

FOR LEASE

2401 BRANDERMILL BLVD, GAMBRILLS, MD 21054



Multi-tenant Medical Office Building

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

HIGHLIGHTS

- 42,000 SF Multi-tenant medical office building
- Located in The Village at Waugh Chapel
- Adjacent to Waugh Chapel Towne Centre
- Opportunity to benefit from the synergies created by the existing tenant mix
- Convenient location with strong surrounding local demographics
- A short walk to a variety of retail, dining, service & entertainment options
- 2nd Generation Medical Space

OFFERING



FOR LEASE

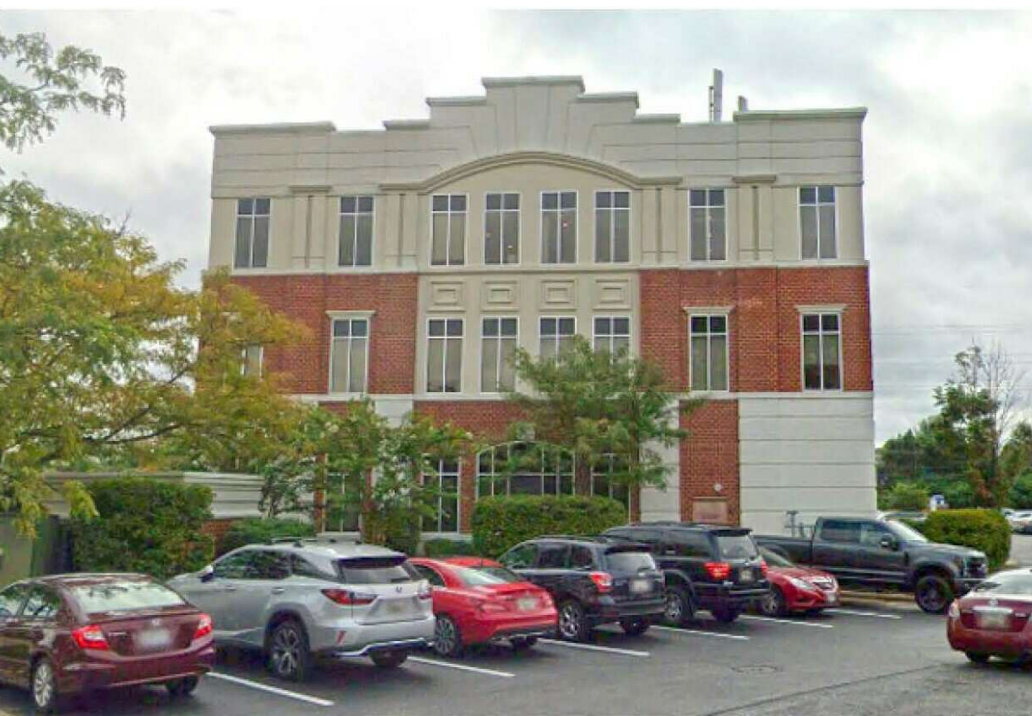
OFFICE SPACE

Price Negotiable

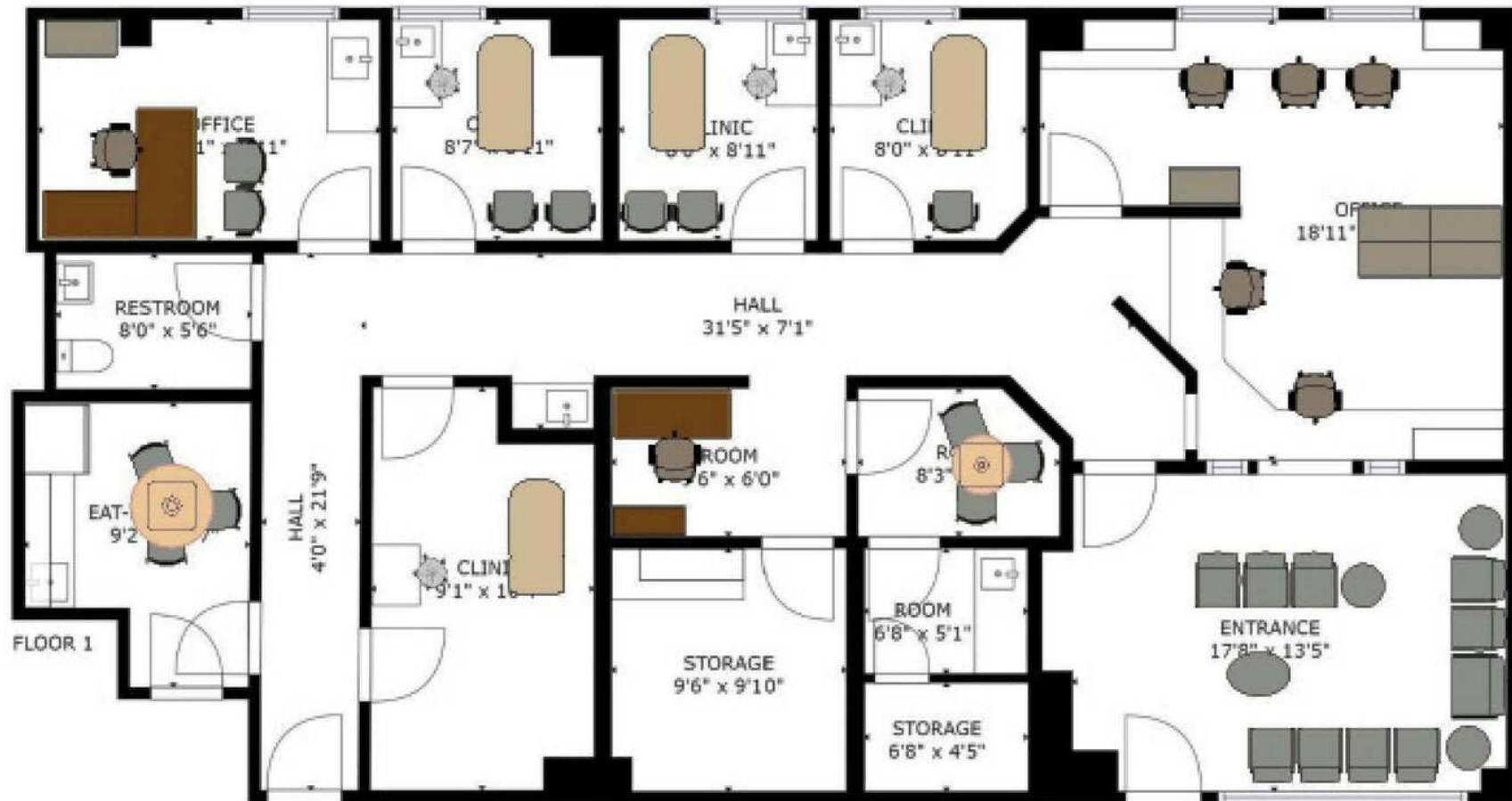
SPACES	SPACE SIZE
Suite 310	1,870 SF
Suite 340	2,070 SF



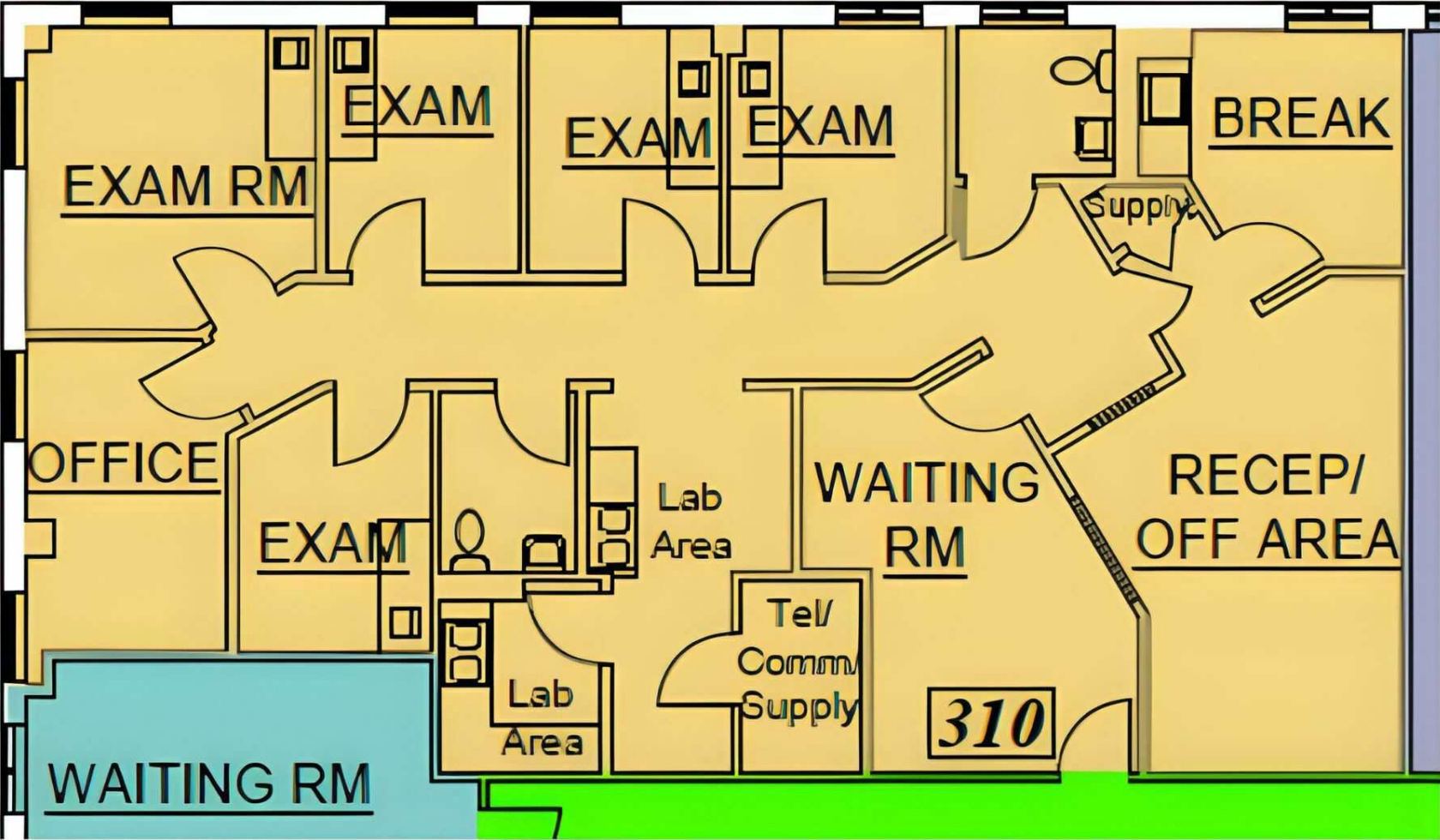
ADDITIONAL PHOTOS



FLOOR PLAN_SUITE 340 - 2,070 SF



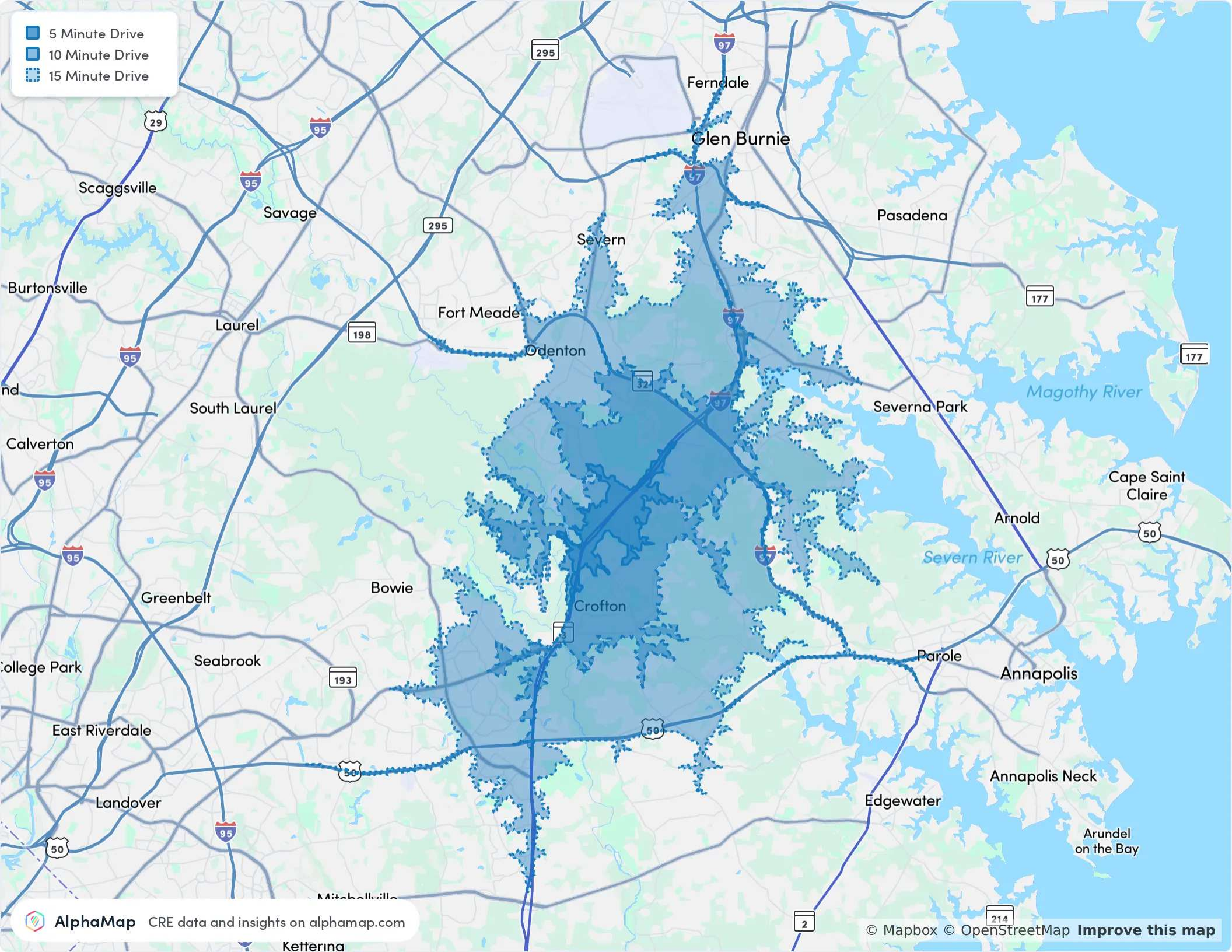
FLOOR PLAN_SUITE 310 - 1,870 SF



RETAILER MAP



5 Minute Drive
10 Minute Drive
15 Minute Drive



2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	11,249	59,750	95,147
Households	4,219	22,109	35,449
Average Household Size	2.7	2.7	2.7
Average Age	37	39	39
Average Household Income	\$178,200	\$178,878	\$175,951



95,147

Population



2.7

Average HH Size



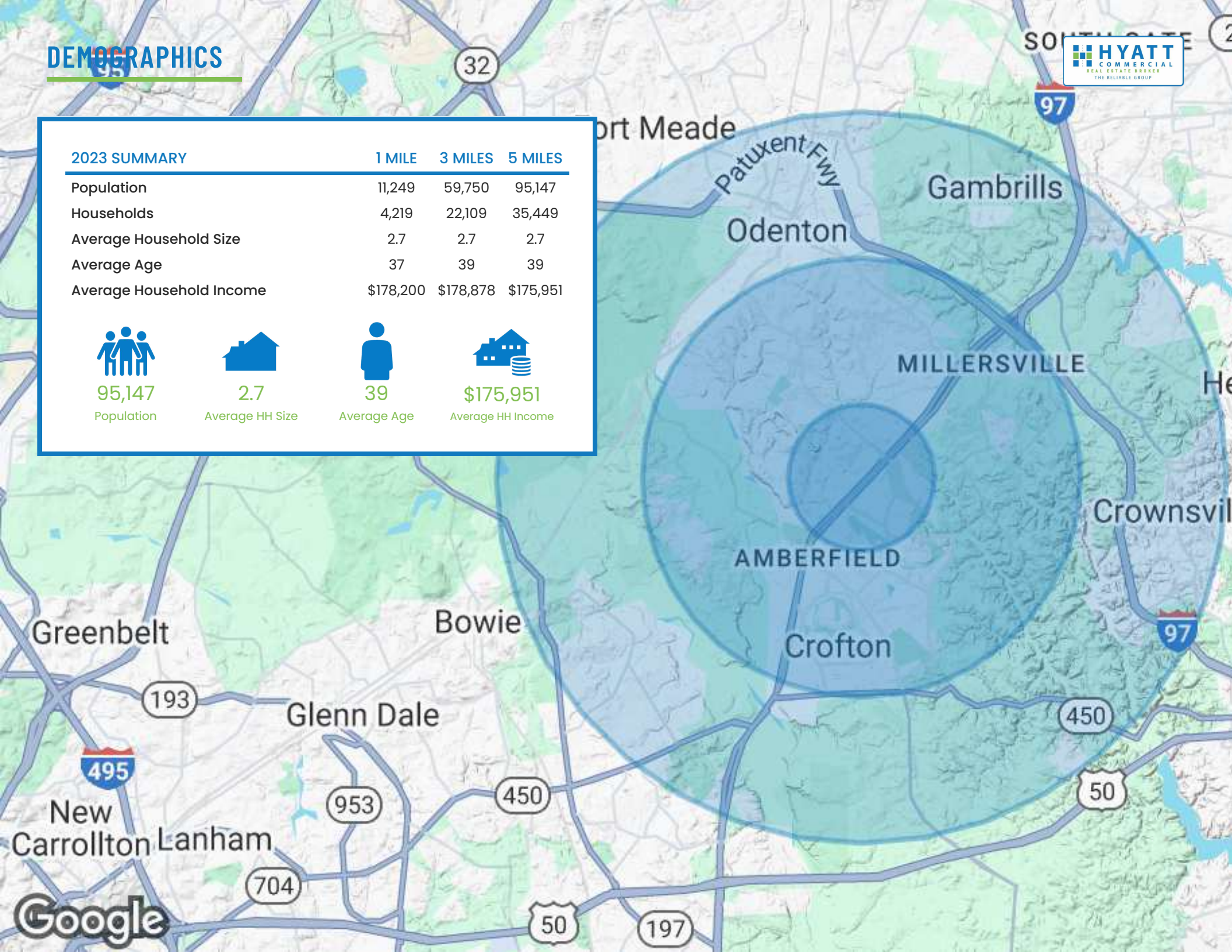
39

Average Age



\$175,951

Average HH Income





CONTACT

HYATT COMMERCIAL

410.266.8800

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

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.