

FOR SALE / LEASE

125 STOAKLEY RD, PRINCE FREDERICK, MD 20678



**Just Delivered Medical Office Building
For Sale/Lease**

Laurie Murphy-Zuiderhof
443.756.5102
Laurie@hyattcommercial.com

Treva Ghattas
301.991.6334
treva@hyattcommercial.com

HIGHLIGHTS

- Across the street from Calvert Health Medical Center
- Walking distance to several medical offices, pharmacies, and Market Square Shopping Center
- Rare option to purchase medical office condo
- First and Second floor direct entrances
- Class A medical office building with beautiful window lines
- Lease suites range from 2000-7500 RSF
- Delivered in a warm lit shell



OFFERING



FOR SALE / LEASE

MEDICAL OFFICE CONDO

Building Size	21,532 SF
Price	Subject To Offer / Negotiable
Parking	Ample parking with 89 parking spaces

SPACES	SPACE SIZE
Medical Office Build-to-Suit	2,000 - 4,500 SF
Second Floor Build-to-Suit	3,500 - 7,500 SF



1ST FLOOR PLAN - 4,500 SF



Bignell

Watkins

Hasser

ARCHITECTS P.C.

ONE PARK PLACE SUITE 200 ANNAPOLIS, MARYLAND 21401

Washington 410.267.8222 Baltimore 410.341.8555
New York 212.254.4442 Annapolis 410.254.2727
Website www.bignellwatkins.com

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Revision Schedule		
#	Date	Revision

LOD

Client:
DR. FARIS HAWIT

Location:
125 STOKLEY ROAD
PRINCE FREDERICK, MARYLAND
20678

Project:
STOKLEY MEDICAL
OFFICE

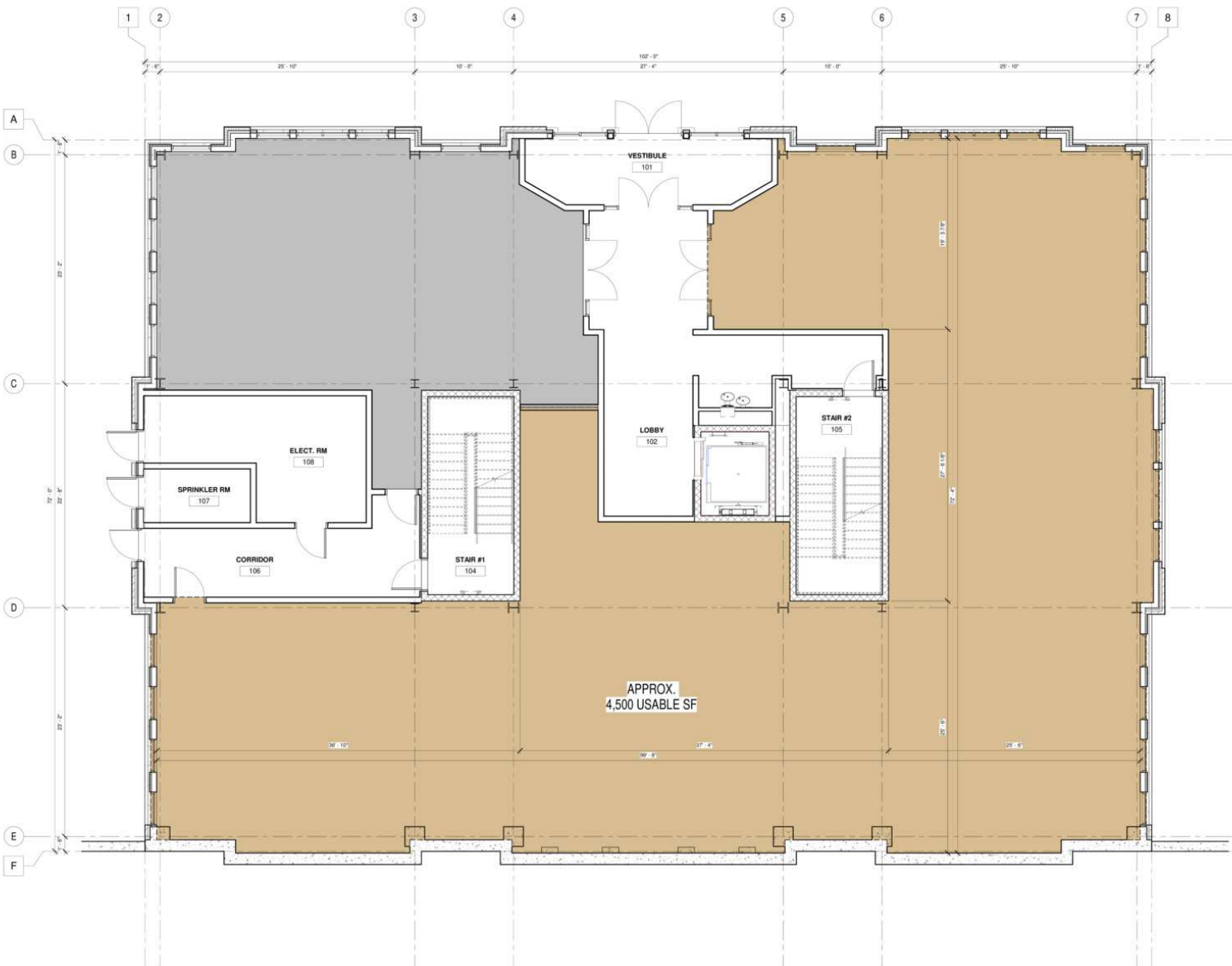
LEASING EXHIBIT -
FIRST FLOOR

Drawn by:
DR

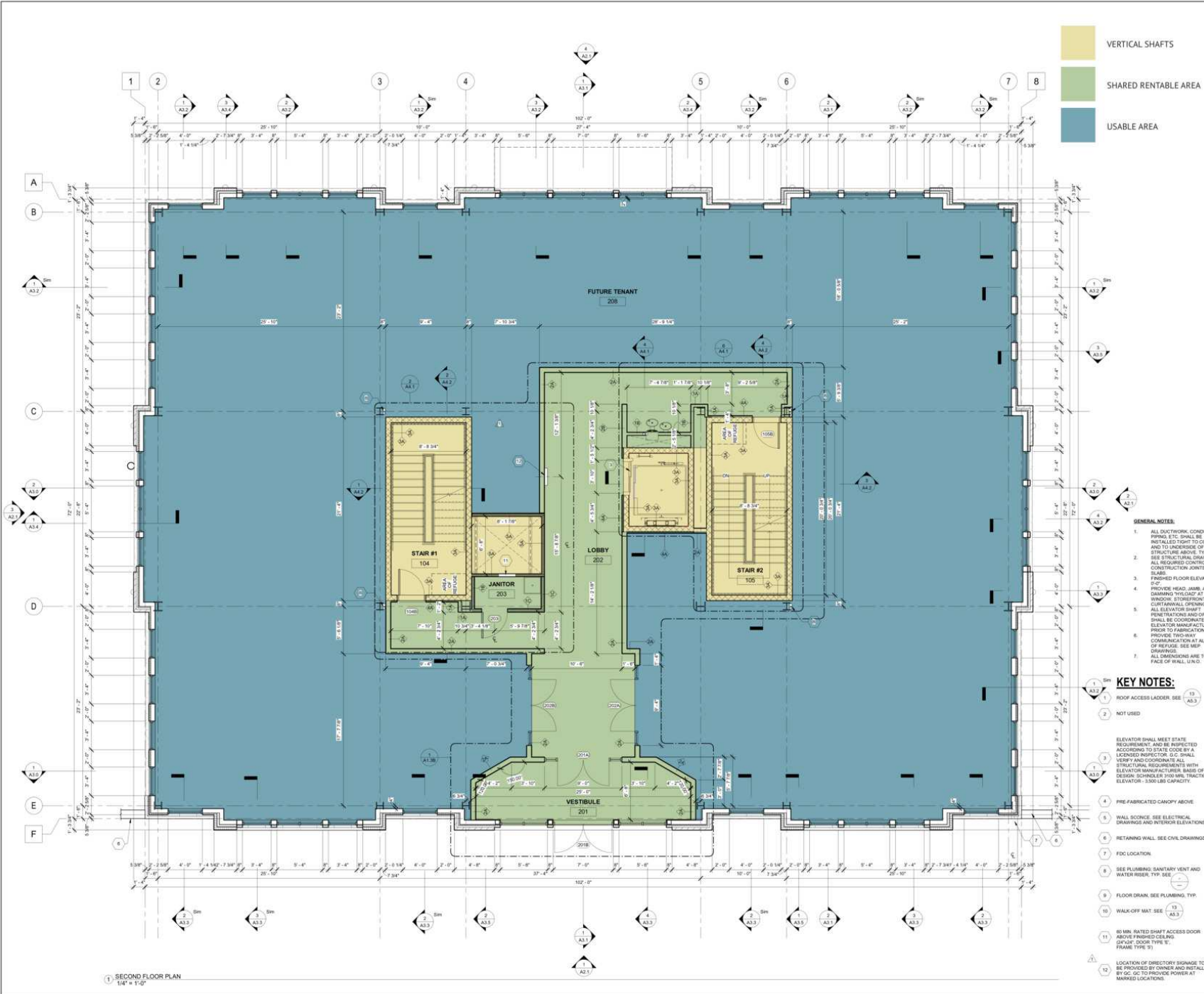
Project No:
20252.01

Date:
08/21/25

SD1.0



SECOND FLOOR PLAN - 7,500 SF



Bignell Watkins Hasser		
ARCHITECTS P.C.		
ONE PARK PLACE SUITE 200 ANNAPOLIS, MARYLAND 21401		
Principal: (410) 291-8225	Architect: (410) 291-8225	
MEP: (410) 291-8225	Engineer: (410) 291-8225	
Website: www.bwh.com		
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FLOOR		
1ST	2ND	3RD
RENTABLE		
7,251.00	6,702.00	6,702.00
TOTAL		
20,655.00		
USABLE AREA		
5,481.00	5,756.00	5,761.00
TOTAL		
16,998.00		
SHARED AREA		
1,770.00	946.00	941.00
TOTAL		
3,657.00		
VERTICAL PENETRATIONS		
584.00	584.00	1,168.00
CORE FACTOR		
21.5%		

Revision Schedule		
#	Date	Revision
1	10/16/22	ADDENDUM #2
2	10/16/22	ADDENDUM #2
3	10/16/22	CONSTRUCTION SET

CONSTRUCTION SET

Client: DR. FARIS HAWIT

Location: 125 STOKLEY ROAD
PRINCE FREDERICK, MARYLAND
20678

Project: STOKLEY MEDICAL
OFFICE

SECOND FLOOR PLAN

Drawn by: DRR

Project No: 2022.01

Date: 02/15/23

Professional Certification
I certify that these drawings were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 12886 Expiration Date 12/31/2025

A1.1B

RETAILER MAP



Park Place Medical Center

CalvertHealth

125 Stoakley Rd

Calvert Middle School

CALVERT COUNTY
HEALTH
DEPARTMENT

Calvert High School

Calvert Family Medicine

TIDEWATER
Dental

PRINCE FREDERICK
DENTAL CENTER

Mill Creek

Prince
Frederick

WILLOW
HI

Dares Be

DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	1,111	11,083	22,529
Households	408	3,786	7,626
Average Household Size	2.7	2.9	3
Average Age	42	40	40
Average Household Income	\$130,566	\$164,002	\$182,898



22,529

Population



3

Average HH Size



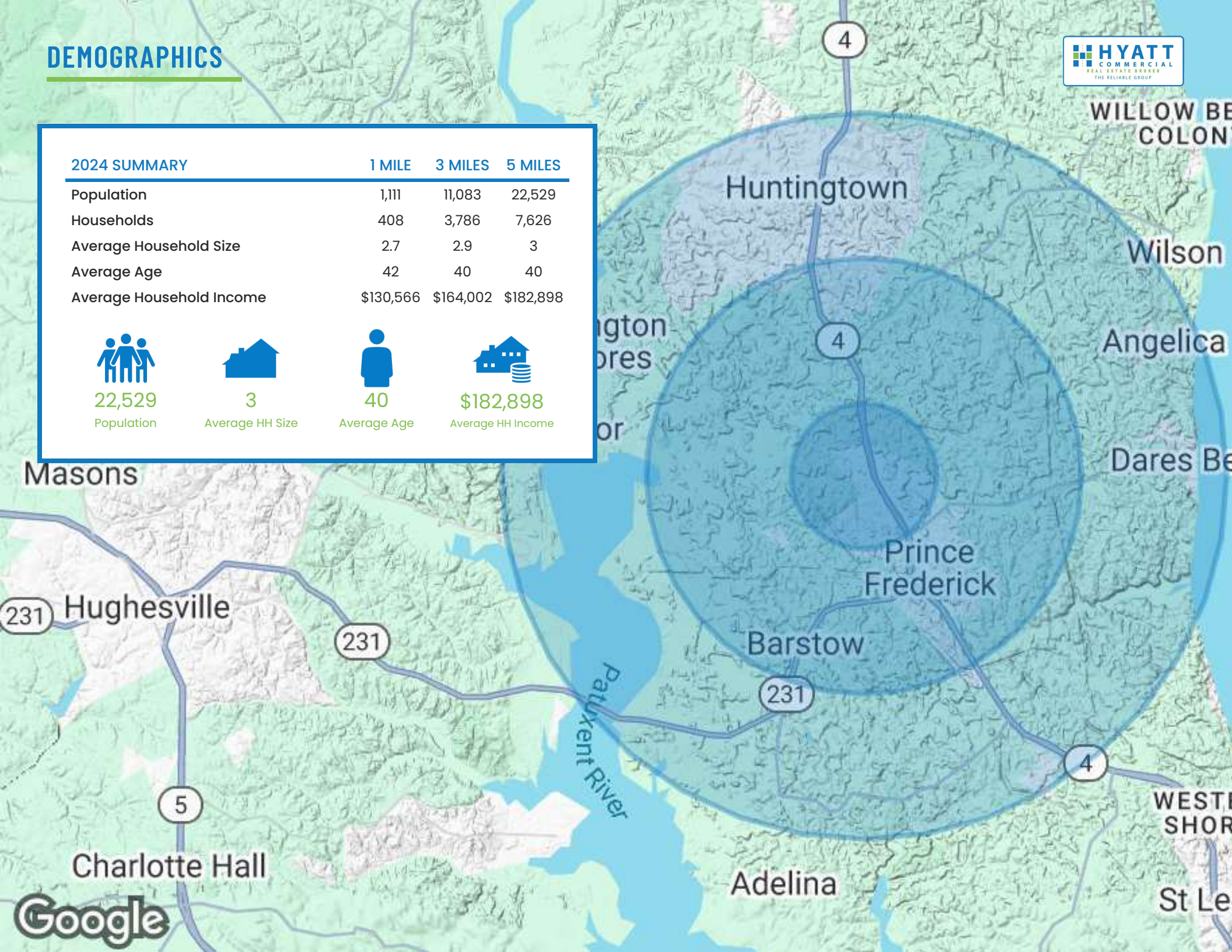
40

Average Age



\$182,898

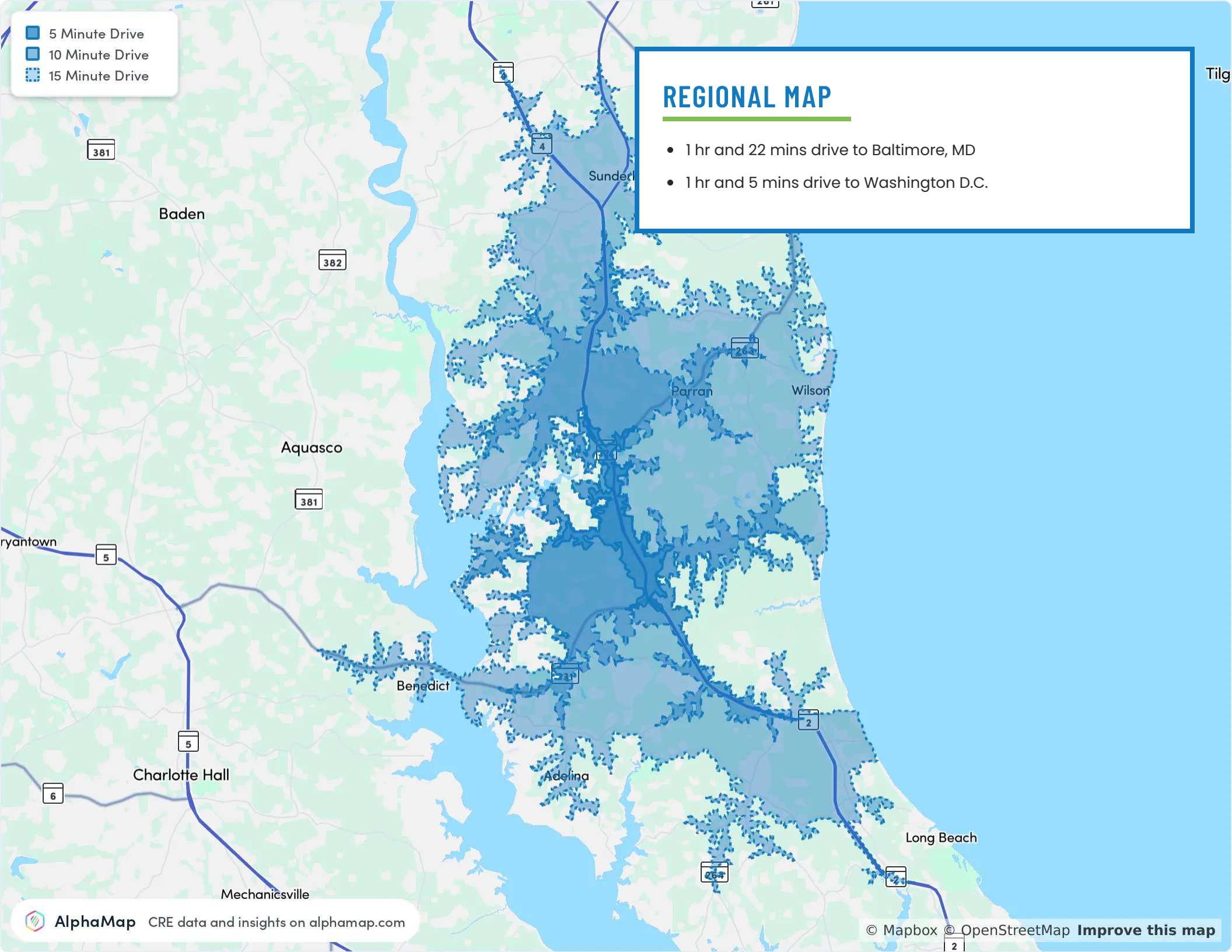
Average HH Income



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 1 hr and 22 mins drive to Baltimore, MD
- 1 hr and 5 mins drive to Washington D.C.





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

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