



CLASS "A" SPACE 2300 SF - Medical!

220 Champion Dr, Hagerstown, MD 21740



Syd Machat

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CLASS "A" SPACE 2300 SF - Medical!

\$16.00 /SF/YR

ARCHITECTURAL EXCELLENCE + TOP LOCATION. Part of Class "A" Medical Office Building. New access road to Meritus Hospital via Professional Court, just across Eastern Blvd., - Possibility of another State-licensed professional firm with a compatible use, to be approved by owners. SHELL SPACE unfinished, cold-dark condition. Ready for TI: customized plumbing, electric, HVAC, etc. There is only one 2,300 SF suite (No. 103). remaining for lease. NNN + CAM. Join a major eye care facility and surgery center + recent tenant, a national physical therapy office.

Architecturally-designed modern structure. Separate exterior entrance or shared entryway . One of the best medical facilities in the entire Area. Parking, good access, easy to find location. High traffic count both on Eastern Blvd. & Dual Hy. Meritus Hospital is nearby.

Eastern Blvd. "hot" commercial corridor. New shopping are adjoining with Verizon office. Off Dual Highway. Short drive to I-70 to Frederick, and the Balto.- Washington...

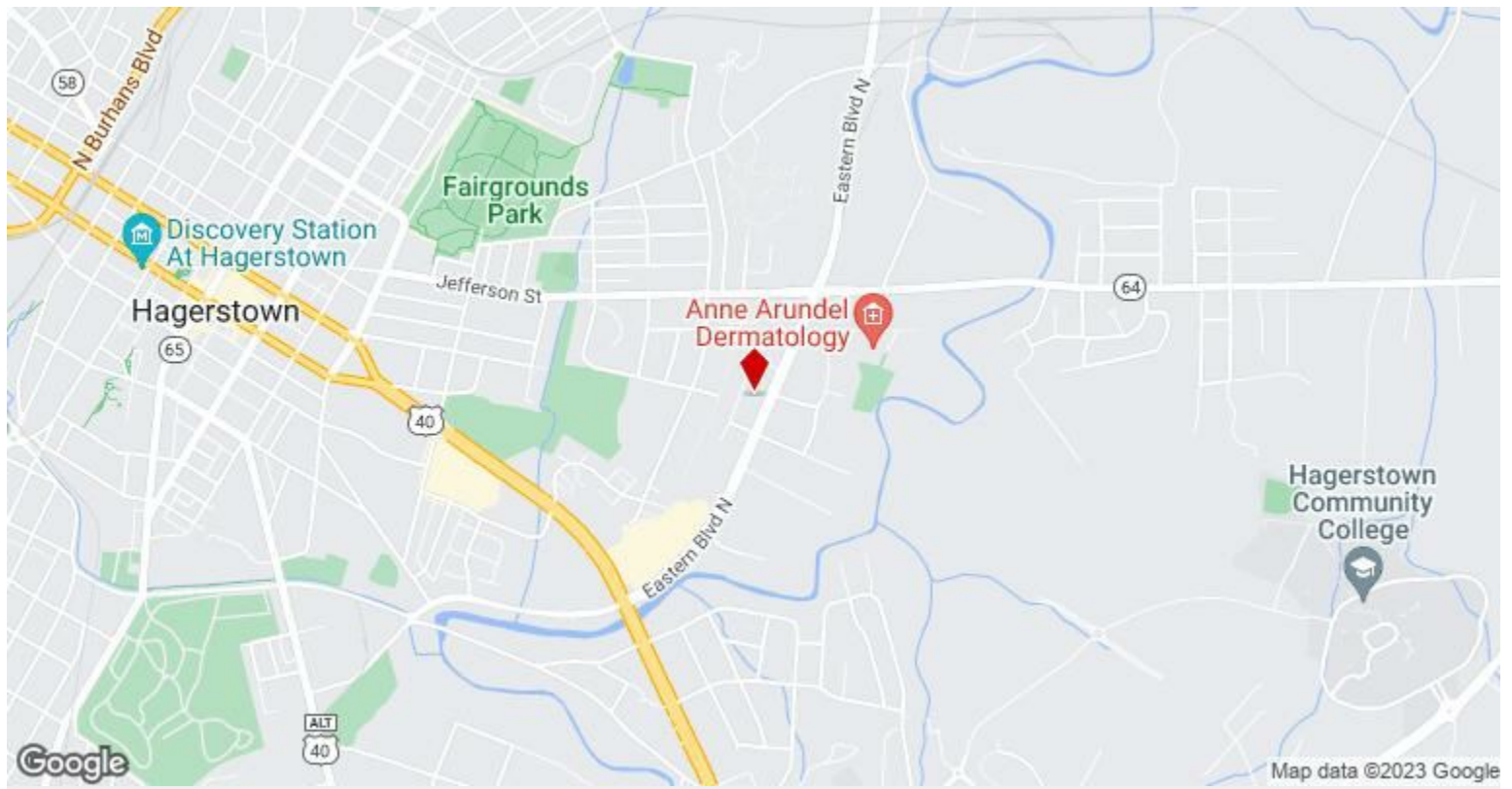


Rental Rate:	\$16.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	23,850 SF
Year Built:	2011
Walk Score ®:	50 (Somewhat Walkable)
Transit Score ®:	18 (Minimal Transit)
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor

Space Available	2,300 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	5 - 10 Years

Property: Class A Medical Building has only one remaining large suite available. Join the Maryland Vision Institute - Surgery Center and Eye Facility. Also a PT firm tenant. Very unique custom-designed medical office facility. The single-story brick office building enjoys frontage on Eastern Boulevard, a high-traffic road at the edge of Hagerstown. Access via Champion Drive, turn in at Sheetz. Shell space ready for Tenant's Improvements. Good parking. Private exterior access to premises. TI Negotiable. Permitted for non-medical office usage as well!



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Property Photos



Building Photo



Building Photo

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