



## FOR SALE

3.6 Acre Class A Medical Office Building Development Site

9620 Lottsford Court, Largo, Maryland 20774

**\$12,000,000**

Marcus N. Daniels  
+1 301 275 4005 • [mdaniels@naimichael.com](mailto:mdaniels@naimichael.com)

10100 Business Parkway | Lanham, MD 20706

+1 301 459 4400 | [naimichael.com](http://naimichael.com)



## PROPERTY DESCRIPTION

- A 3.6 +/- acre site zoned RTO-HE (Regional Transit Oriented High Intensity) located in close proximity to the University of Maryland Capital Regional Health Center, a \$700 Million new state of the art hospital at Largo Metro Station on the Blue Line.
- Partial entitlements including an approved preliminary site plan currently in place for the development of a Class A 97,600 SF medical office building. Full entitlements including the approval of the detailed site plan is anticipated to be completed by December 2023.
- Following the approval of the detailed site plan, the estimated construction timeline is approximately 18 months, which could be completed by mid-2025.
- The current projected construction budget for the project is between \$36 Million and \$38 Million.
- Federal and state funding totaling over \$4.6 Billion has been deployed to counties and mental health and drug and addiction practitioners to provide essential healthcare services.

## PROPERTY LOCATION

The site provides an opportunity to offer state-of-the-art services and a variety of amenities that patients and families desire from their healthcare providers. Conveniently located eight miles east of Washington, D.C., this medical facility is closely located to the key population centers in our area as realized by most physicians. It's just minutes away from Capitol Hill, Alexandria, and all of Prince George's County. Best of all, it is directly accessible from the Capital Beltway, I-95, I-495 and I-295.

