

MEDICAL SALE OPPORTUNITY

HERITAGE MEDICAL PARK

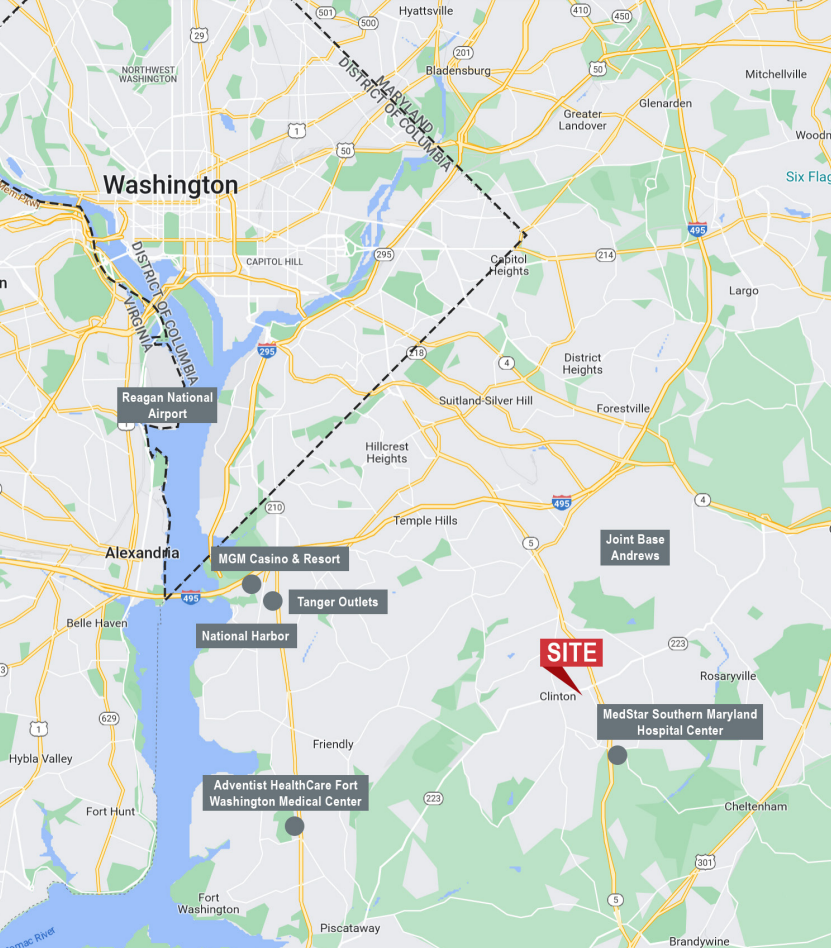
72% Occupied, 34,148± SF Medical
Office Buildings in the Washington DC
Metropolitan Region

8926 Woodyard Road
Clinton, MD 20735



Excellent User or Investor Opportunity!





HIGHLIGHTS

- **OCCUPANCY:** 72% leased medical buildings to high quality tenants
- **STRATEGIC LOCATION NEAR HOSPITALS:** Near MedStar Southern Maryland Hospital Center and Adventist Healthcare Fort Washington Medical Center
- **RENOVATION IN 2023:** New roof, parking lot and exterior renovations completed June 2023
- **ADVANTAGES FOR TENANTS & PATIENTS:** Ample parking, private entrances, renovated common areas, and great visibility
- **ACCESS TO MAJOR HIGHWAYS:** Quick drive to Branch Avenue (Route 5) and the Capital Beltway (I-495/I-95)
- **CLOSE TO AMENITIES:** Great retail and restaurants at Woodyard Crossing and The Landing at Woodyard

CONTACT

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