

MEDICAL SUITES AVAILABLE FOR LEASE

7905 & 7915 Malcolm Rd, Clinton, MD

\$29 PSF Rate | 1st Floor Space

Flexible Lease Terms Available

Move In Ready Medical Suites BRANCHAYENUE PROFESSIONAL CENTER

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• Two 37,850 SF, 4 Story Class A Medical Office Buildings

- Distance to Major Thru-Ways: Branch Ave -- Immediate I-495/95 -- < 5 Minutes via Exit 7 Woodyard Rd -- < 3 Minutes
- Located less than 3 miles from Southern Maryland Hospital Center
- Ample Free Surface Parking
- Name brand mix of healthcare provides, "built-in" referral source

Building Features

- Move-in ready medical suites
- Extensive lobby and common area upgrades
- Build-to-suit improvement package
- Building Signage available with high visibility from Branch Avenue
- New Monument Sign with Tenant
 Directory





Less than 5 mins. from Southern Maryland Hospital





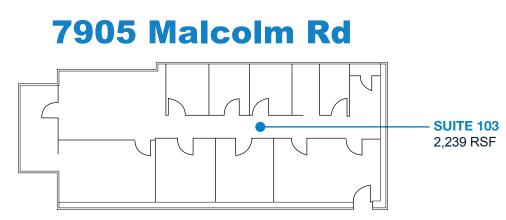




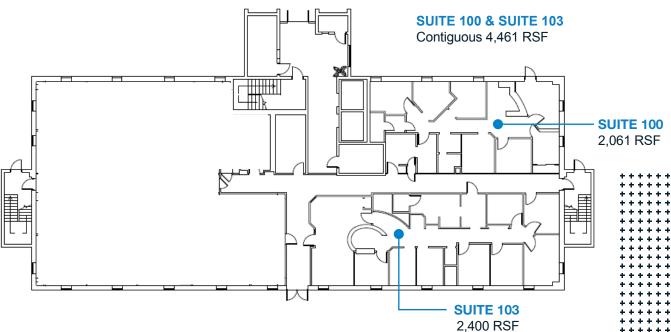
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AVAILABLE FLOOR PLANS



7915 Malcolm Rd



For more information or to schedule a property tour, please contact:

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