

FOR LEASE

125 STOAKLEY RD, PRINCE FREDERICK, MD 20678



**Just Delivered Medical
Office Building For Lease**

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HIGHLIGHTS

- Lighted intersection across from Calvert Memorial Hospital
- Rare option to purchase medical office condo
- First floor direct entrance
- Beautiful window line
- Lease suites range from 3,500–7,000 SF
- Delivered in a warm lit shell

OFFERING



FOR LEASE

MEDICAL OFFICE CONDO

Lease Rate Negotiable
Parking Ample parking with 89 parking spaces

SPACES

SPACE SIZE

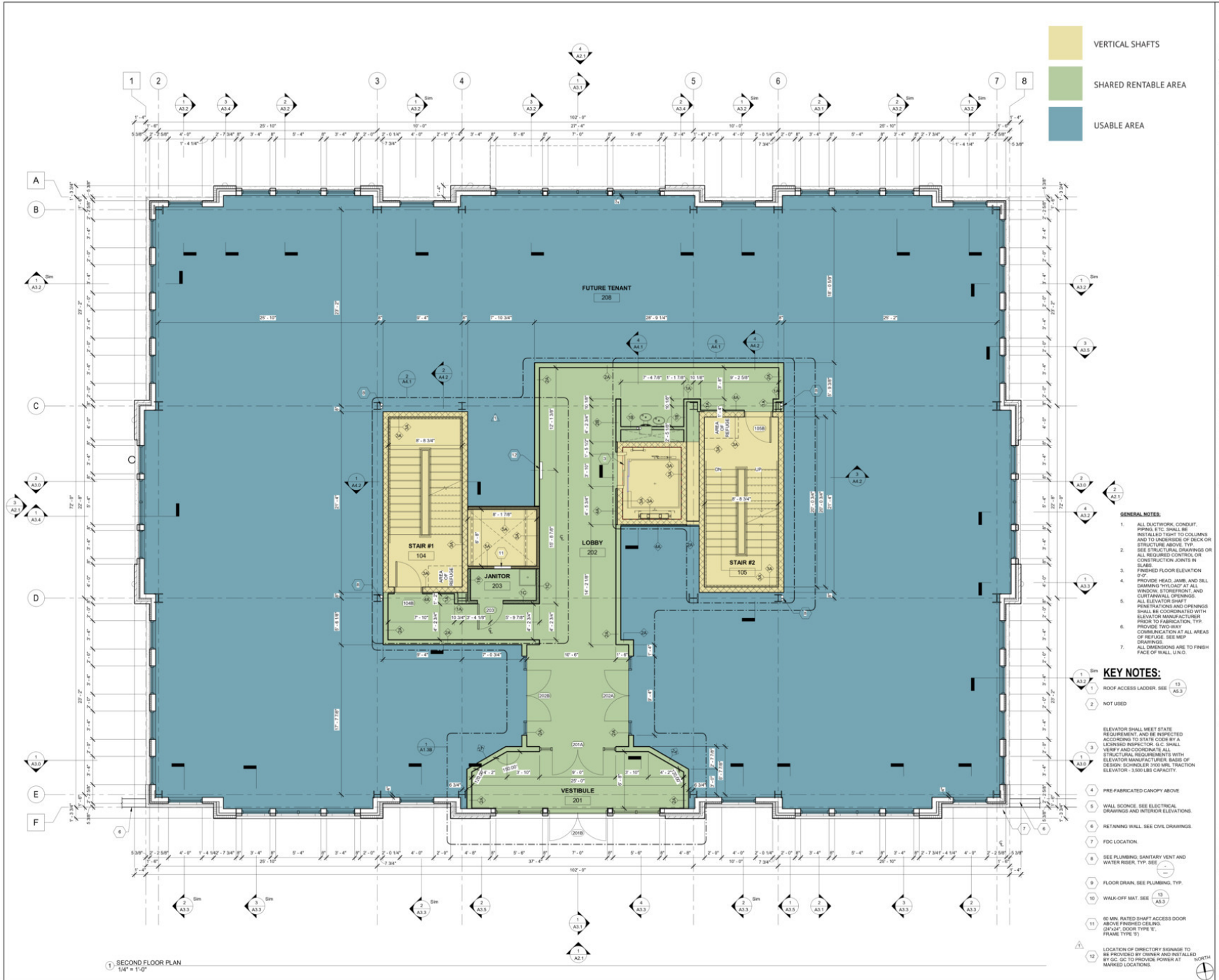
Medical Office Build-to-Suit	2,000 - 4,500 SF
Second Floor Build-to-Suit	3,500 - 7,500 SF



1ST FLOOR PLAN - 4,500 SF



SECOND FLOOR PLAN - 7,500 SF



VERTICAL SHAFTS

SHARED RENTABLE AREA

USABLE AREA

Bignell Watkins Hasser ARCHITECTS P.C.

ONE PARK PLACE SUITE 200 ANNAPOLIS, MARYLAND 21401

MD Fax: (410) 291-6225 | MD Tel: (410) 291-6226
 VA Fax: (410) 291-4443 | VA Tel: (410) 291-4444
 Website: www.bwh.com

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FLOOR			
1ST	2ND	3RD	TOTAL
RENTABLE			
7,251.00	6,702.00	6,702.00	20,655.00
USABLE AREA			
5,481.00	5,756.00	5,761.00	16,998.00
SHARED AREA			
1,770.00	946.00	941.00	3,657.00
VERTICAL PENETRATIONS			
-	584.00	584.00	1,168.00
CORE FACTOR			
21.5%			

Revision Schedule

#	Date	Revision
1	02/22/23	RIG SET
2	10/14/22	ADDENDUM #2
3	02/15/23	VE CONSTRUCTION SET

CONSTRUCTION SET

Client: DR. FARIS HAWIT

Location: 125 STOKLEY ROAD
PRINCE FREDERICK, MARYLAND 20678

Project: STOKLEY MEDICAL OFFICE

SECOND FLOOR PLAN

Drawn by: DRR

Project No.: 20252.01 **Date:** 02/15/23

Professional Certification
I certify that these documents were prepared or approved by me, and that I am duly licensed under the laws of the State of Maryland.
License No. 1386 Expiration Date 12/31/2025

A1.1B

- GENERAL NOTES:**
- ALL DUCTWORK, CONDUIT, PIPING, ETC. SHALL BE INSTALLED TO COLUMNS AND TO INSIDE OF DECK OR STRUCTURE ABOVE. TYP. SEE STRUCTURAL DRAWINGS OR ALL REQUIRED CONTROL OR CONSTRUCTION DETAILS IN FINISHED FLOOR ELEVATION.
 - PROVIDE HEAD, JAMB, AND SILL DAMMING "HYLODAP" AT ALL WINDOW, STOREFRONT, AND CURTAIN WALL OPENINGS. ALL ELEVATOR SHAP-T PENETRATIONS AND OPENINGS SHALL BE COORDINATED WITH ELEVATOR MANUFACTURER PRIOR TO FABRICATION. TYP. PROVIDE TWO-WAY COMMUNICATION AT ALL AREAS OF PENETRATION. SEE MEP DRAWINGS.
 - ALL DIMENSIONS ARE TO FINISH FACE OF WALL, U.N.O.
- KEY NOTES:**
- ROOF ACCESS LADDER. SEE 13 A3.3
 - NOT USED
 - ELEVATOR SHALL MEET STATE REQUIREMENT, AND BE INSPECTED ACCORDING TO STATE CODE BY A LICENSED INSPECTOR. G.C. SHALL VERIFY AND COORDINATE ALL STRUCTURAL REQUIREMENTS WITH ELEVATOR MANUFACTURER. BASIS OF DESIGN: SCHINDLER 3100 MR. TRACTION ELEVATOR. 1300 LB. CAPACITY.
 - PRE-FABRICATED CANOPY ABOVE
 - WALL SOUNES. SEE ELECTRICAL DRAWINGS AND INTERIOR ELEVATIONS.
 - RETAINING WALL. SEE CIVIL DRAWINGS.
 - FDC LOCATION.
 - SEE PLUMBING, SANITARY VENT AND WATER RISER. TYP. SEE -
 - FLOOR DRAIN. SEE PLUMBING. TYP.
 - WALK-OFF MAT. SEE 13 A3.3
 - 60 MIN. RATED SHAFT ACCESS DOOR ABOVE FINISHED CEILING. (DOOR TYPE 'S', FRAME TYPE 'S')
 - LOCATION OF DIRECTORY SIGNAGE TO BE PROVIDED BY OWNER AND INSTALLED BY GC. GC TO PROVIDE POWER AT MARKED LOCATIONS.

1 SECOND FLOOR PLAN
1/4" = 1'-0"

RETAILER MAP



125 Stoakley Rd

CalvertHealth

Panera
 Office DEPOT
 NICK'S OF CALVERT
 FIVE GUYS BURGERS and FRIES
 PETCO
 SAKURA PRESS

Park Place Medical Center

CALVERT COUNTY HEALTH DEPARTMENT

STARBUCKS COFFEE
 five BELOW
 ROSS DRESS FOR LESS

Calvert Middle School

Kolarwas Orthodontics

CALVERT INTERNAL MEDICINE Group

weis
 at&t

Giant
 First National Bank

Wawa
 Walgreens
 higi
 Shore United Bank
 verizon
 Chick-fil-A
 CHASE

TIDEWATER Dental

WesBanco
 7 ELEVEN

Calvert High School

IHOP RESTAURANT

Calvert Family Medicine

M&T Bank
 McDonald's

PNC

OFF BROADWAY SHOE WAREHOUSE
 SAFEWAY

PRINCE FREDERICK DENTAL CENTER

BANK OF AMERICA
 OUTBACK STEAKHOUSE
 Ledo PIZZA

Walmart

DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	1,111	11,083	22,529
Households	408	3,786	7,626
Average Household Size	2.7	2.9	3
Average Age	42	40	40
Average Household Income	\$130,566	\$164,002	\$182,898



22,529

Population



3

Average HH Size



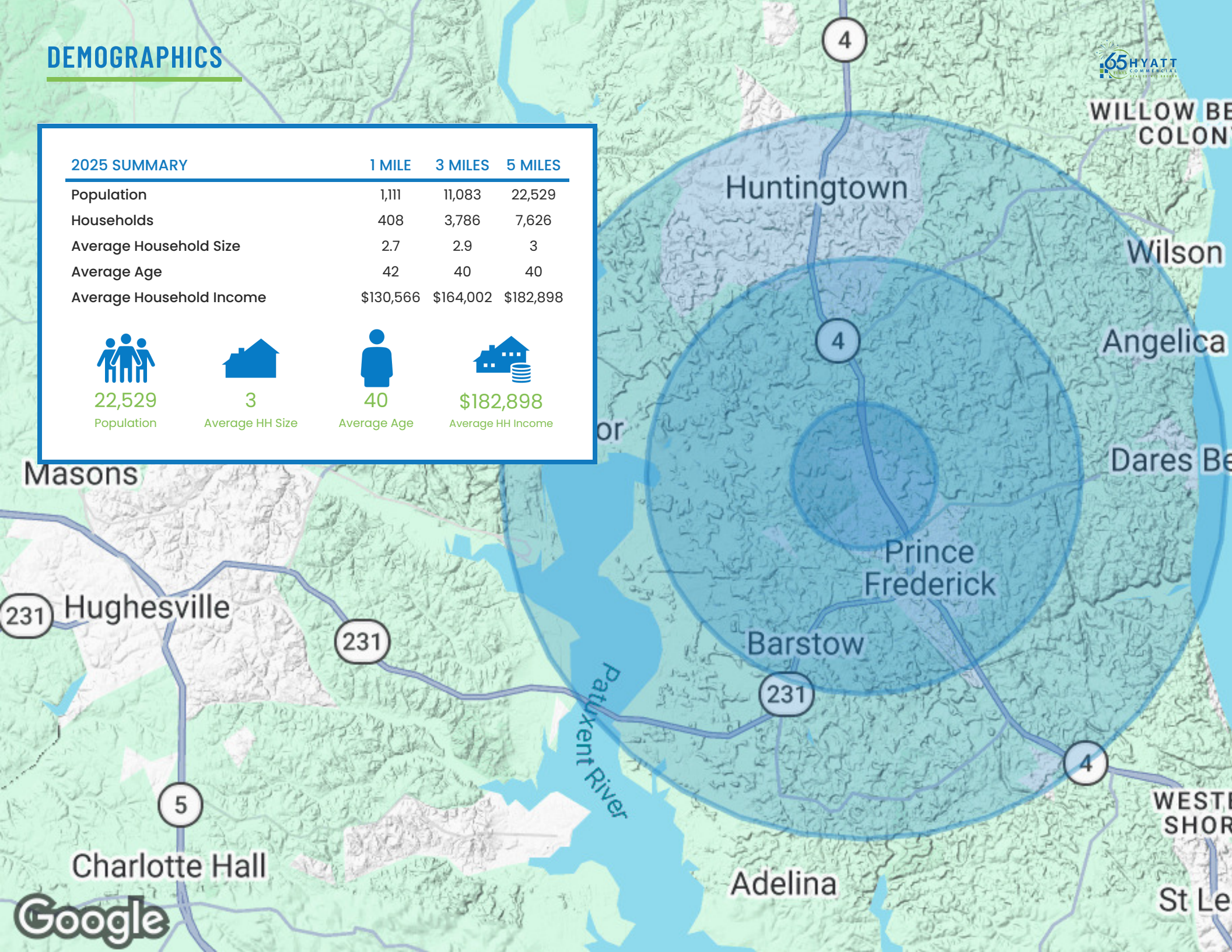
40

Average Age



\$182,898

Average HH Income





CONTACT

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