



BUILDING SPECIFICATIONS

FOR SALE — EXCLUSIVE OFFERING

246 Eastern Blvd, Hagerstown, MD 21740

- Stabilized Medical Office Condos
- Credit Tenancy - DaVita Dialysis, Mid-Atlantic Retina Specialists, and Ability Ottobock.care
- Washington, D.C. Metro Region

Type: Class-A Medical Office

Gross SF: 26,995 SF

Rentable SF: 24,761 SF

Lease Type: NNN

Rent Escalations: 3%

100% Leased



INVESTMENT HIGHLIGHTS

Scheer Partners Capital Markets exclusively presents...

- > **24,761 SF Class-A Medical Condos**
- > **Stabilized Medical Office anchored by DaVita Dialysis, Mid-Atlantic Retina Specialists & Ability Ottobock.Care**
- > **3% Annual Escalations**
- > **100% Leased**
- > **Credit Tenancy**
- > **Triple Net Leases**
- > **Ample free surface parking**



FOR MORE INFORMATION:

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