

OFFICE FOR SALE/LEASE THE MEDICAL ARTS BUILDING

7350 Van Dusen Road, Laurel, MD 20707

Available: 1,460 SF



LISTING DATA

AVAILABLE SF: 1,460 SF

ECONOMIC DATA

LEASE RATE: \$22.00 SF/yr (NNN)

SALE PRICE: \$328,500.00

PROPERTY INFORMATION

COUNTY: Prince George's

MARKET: Washington, D.C.

SUBMARKET: Laurel

BUILDING DATA

TOTAL BUILDING SF: 71,700 SF

YEAR BUILT: 1992

ZONING: CO

PROPERTY OVERVIEW

This exceptional property offers modern office space designed for productivity and comfort. With ample parking and easy access to major roadways, the location provides unparalleled convenience for tenants and clients alike. The well-appointed interior features customizable layouts, state-of-the-art amenities, and abundant natural light, creating an inviting and professional environment.

PROPERTY HIGHLIGHTS

- Medical Office Condo for sale or for lease
- Be amongst prominent medical tenants in the Medical Arts Building
- Close proximity to University of Maryland Health Systems

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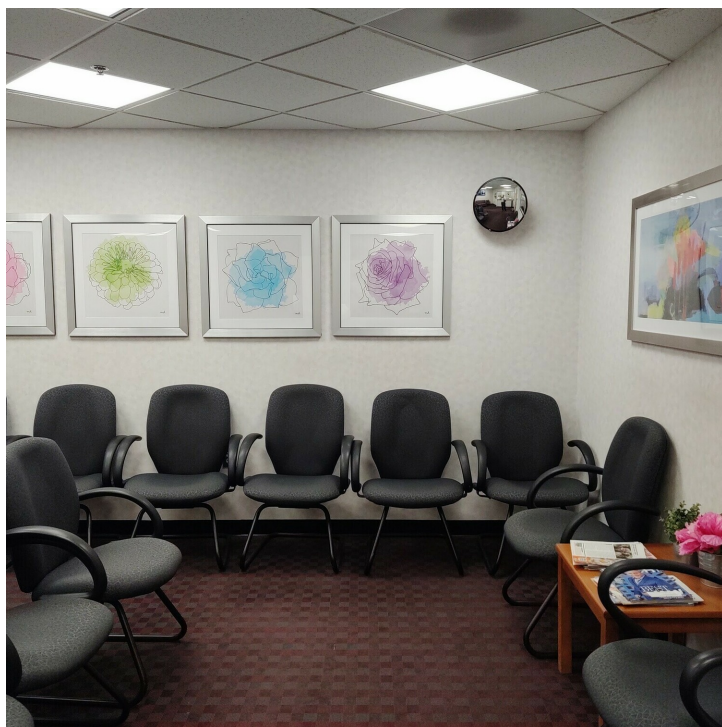
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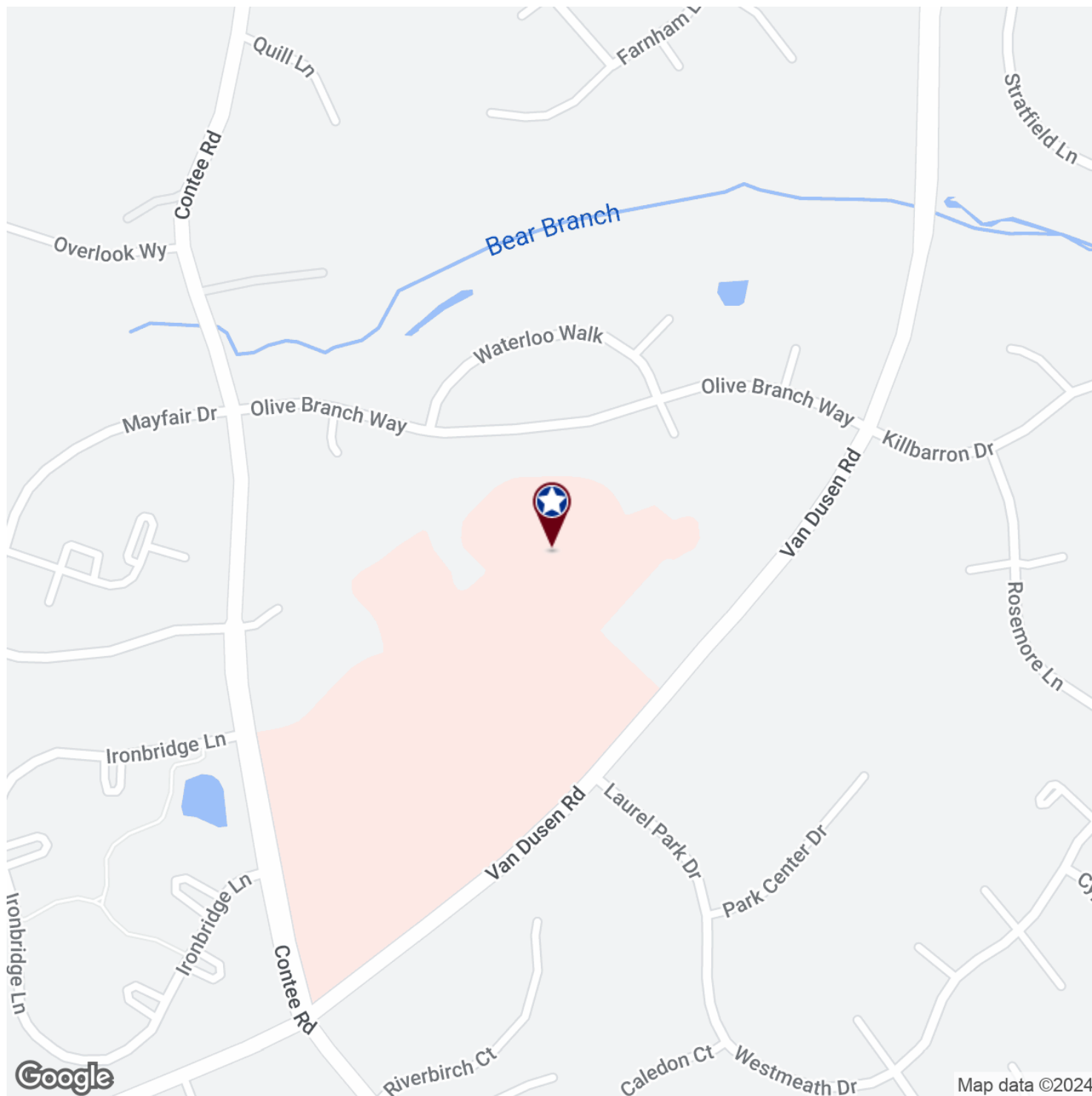
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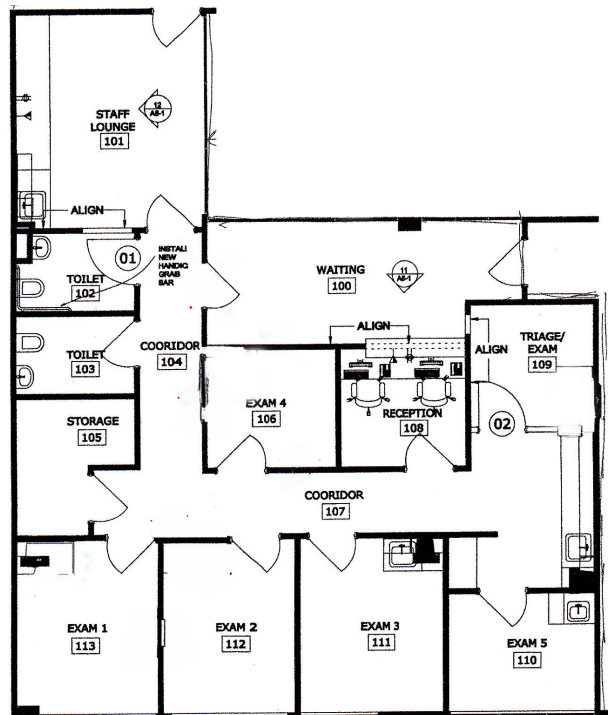
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,460 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 420	Available	1,460 SF	\$22.00 SF/yr

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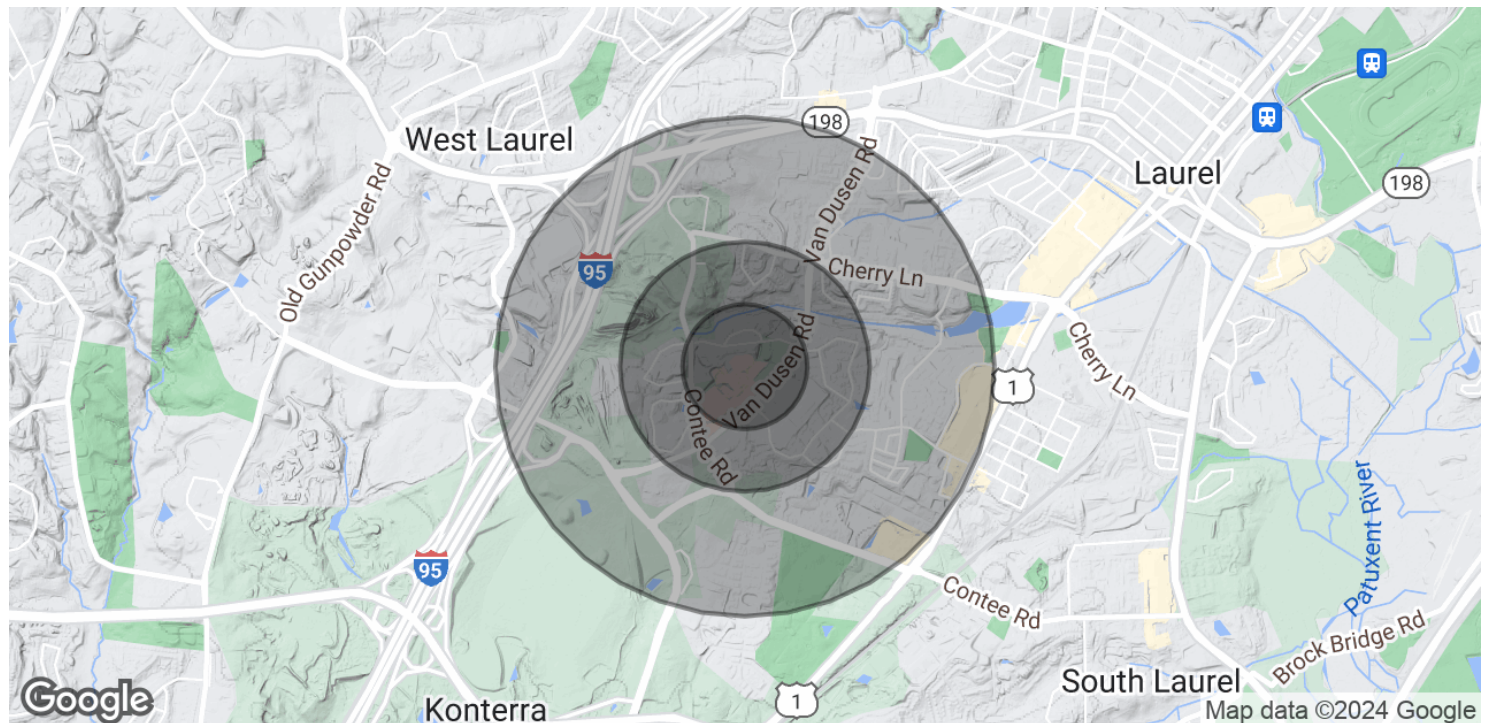
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	748	3,625	12,578
Average Age	38.2	39.6	40.1
Average Age (Male)	38.1	39.6	38.8
Average Age (Female)	38.2	38.9	40.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	288	1,349	4,759
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$109,563	\$115,747	\$112,049
Average House Value	\$364,827	\$345,588	\$327,283

2020 American Community Survey (ACS)

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