

LEASE

205 PROFESSIONAL BUILDING

205 Center St Mt Airy, MD 21771



LEASE RATE

Negotiable

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Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

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PROPERTY DESCRIPTION

Three-floor free-standing office building sitting on 1.63 acres is for lease/sale. Occupied by Lab Corp, Maryland Oncology and Hematology, John Hopkins Entacare, Mt Airy Tax and Accounting LLC, multi-specialty Medical Doctors, and Mt Airy Police Station. Its commercial and industrial zoning allows many different uses, including retail units on the first floor.

The landlord is motivated to lease, will offer a sizeable Tenant improvement allowance and free rent. Inquire about the details. Ask about potential partial sale.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,700 - 6,500 SF
Lot Size:	1.63 Acres
Building Size:	28,656 SF

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LOCATION DESCRIPTION

Easily accessible from major highways of I-70 and Route 27, this 3-floor building is located in Downtown Mt Airy. 95% of the population of 20,454 people within 10 minutes drive time of this property have high school and higher education, 44% have Bachelor/Grad/Prof Degrees, and have a median income of \$126,633. This property is ideal for medical use as it is at the centre of the \$152 Million worth of healthcare market.

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PROPERTY HIGHLIGHTS

- Easy access from major Highways of I-70 and Route 27.
- Free-standing building sitting on 1.63 acres
- Commercial/Industrial zoning supports many uses
- Has retail component
- Highly educated population of 20,514 in 10 min drive time
- At the centre of the healthcare market of \$152 Million
- Plenty of free onsite parking

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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker 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 graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

DENIZ SENYURT, CCIM

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MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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