

For SALE (Ideal for OWNER OCCUPANT)
Laurel Lakes Medical Center
13900 Laurel Lakes Avenue
Laurel, MD 20707



Sale Price: Not Disclosed
Rentable SF: 23,665
Occupancy: 50%
First Floor – Vacant
12,000sf



For more information contact:

Vipin Desai

VIP Properties, Inc.

301-523-6652

vdesai@vip-propertiesusa.com

Real Estate for Very Important Professionals & Businesses.

Property Description

- ❖ Professional, well-lit Class B+ property.
- ❖ Plenty of Parking.
- ❖ Hotel & Restaurants in walking distance.
- ❖ Great window line.
- ❖ Located off Route 1
- ❖ Easy access to I-95 & BW Parkway I-295, ICC
- ❖ **Other Tenants Include:** Children's Medical Center, Winfrey Spa Dental, Allergy Care, Prince George's County Department of Health

For SALE

13900 Laurel Lakes Avenue, Laurel MD

Property Highlights

The Property is located in a very desirable area of the city of Laurel, Prince George's county of Maryland. It is off the Route 1, and minutes from Beltway, BW parkway and ICC highways. Laurel Lakes shopping center is a block away - lots of restaurants, grocery store, electronic store, home & gardening store, etc.

- Beautiful Class B+ 2 story Medical Building
- Plenty of Parking and outdoor patio
- Steps away from Laurel Lakes Shopping Center Safeway, Best Buy, Lowes, TGI Friday, Pot Belly and many more stores, restaurants and hotels. (Need to insert logos)
- Proximity to Route 1, ICC Highway, Route 198, BW Parkway, I-95, I-495
- Competitive Rental Rates & flexible leasing terms
- Customized interiors & tenant improvements allowance
- Responsive, courteous management services

Building Features:

- ADA compliant
- Well secured with video cameras (inside and outside)
- Afterhours access via card reader system at the main building entries
- Sprinkler system
- Beautiful lobby on the first floor and on 2nd floor
- Elevator

Proximity to federal agencies and universities:

- National Institutes of Health (NIH),
- U.S. Food and Drug Administration (FDA),
- National Institutes of Standards and Technology (NIST),
- Health and Human Services (HHS),
- University of Maryland (UMD),
- Center for Biological Research and Johns Hopkins University.



For more information contact:

Vipin Desai
VIP Properties, Inc.
301-523-6652

vdesai@vip-propertiesusa.com

First Floor Space for Lease – Corporate Office/ Professional/Medical/Lab IDEAL for OWNER/OCCUPANT

Suite 100 Description :

- First floor with 5 entrances
- Window lining around three (3) sides of the suite
- Former Lab for cytology, pathology, services
- Warehouse space for storage
- Very Large cafeteria
- Data Center and Network room
- Over 10 offices, Conference room and open area for cubicles
- Separate and dedicated electric meters
- Dedicated HVAC systems
- Separate access control security system

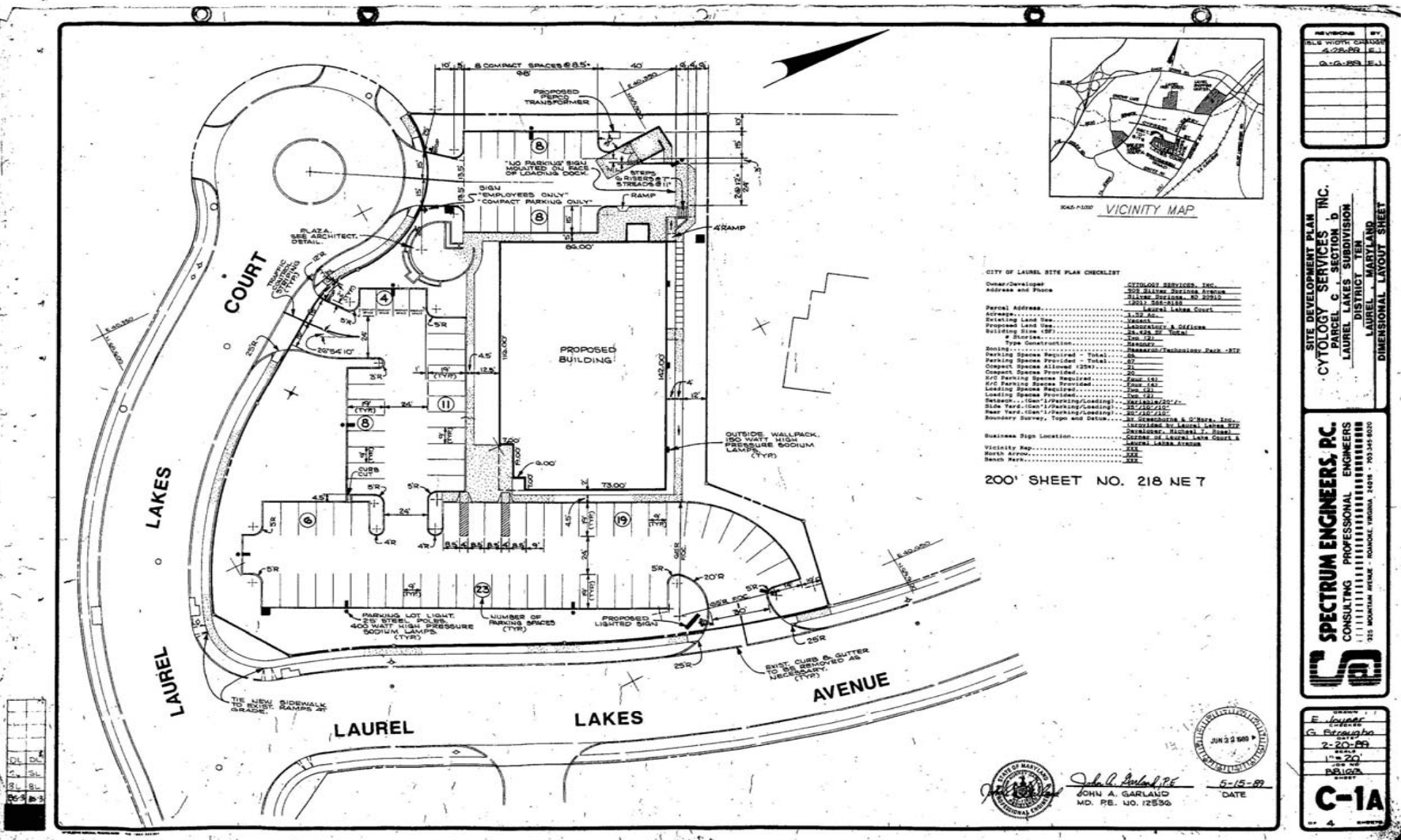
Ideal for:

- Corporate Office
- Bio-Medical R&D center or processing lab
- Medical Use – Urgent Care, MRI center, Outpatient Ambulatory Care Center, Dialysis Center, etc.
- School (charter or private)
- Day care Center (Child or Adult)
- Nursing Home
- Professional (medical or non-medical) offices



For more information contact:
Vipin Desai
VIP Properties, Inc.
301-523-6652
vdesai@vip-propertiesusa.com

Site Plan



Second Floor Layout

A-6	2ND FLOOR AREA CALCULATION		V.P. PROPERTY INC.	2800 Georgia Avenue, NW, Suite 100A Washington, DC 20007 202-432-4382
	DATE: 11/28/2012			
13900 LAUREL LAKES AVE LAUREL, MARYLAND				