

SALE / LEASE

FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702



SALE PRICE \$3,950,000
LEASE RATE \$16.00 SF/yr

Deniz Senyurt, CCIM
Commercial Real Estate Associate Broker
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PROPERTY DESCRIPTION

This free-standing, 2-story medical building is located in a heavily populated Frederick market, next to Route 15, strategically positioned in Frederick Medical Corridor. An affiliate of US Oncology Network, Maryland Oncology Hematology, with 15 other locations, occupies the first floor of this building. The vacant ground floor unit is currently built as a radiology center. The access to the vacant space is from the back of the building. Current zoning allows to many uses including office, medical, religious, daycare, learning center etc.

The property has 104 parking spots. This is your chance to own a free-standing building sitting on 1.89 acres of land with a credit tenant paying your mortgage and with a spare 10,000 SF for your own use.

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	2
Available SF:	10,000 SF
Lot Size:	1.89 Acres
Building Size:	20,000 SF
2024 NOI	\$303,918.00
Proforma NOI	\$498,000.00

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PROPERTY HIGHLIGHTS

- Adjacent to Route 15, visible by 11,000 Vehicle Per Day
- Right across from John Hopkins Community Physicians Building
- Demographics of 66,136 Population, \$87,432 Median Household Income, and \$212,274 Median Net Worth in 10 min drive time.
- In the 187 million dollar worth medical health care market
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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in retail, office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Rotary Club of Vienna, Asean American Chamber of Commerce



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