

LEASE

MOVE IN READY MEDICAL OFFICE FOR LEASE

801 Toll House Avenue Suite F1 Frederick, MD 21701

LEASE RATE

\$2,950.00 per month



COLDWELL BANKER
COMMERCIAL
REALTY

Deniz Senyurt
571 271 6604

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A photograph of a brick building with a sign that reads "FREDERICK MEDICAL 801 TOLL HOUSE AVENUE". The building has a brown door and several windows with blinds. The sign is mounted on a brick wall in the foreground.

FREDERICK MEDICAL
801 TOLL HOUSE AVENUE

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LOCATION DESCRIPTION

The property at 801 Toll House Avenue is located in Frederick, Maryland, within a market area of 80,000 people and a median income of \$90,000. It is minutes from Frederick Health Hospital, across from Frederick Health Urgent Care, and near College Park Plaza Shopping Center. This location provides easy access to important health services and retail options, making it suitable for healthcare businesses aiming to attract customers from these facilities.

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PROPERTY HIGHLIGHTS

- 3 Exam Rooms, 1 Laboratory, 1 large treatment room and reception
- Wheelchair access
- Plenty of onsite parking
- Minutes away from Frederick Health Hospital
- Across Frederick Health Urgent Care and College Park
- Plaza Shopping Center



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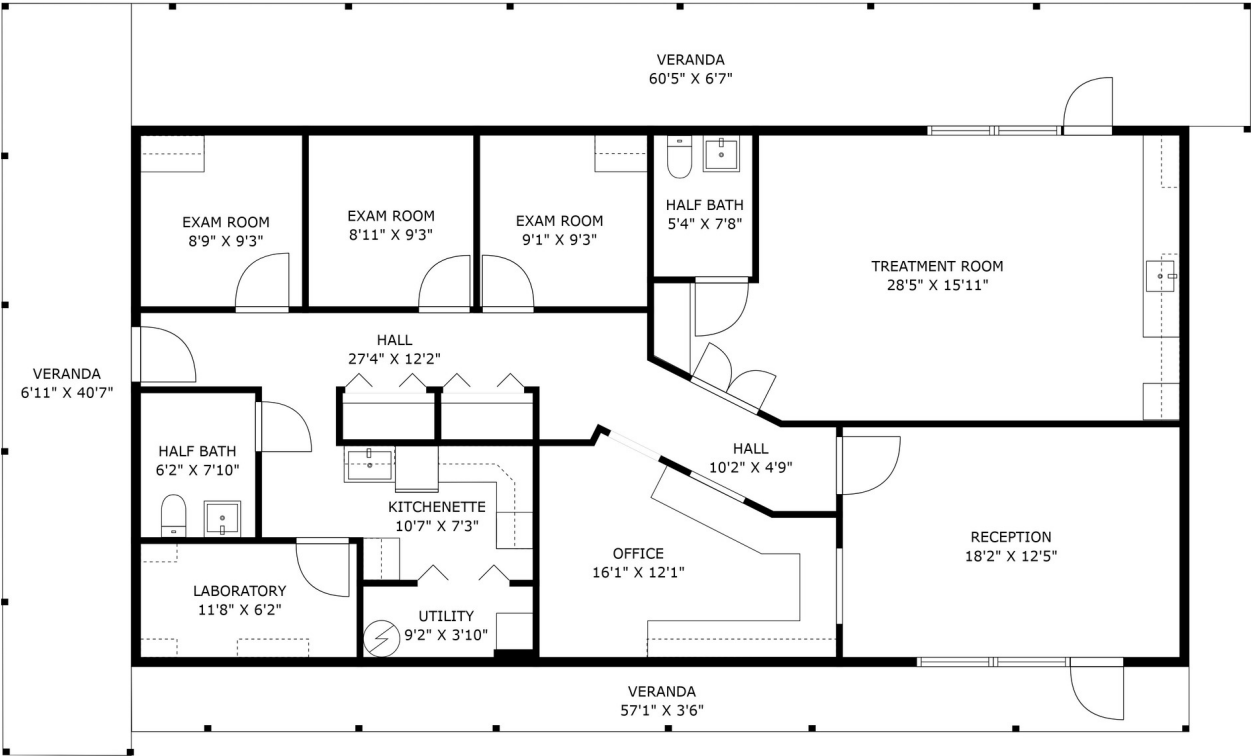
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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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 medical 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

DENIZ SENYURT, CCIM
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Associate Broker
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