



## 7610 Carroll Avenue, Suite 380

Takoma Park, Maryland 20912

### Property Highlights

- 7610 Carroll Ave. #380 Takoma Park
- Self-Contained Medical Office Condo
- 1,148 Square Feet
- Traditional Layout – Multiple Exams Rooms
- Waiting / Reception Area
- Two Private Bathrooms
- Elevator Served Building
- Separately Metered Utilities
- Ample Parking
- \$3,000/month + Utilities

### Property Overview

This unit is within the Washington Adventist Medical Center Building. The property is built out as a functioning medical facility ideal for a medical or dental practice.



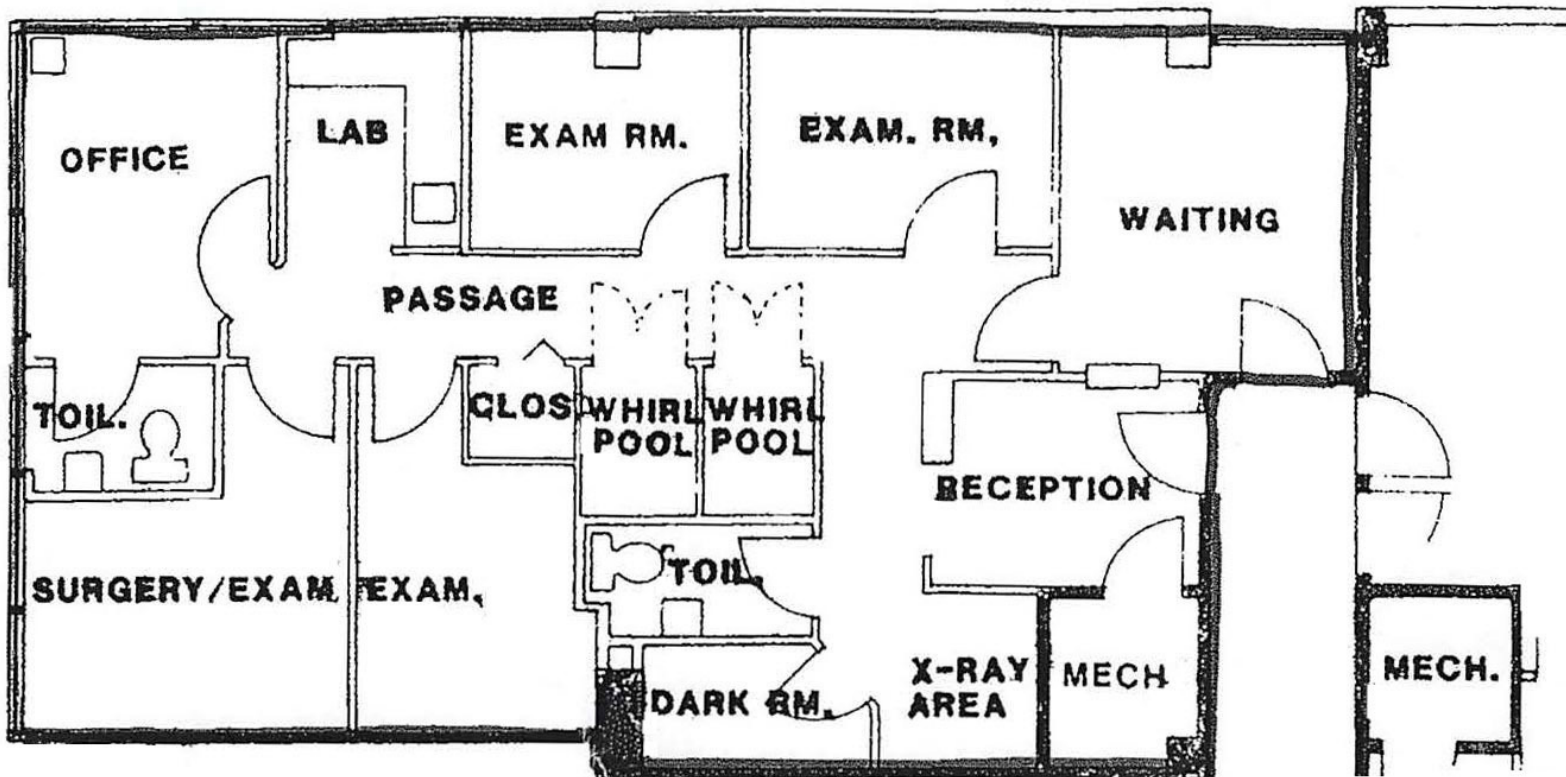
### For More Information

#### Steve Catalano

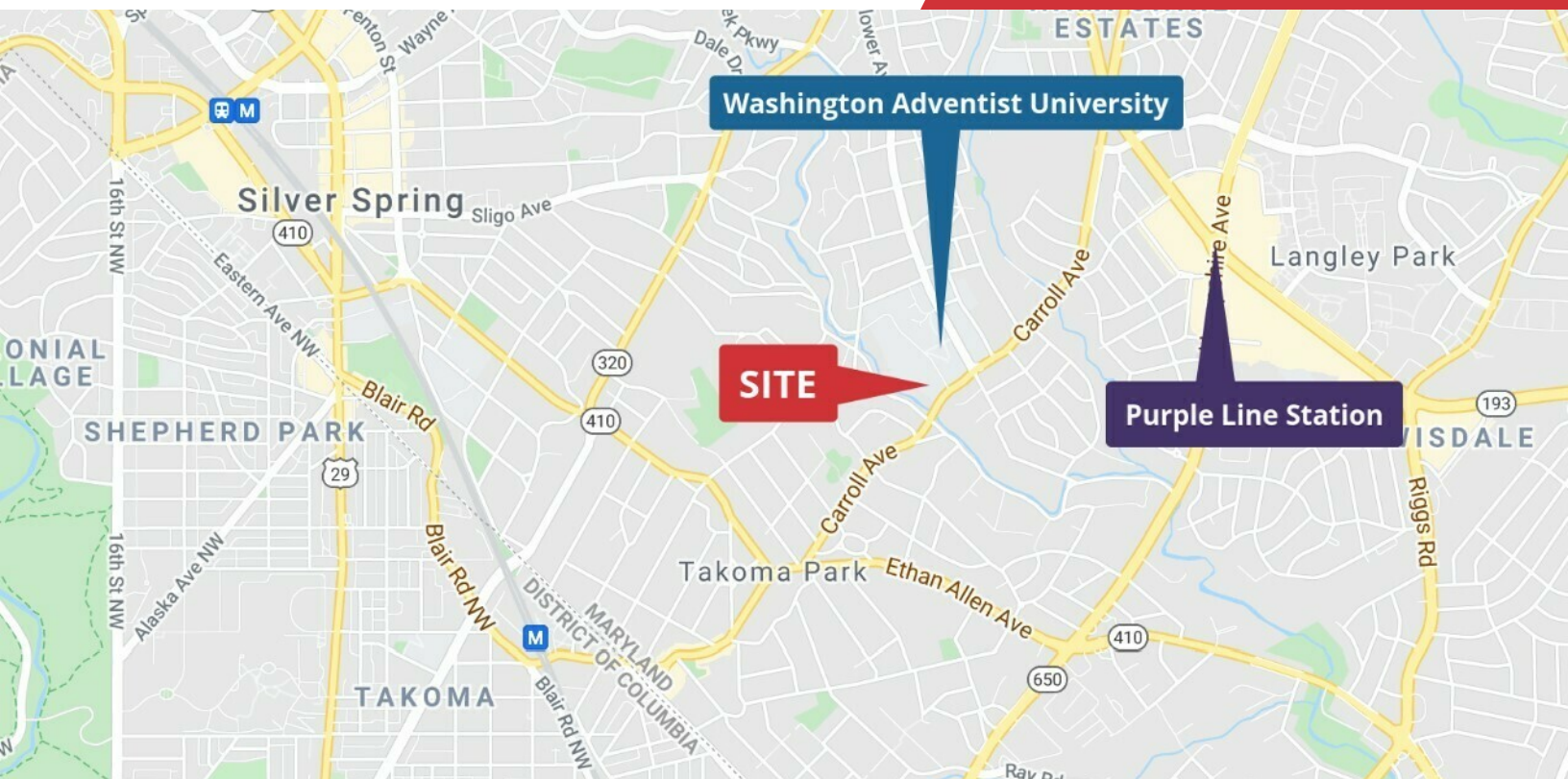
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## Location Overview

7610 Carroll Avenue, also known as “The Professional Building”, is a 4-story, 48,000 square foot Class B medical/office condominium building situated in the city of Takoma Park, MD. It features a white stucco exterior with ribbon windows. The property sits on approximately 0.41 acres of land and is zoned R-60. The parking ratio for the building is 3.13/1,000 with 150 surface parking spaces. There is also street parking all around the building. The building is situated next to Washington Adventist Hospital, which was recently purchased by Washington Adventist University. It is proposed the school will develop a new mixed-use development on the old hospital site, which will include retail, office, condominiums, and townhomes. This new development will be very synergistic to the subject property. Also, in development and not far away is the new Purple Line Metro station. The closest stop will be at the intersection of New Hampshire Ave and University Blvd identified as “Takoma/Langley Station- Purple Line”.