

# FOR SALE

100% Leased Medical Office Condo



For more information,  
please click [Here](#) to  
download the NDA

## Contact Us:

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## 75 Thomas Johnson Drive, Frederick, MD

### Property Highlights

- Condo: 4,000 SF
- Suite C
- 100% Leased
- Tenant: National Spine and Pain Centers, LLC
- Occupancy since: 2006
- Lease expiration date: August 31, 2035
- Renewal options: 3-3 year options
- Premises includes: existing certified Class A ASC



# Medical Office Space Market Information



AVG RENTAL RATE\*  
**\$26.37/SF**



VACANCY RATE  
**11.0%**



EXISTING INVENTORY  
**1,990,575 SF**

1625 Eye Street NW  
Suite 950  
Washington, DC  
colliers.com



NET ABSORPTION  
**9,956 SF**  
OVER THE LAST 12  
MONTHS



DELIVERIES  
**53,128 SF**  
OVER THE LAST 12  
MONTHS



UNDER CONSTRUCTION  
**0 SF**



AVG CAP RATE  
**7%**  
OVER THE LAST 5  
YEARS

\* AVERAGE RENTAL RATE DOES NOT DIFFERENTIATE BETWEEN FULL SERVICE AND NET RENTAL LEASES. WITH MANY MEDICAL OFFICES BEING NNN, THE FULL SERVICE EQUIVALENT RENT WOULD BE MUCH HIGHER THEN ACCOUNTED FOR, THEREBY ARTIFICIALLY LOWERING THE AVERAGE RENTAL RATE LISTED.



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