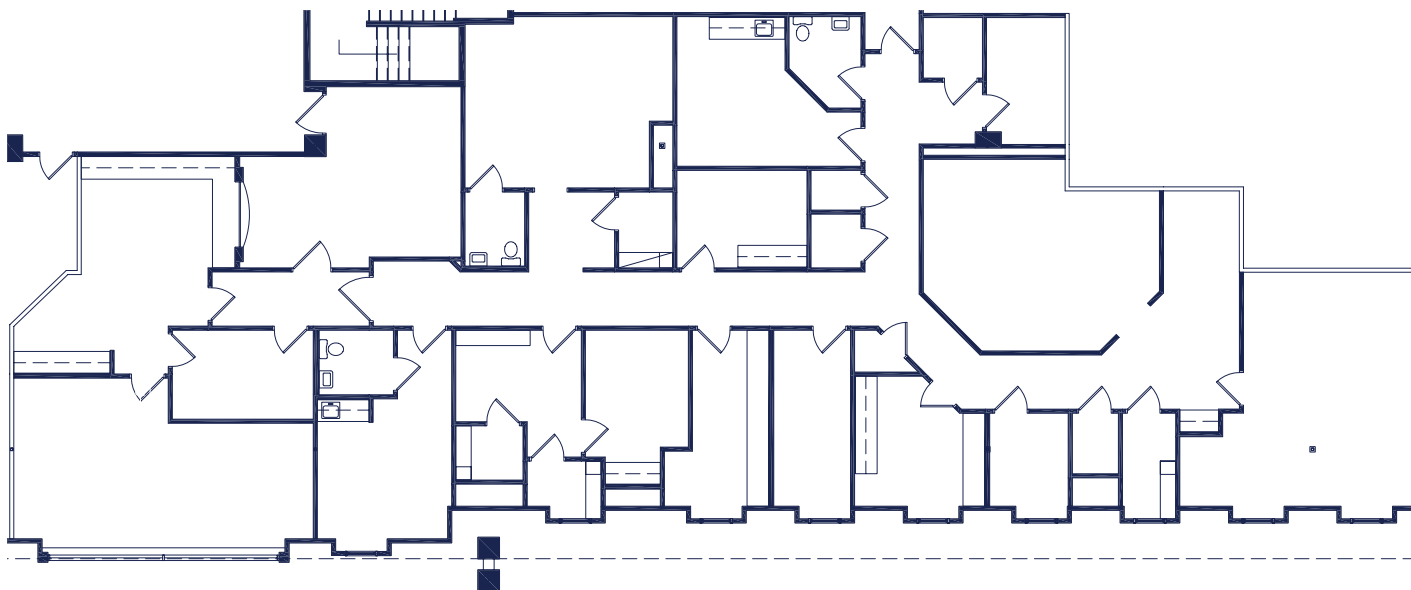
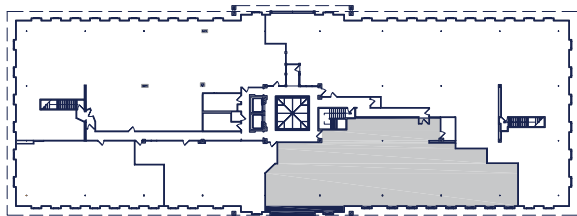
CONTACT US TODAY

J. WINSTON WILLIAMS, III
WINSTON@GZREALTY.NET

PETER G. PAPANTONIOU
PETER@GZREALTY.NET

Suite 305 | 6,190 RSF

SITE KEY



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CONTACT US TODAY

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Within 5 mile Radius of Old Line Professional Centre

POPULATION

74,587

DENSITY

2,043

(per square mile)

AGE 65+

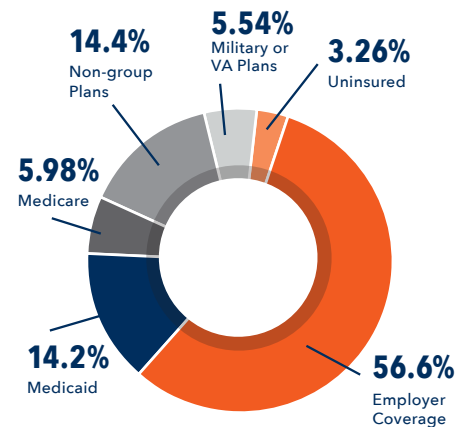
8.8%

Patient to Clinician Ratio

(CHARLES COUNTY)

2,478 to 1

Payer Mix



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