

# Pembroke Square

11340 Pembroke Sq, Waldorf, MD 20603

Presented by  
Roana Meade Building Partner



**Price: \$23.00 /SF/YR**

Medical Office Space for Lease at 11340 Pembroke Square in Waldorf, MD. This two-story medical building offers an outstanding opportunity for health care providers seeking a professional and well-maintained environment.

**Flexible Leasing Options:** Fully furnished spaces available, adaptable to your practice's needs.

**Functional Design:** Flexible floor plans featuring private offices, exam rooms, and spacious waiting areas. Situated in a high-traffic area with easy access to major roadways, ideal for patient convenience. **Amenities:** generous parking, elevator access and excellent visibility for signage. Located in a thriving commercial district, this property is perfectly suited for medical offices or related uses, providing a welcoming and efficient space for both staff and patients.

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Easily accessible via major roadways (Route 5 & 301) with strong visibility in a growing commercial area.

Customizable space ideal for medical practices, with private offices, exam rooms, and patient waiting areas.

Large surface parking lot providing convenient parking for staff and patients.

Fully operational elevator for easy access to both floors.

Upgraded HVAC, electrical, and IT infrastructure suitable for healthcare operations.

Surrounded by residential and commercial developments, offering excellent exposure and patient convenience.

**Clover Springer/Melissa Rice**

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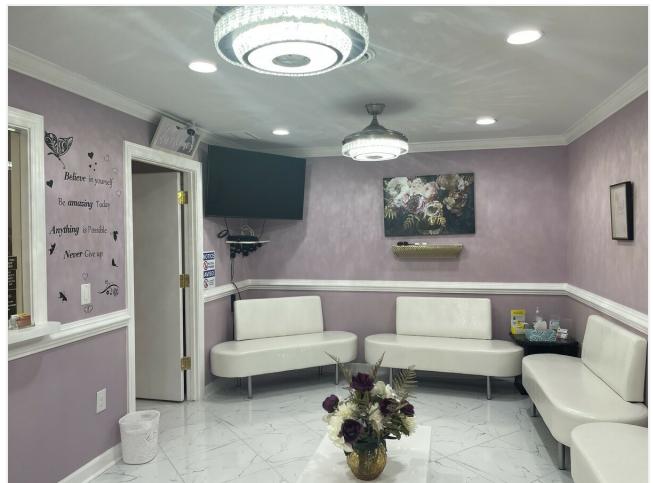
**Roana Meade Building Partner**

Waldorf, MD

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11340 Pembrooke Sq, Waldorf, MD 20603



waitingroom2

## Listing space

### 1st Floor Ste 203

Space Available	1,750 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

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## Property Photos



Hallway

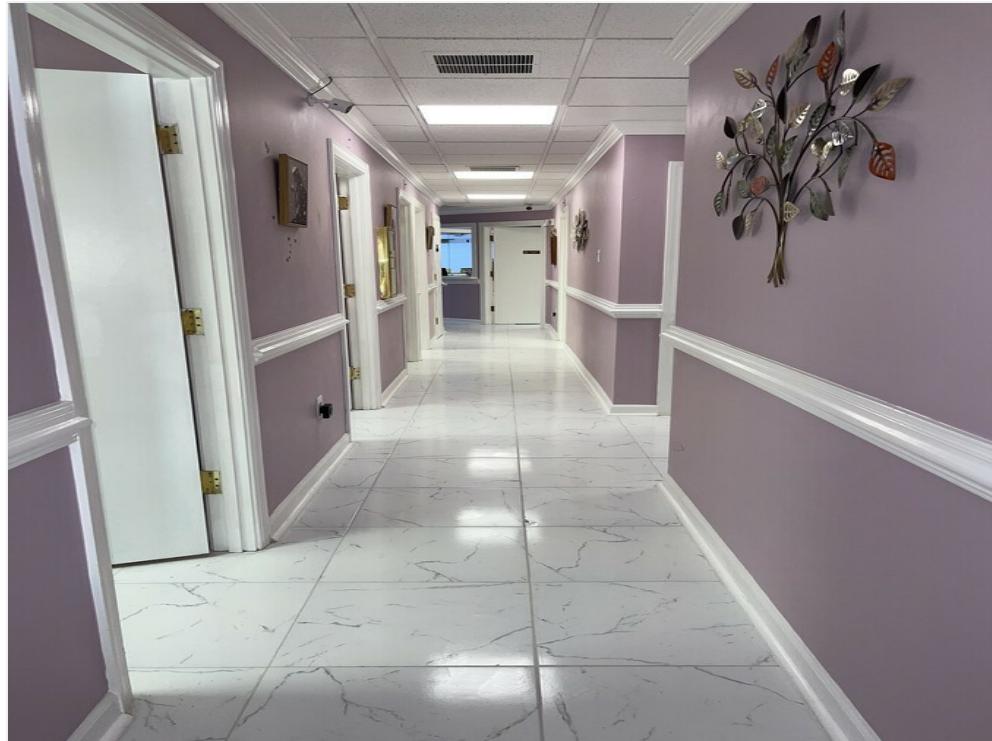


room1

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## Property Photos



CLINIC3



CLINIC1

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## Property Photos



room3



room2

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## Property Photos



Lab



Office

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## Property Photos



Building Photo



Building Photo

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Building Photo



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## Location

