

Move In Ready Medical Suites

BRANCH AVENUE
PROFESSIONAL CENTER



\$29 PSF Rate | 1st Floor Space
Flexible Lease Terms Available

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



- 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 providers, "built-in" referral source



H Less than 5 mins. from Southern Maryland Hospital

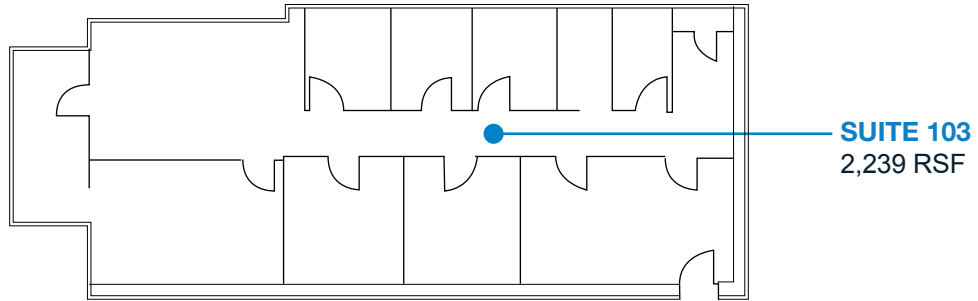
B Proximity to DMV Research Community

P Ample Free Surface Parking

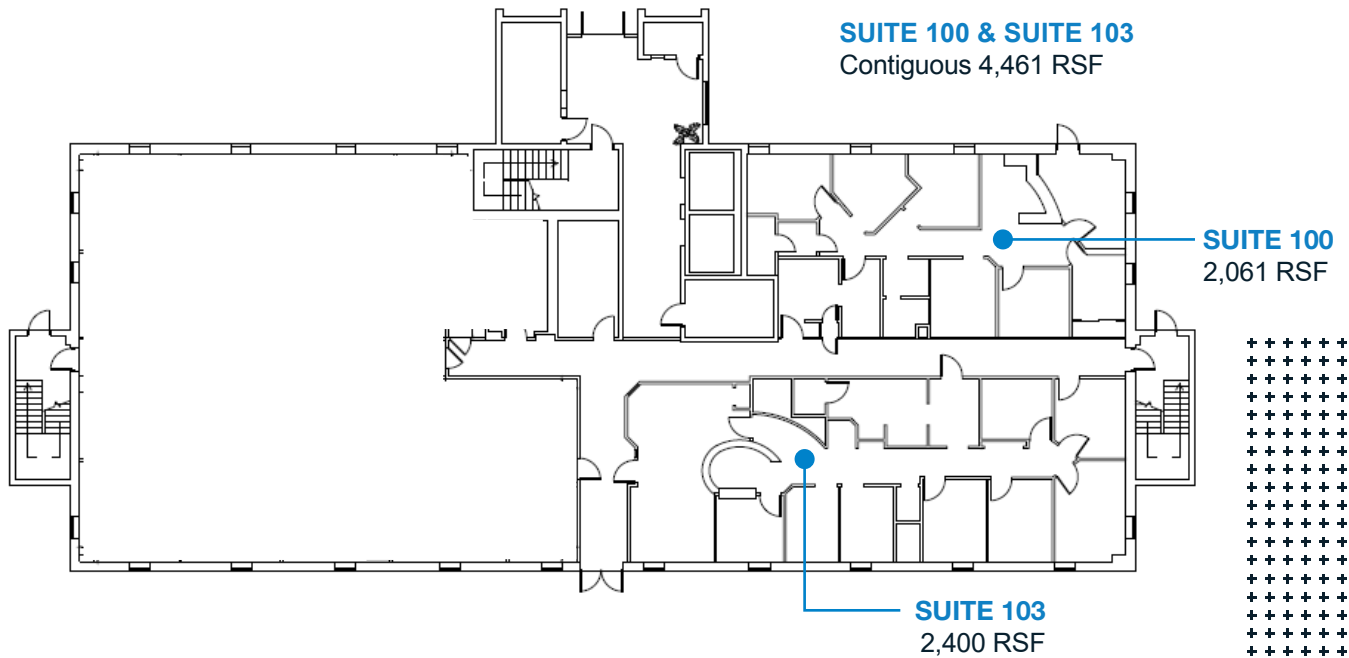
S Physician Community Built-In Referral Sources

AVAILABLE FLOOR PLANS

7905 Malcolm Rd



7915 Malcolm Rd



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

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