



SUITES AVAILABLE
RANGING FROM
496 RSF AND
UP TO 9,559 RSF

DOCTORS MEDICAL
PARK EAST

DOCTORS MEDICAL
PARK CENTER

DOCTORS MEDICAL
PARK WEST

DOCTORS MEDICAL PARK

10301 GEORGIA AVENUE
2121 MEDICAL PARK DRIVE
2101 MEDICAL PARK DRIVE

Properties



BUILDING HIGHLIGHTS

BUILDING UNDER NEW OWNERSHIP WITH EXPERIENCED MEDICAL OFFICE OPERATOR

ABUNDANT, FREE, AND CONVENIENT PARKING

RENOVATIONS OF COMMON AREAS AND RESTROOMS COMING SOON

CLOSE PROXIMITY TO SILVER SPRING'S HOLY CROSS HOSPITAL AND EASY ACCESS TO MAJOR ROUTES

AGGRESSIVE ALLOWANCE FOR TENANT BUILD OUT/IMPROVEMENTS

MOVE-IN READY MEDICAL AND DENTAL SUITES AVAILABLE

1



SPECIFICATIONS

DOCTORS MEDICAL PARK WEST

10301 Georgia Ave
Silver Spring, MD 20902

 **BUILDING SIZE**
35,000 SF

 **AVAILABILITY**
SUITE 103 - 496 RSF
SUITE 104 - 719 RSF
SUITE 205 - 2,700 RSF
SUITE 208 - 1,025 RSF
SUITE 303* - 1,873 RSF
SUITE 304* - 4,600 RSF
SUITE 306* - 2,107 RSF
***UP TO 9,559 RSF OF CONTIGUOUS SPACE
AVAILABLE ON THE 3RD FLOOR**

 **TENANT IMPROVEMENT ALLOWANCE**
AGGRESSIVE ALLOWANCE FOR NEW
BUILD-OUT IS AVAILABLE

 **PARKING**
PARKING RATIO OF 5:1000

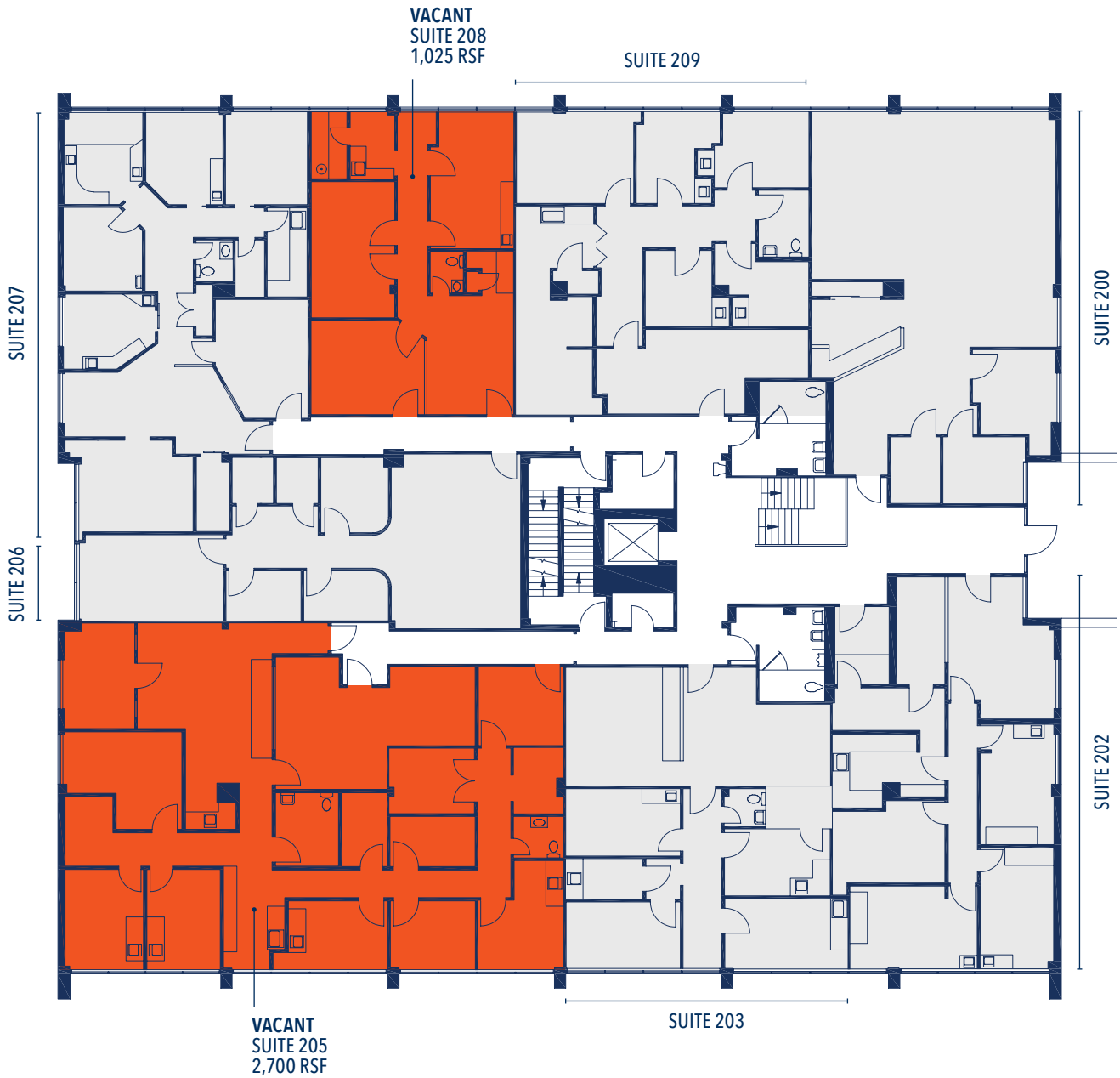
Floorplans | West building

FIRST FLOOR



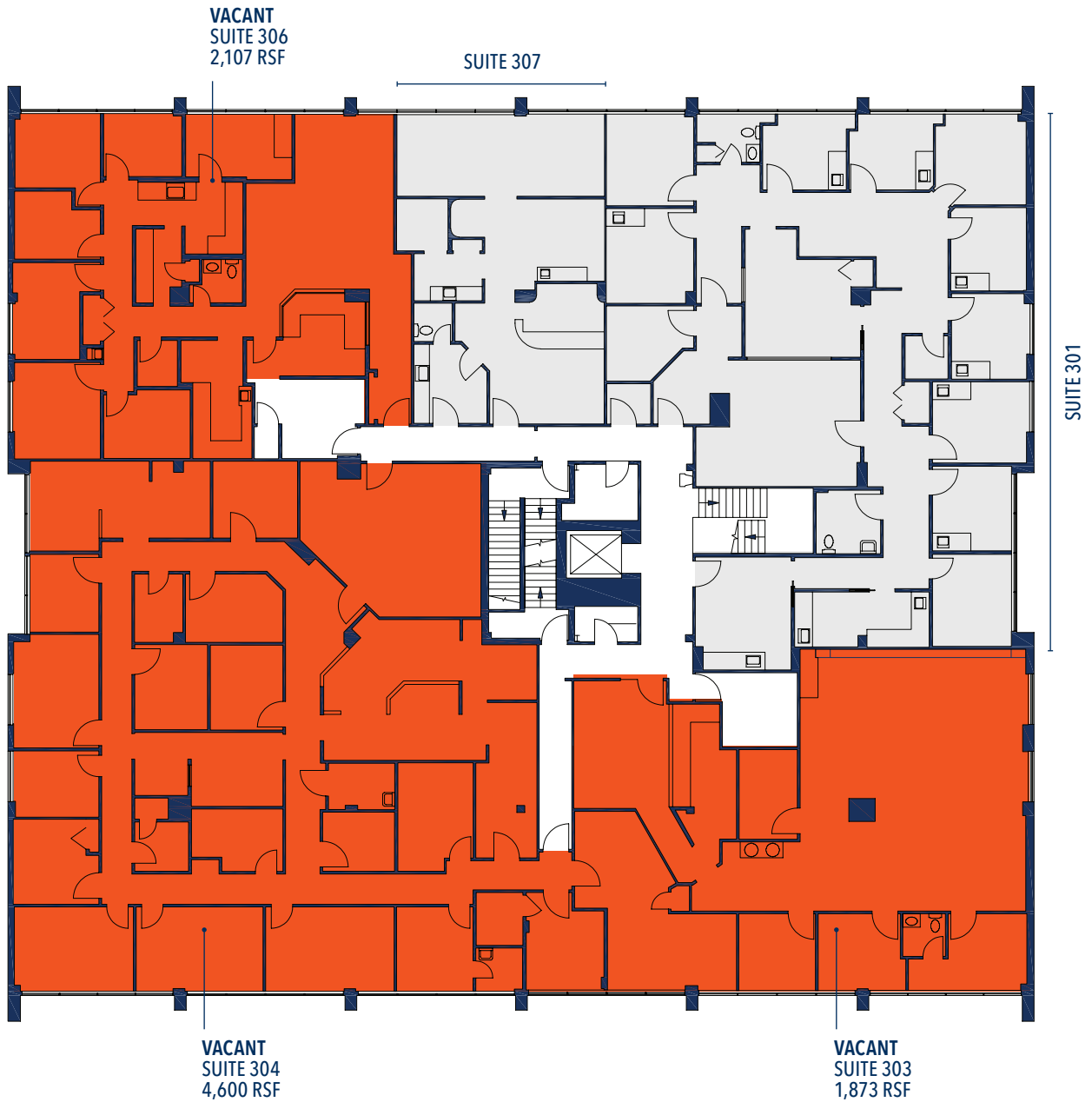
Floorplans | West building

SECOND FLOOR



Floorplans | West building

THIRD FLOOR





SPECIFICATIONS

 **BUILDING SIZE**
24,000 SF

 **AVAILABILITY**
SUITE 7 - 954 RSF
SUITE 101 - 6,312 RSF

 **TENANT IMPROVEMENT ALLOWANCE**
AGGRESSIVE ALLOWANCE FOR NEW
BUILD-OUT IS AVAILABLE

 **PARKING**
PARKING RATIO OF 5:1000

DOCTORS MEDICAL PARK CENTER

2121 Medical Park Dr
Silver Spring, MD 20902

Floorplans | Center building

FIRST FLOOR



3



SPECIFICATIONS



BUILDING SIZE
35,000 SF



AVAILABILITY
SUITE 110 - 7,656 RSF



TENANT IMPROVEMENT ALLOWANCE
AGGRESSIVE ALLOWANCE FOR NEW
BUILD-OUT IS AVAILABLE



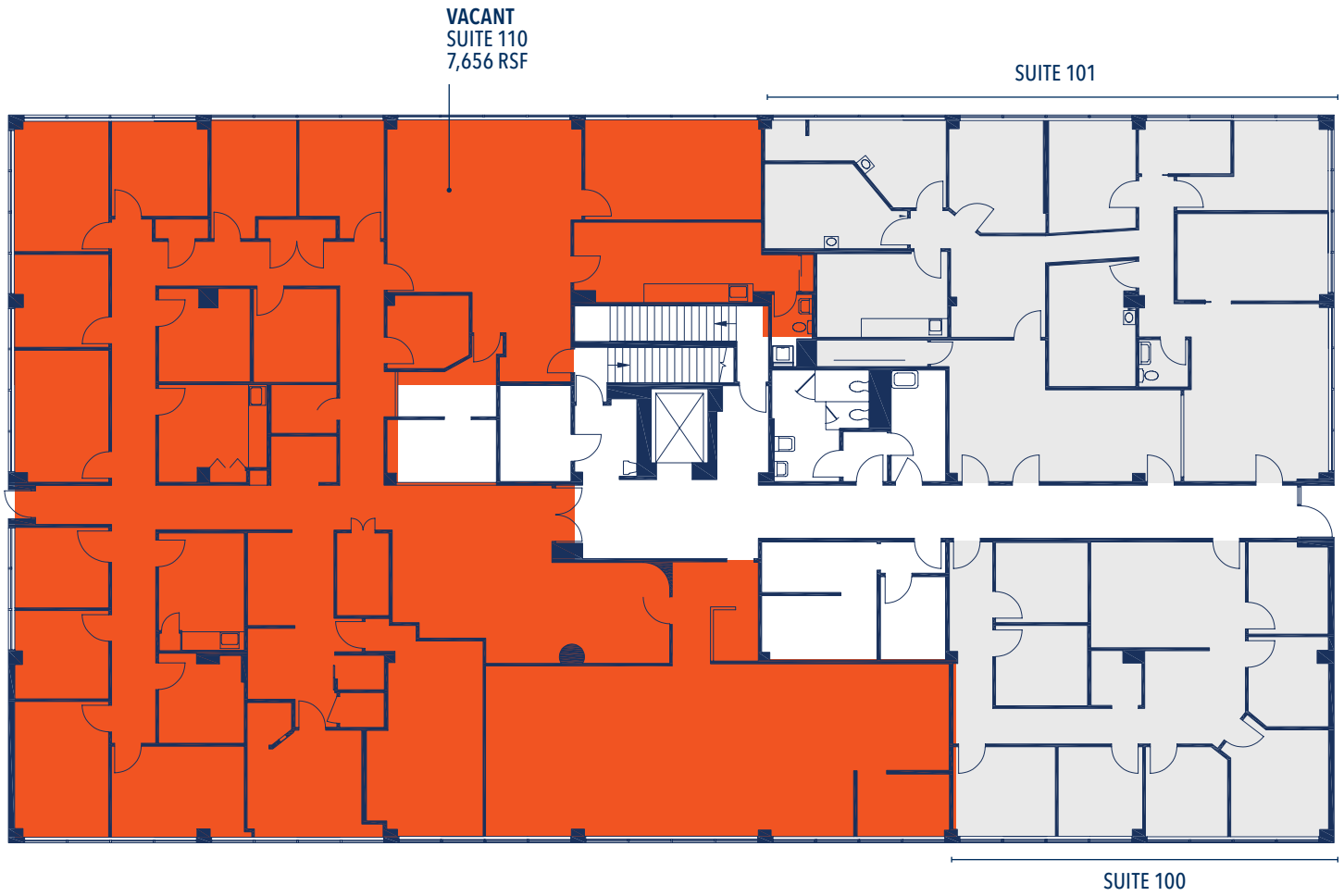
PARKING
PARKING RATIO OF 5:1000

DOCTORS MEDICAL PARK EAST

2101 Medical Park Dr
Silver Spring, MD 20902

Floorplans | East building

FIRST FLOOR

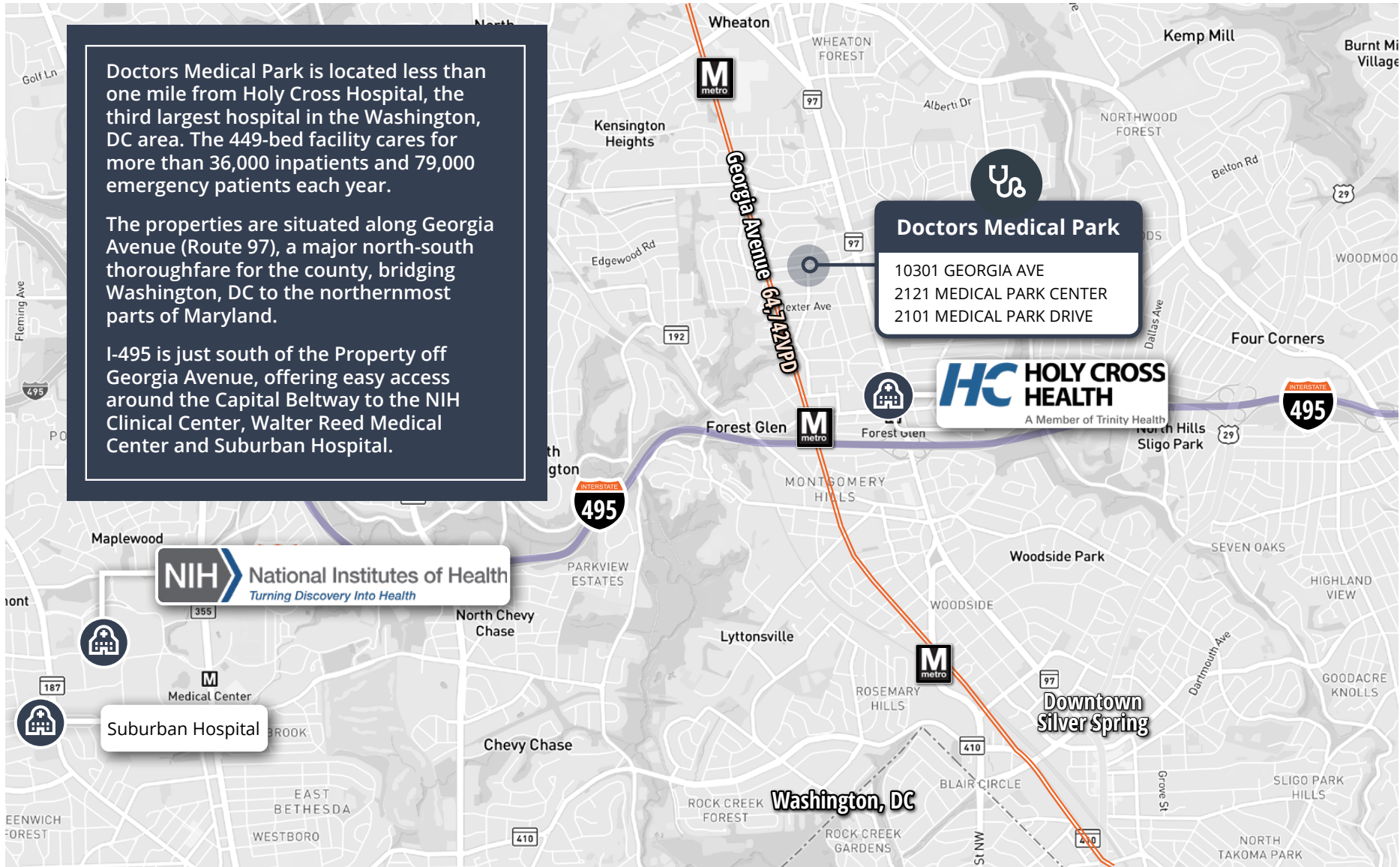


Hospital-adjacent medical park

Doctors Medical Park is located less than one mile from Holy Cross Hospital, the third largest hospital in the Washington, DC area. The 449-bed facility cares for more than 36,000 inpatients and 79,000 emergency patients each year.

The properties are situated along Georgia Avenue (Route 97), a major north-south thoroughfare for the county, bridging Washington, DC to the northernmost parts of Maryland.

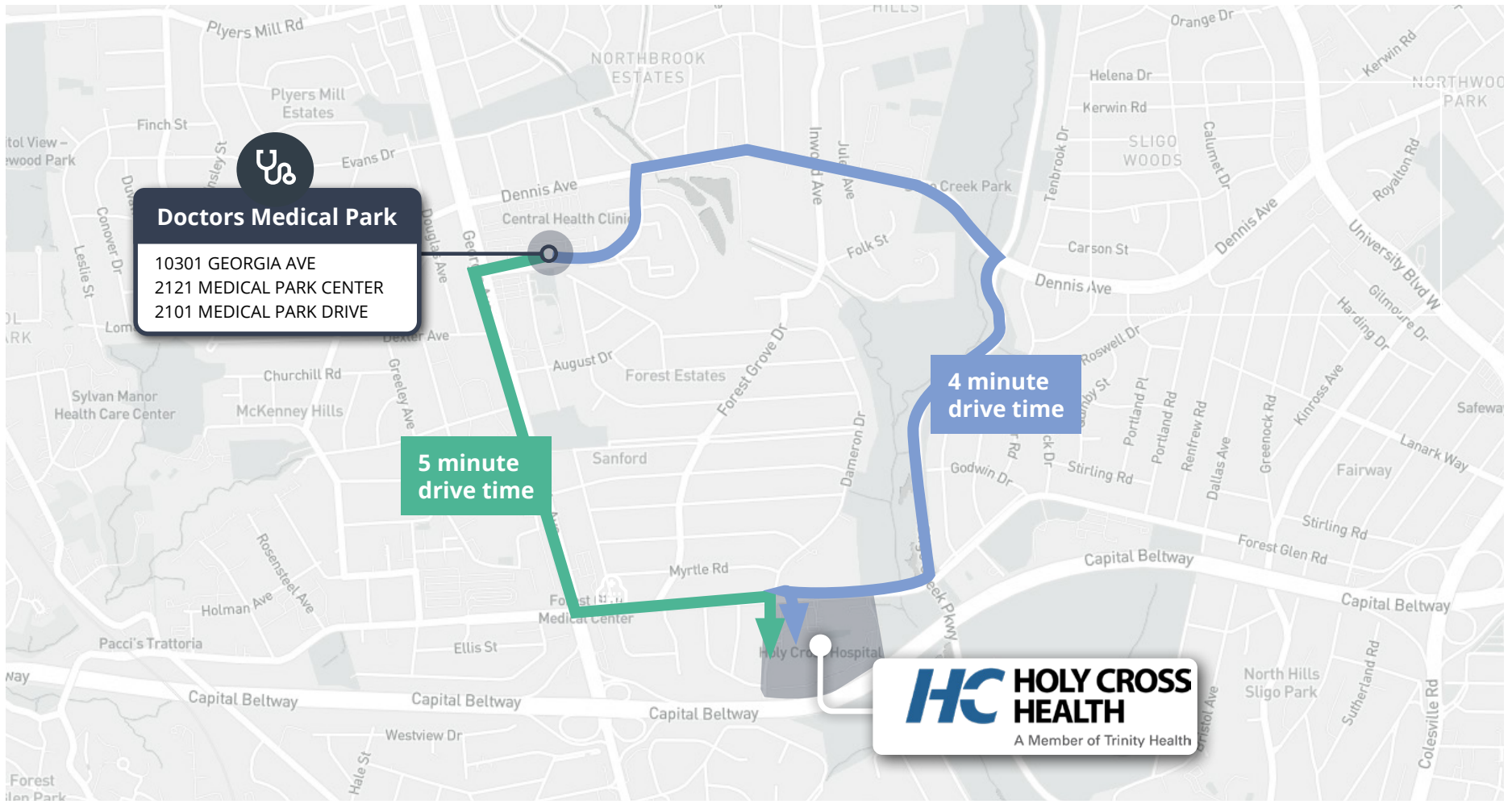
I-495 is just south of the Property off Georgia Avenue, offering easy access around the Capital Beltway to the NIH Clinical Center, Walter Reed Medical Center and Suburban Hospital.





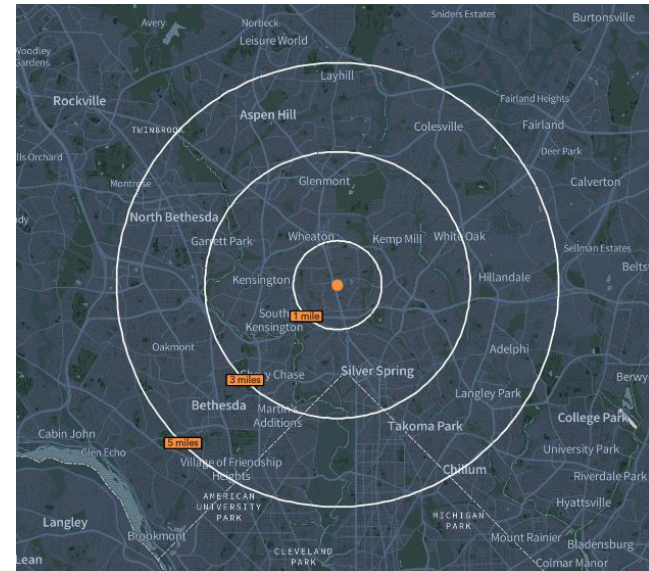
Ideal, bullseye location to capitalize on the best of Montgomery County's patient pool.

Doctors Medical Park is less than one mile from Holy Cross Hospital



Demographics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$116,891	\$110,814	\$106,375
Average Disposable Income	\$106,261	\$105,602	\$104,787
Median Age	38.7	39.0	39.2
Age 65+	15.4%	16.7%	17.5%
White Collar Workers	75.5%	76.0%	71.2%
% of people who have a Bachelor's degree or higher	63.5%	62.4%	58.4%
Average Annual Healthcare Expenditure / Household	\$9,564	\$9,881	\$10,002
% of U.S Average Annual Health Care Expenditure / Household	130%	134%	136%



Micro level demographics

Residents of the Wheaton-Kensington-Silver Spring submarket are exceptionally well-suited to support a robust outpatient clinical market. The patient base is on the higher end of the median age spectrum, around 39 years old, with 17.5% over 65 within a 5-mile radius. They are well educated and affluent with a median household income of \$117,000 within one mile of Doctors Medical Park.

Nearly \$2 billion is spent annually on healthcare products/services within a 5-mile radius, 136% the national average for medical expenditure. Doctors Medical Park's demographic profile is bolstered by Holy Cross Hospital's considerable footprint in the local healthcare industry and its position in a densely residential neighborhood along Georgia Avenue, a major DC commuting artery.

WECONNECT

MEDICAL + REAL ESTATE®

ALEXA GITTLESON SICKELS

ALEXA@GZREALTY.NET

301.906.8188

ANDREW M. PAPANTONIOU

ANDREW@GZREALTY.NET

703.887.2513

3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814 // 301.235.1300 // gzrealty.net

