

CLASS A OFFICE  
FOR SALE OR LEASE

14750 SWEITZER LN  
Laurel, MD 20707







### PROPERTY DESCRIPTION

This fully renovated Class A office offers approximately 16,880 square feet of beautifully designed space, ideal for medical training centers, healthcare practices, and professional office users.

The layout features a mix of private offices, cubicle workstations, and a large open area perfect for assembly, training, or conferences. Amenities include two modern kitchens, four restrooms, a new roof (2025) with solar panels, outdoor picnic area, and abundant on-site parking. The building is zoned I-E (Industrial Employment), offering flexibility for a range of medical and professional uses.



### PROPERTY HIGHLIGHTS

- Total of 16,880± SF of Class A office
- Fully renovated, with high-end and modern finishes
- Beautifully designed multi-office & cubicle space
- Large open area for assembly, training & conference
- Two kitchens and four restrooms
- New roof (2025) with solar panels
- Abundant surface parking
- Outdoor picnic area
- Masonry construction
- Zoned I-E (Industrial Employment)

### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price:   | \$3,700,000 |
| Lease Rate:   | Negotiable  |
| Available SF: | 16,880 SF   |



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14750 SWEITZER LANE



**Naimichael**

**JAMES F. MIERS**  
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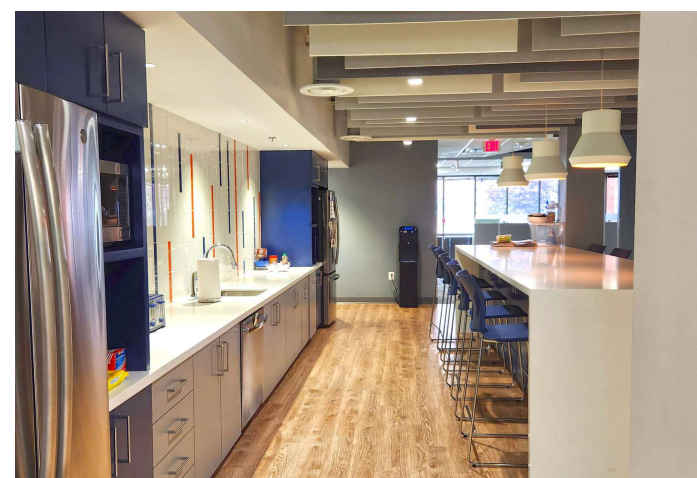
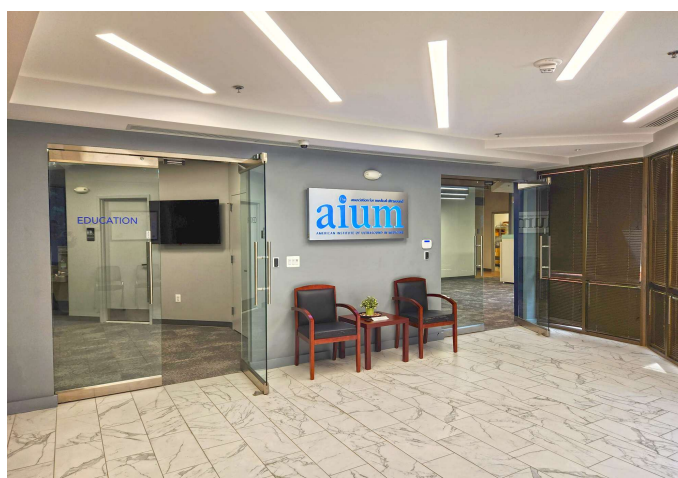
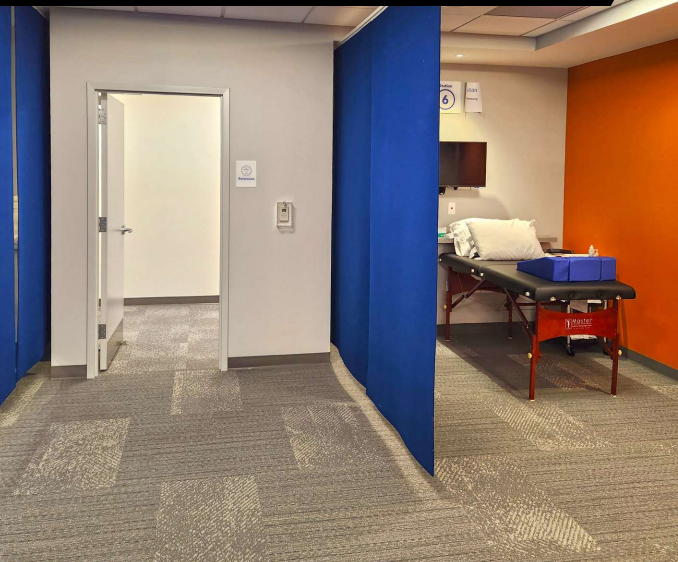
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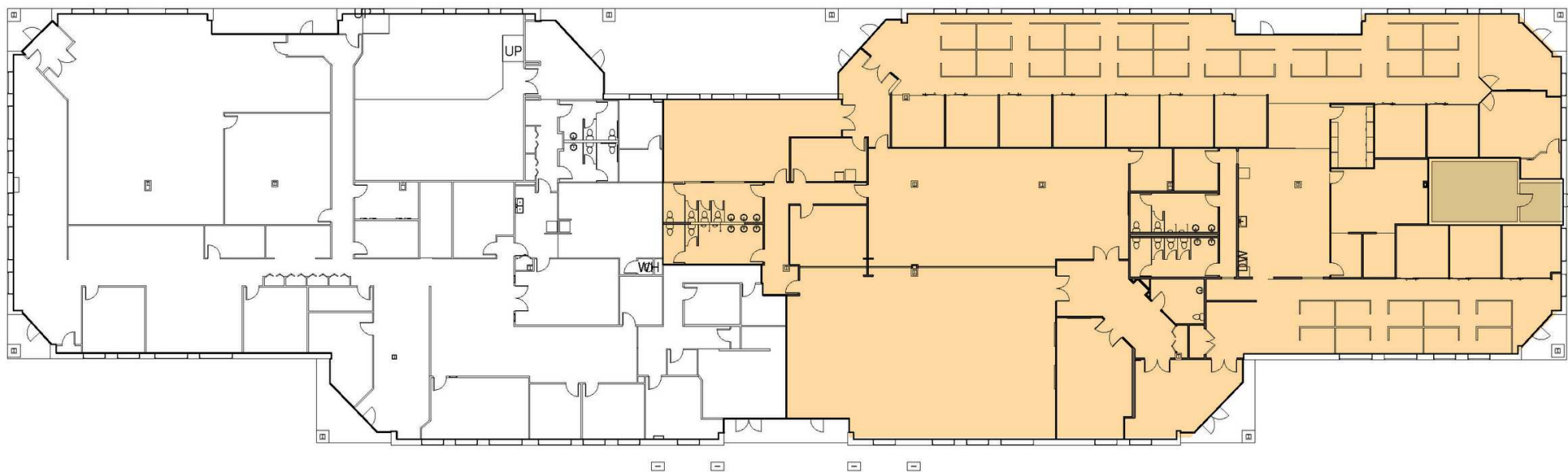
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## SUITE 100 - 16,880 SF



**GTM**

**GTMARCHITECTS**

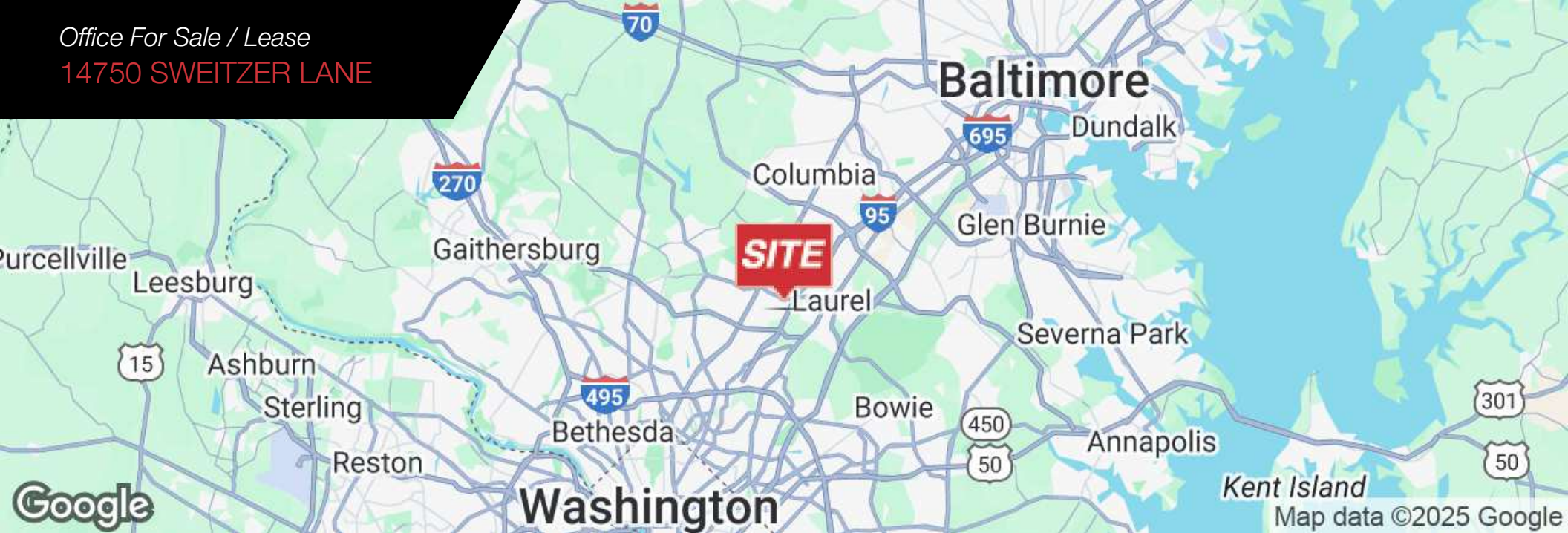
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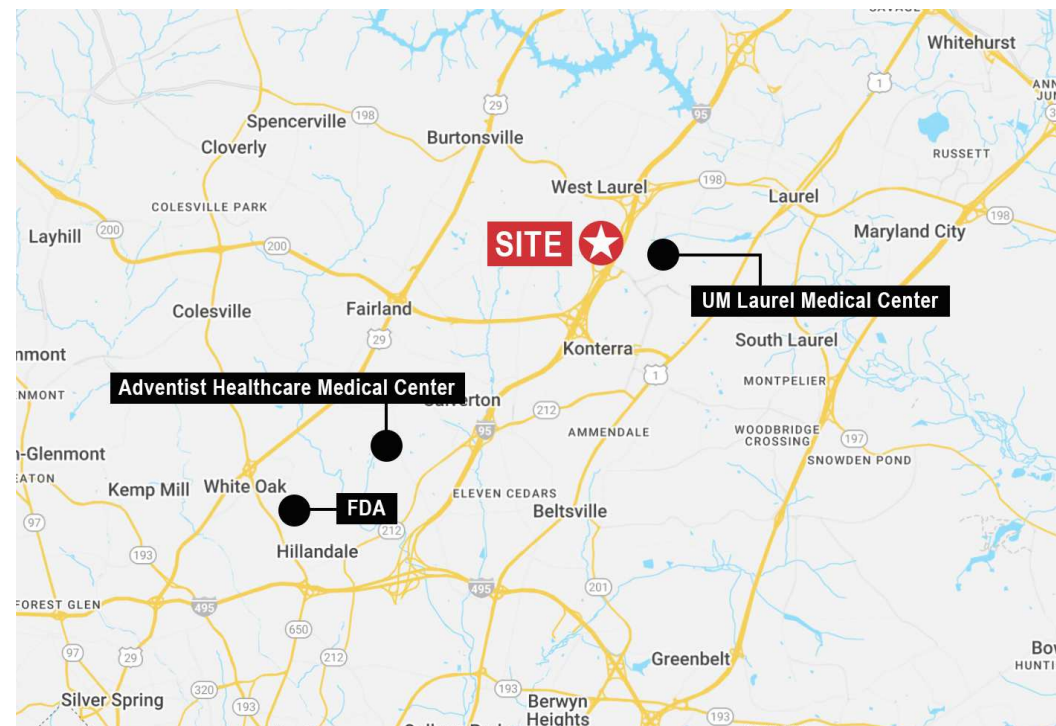
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



#### LOCATION DESCRIPTION

Strategically located in Laurel, MD, 14750 Sweitzer Lane offers prime access within the Washington DC–Baltimore corridor. Just minutes from major highways including I-95, Route 1, Route 29, and the Intercounty Connector (MD 200), the property ensures seamless regional connectivity. The property is proximate to shopping centers offering dining, pharmacy, grocery, and hospitality options.

Additionally, 14750 Sweitzer Lane is close to leading medical institutions such as the UM Laurel Medical Center, Adventist HealthCare White Oak Medical Center, and FDA's White Oak campus. With its accessibility, infrastructure, and affluent suburban setting just 25 minutes from BWI Airport, 14750 Sweitzer Lane is an ideal destination for medical practices and healthcare organizations.








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DEMOGRAPHICS

|         |  |  |  |
|---------|---|---|---|
|         | POPULATION  | HOUSEHOLDS  | AVG. HOUSEHOLD INCOME   |
| 1 Mile  | 4,246   | 1,518   | \$178,195   |
| 3 Miles | 82,175  | 30,034  | \$136,809   |
| 5 Miles | 206,117   | 73,201  | \$144,344   |

Demographics data derived from AlphaMap



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