

SALE / LEASE

205 PROFESSIONAL BUILDING

205 Center St Mt Airy, MD 21771

SALE PRICE Negotiable

LEASE RATE Negotiable

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Deniz Senyurt
571 271 6604

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SALE / LEASE

205 PROFESSIONAL BUILDING

205 Center St Mt Airy, MD 21771



PROPERTY DESCRIPTION

Three-floor free-standing office building sitting on 1.63 acres is for sale. Occupied by Mount Airy Police Station, Lab Corp, Maryland Oncology and Hematology, Mt Airy Tax and Accounting LLC and multi-speciality Medical Doctors, producing approximately \$340,000. Its commercial and industrial zoning allows many different uses, including retail units on the first floor.

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	500 - 9,552 SF
Lot Size:	1.63 Acres
Building Size:	28,656 SF
NOI:	\$340,151.00
Zoning:	Commercial Industrial

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LOCATION DESCRIPTION

Easily accessible from major highways of I-70 and Route 27, this 3-floor building is located in Downtown Mt Airy. 95% of the population of 20,454 people within 10 minutes drive time of this property have high school and higher education, 44% have Bachelor/Grad/Prof Degrees, and have a median income of \$126,633. This property is ideal for medical use as it is at the centre of the \$152 Million worth of healthcare market.

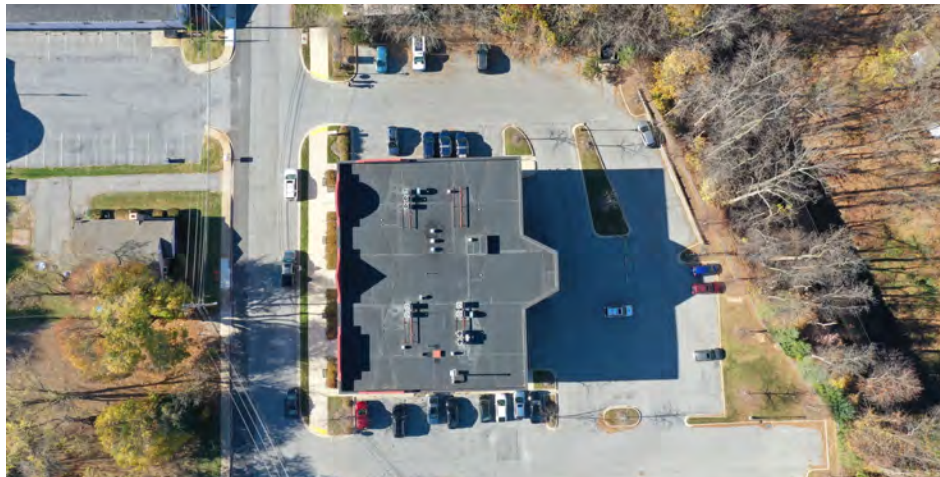
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PROPERTY HIGHLIGHTS

- Easy access from major Highways of I-70 and Route 27.
- Free-standing building sitting on 1.63 acres
- Commercial/Industrial zoning supports many uses
- Has retail component
- Highly educated population of 20,514 in 10 min drive time
- At the centre of the healthcare market of \$152 Million
- Plenty of free onsite parking

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
205 Center St Mt Airy MD	Available	9,552 SF	NNN	Negotiable
205 Center St Mt Airy MD	Available	4,700 SF	NNN	Negotiable
205 Center St Mt Airy MD	Available	500 SF	NNN	Negotiable

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571 271 6604





DENIZ SENYURT, CCIM
Commercial Real Estate
Associate Broker
deniz.senyurt@cbcnrt.com
Direct: 571.271.6604

PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in retail, office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Rotary Club of Vienna, Asean American Chamber of Commerce



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