

SUBLEASE EXPIRATION:
MAY 31, 2026

MEDICAL OFFICE SPACE FOR SUBLEASE



WHAT MATTERS TO YOU >

LOCATION

MEDSTAR MONTGOMERY
MEDICAL CAMPUS

SIZE

4,817 RSF

PHYSICIANS OFFICE BUILDING

18111 PRINCE PHILIP DRIVE
SUITES 323 & 326
OLNEY, MD 20832

ADDITIONAL FEATURES

- Offering aggressive sublease terms in a premier medical campus.
- Ample parking and strong referral potential.
- Suite 323 (Clinical Side): Spacious waiting area, 9 exam rooms, 3 physician offices, ADA restroom, large reception with check-in/check-out, DEXA room, central nurses station, and 2 x-ray viewing areas.
- Suite 326 (Infusion & Support): 7 curtained infusion bays, restroom, nurses station, x-ray room, storage room, and staff lunchroom.
- Excellent opportunity for specialties such as internal medicine, rheumatology, orthopedics, oncology, and more.



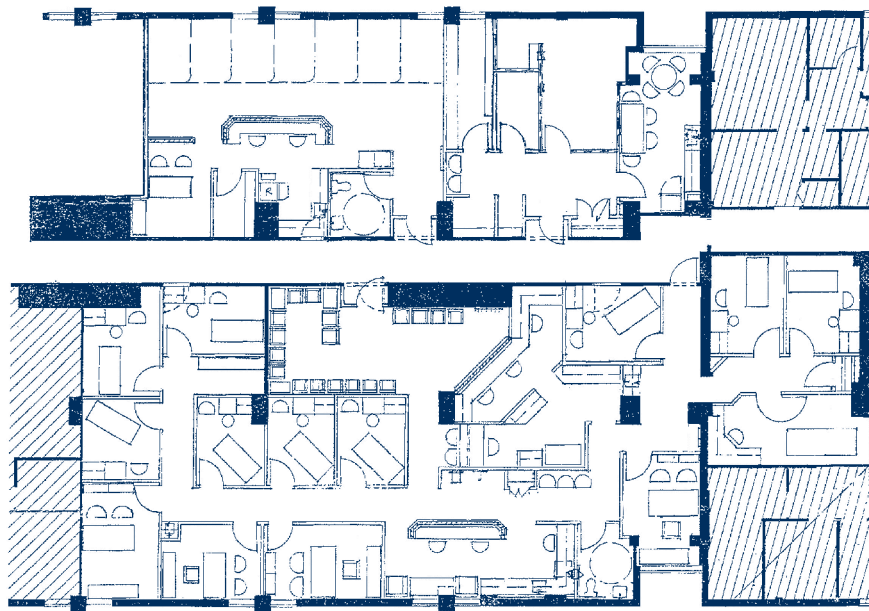
3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

CONTACT US TODAY

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Suites 323 & 326 | 4,817 SF



Olney, MD Healthcare Demographics

POPULATION

35,820

DENSITY

2,213

(per square mile)

AGE 65+

16.4%

MEDIAN
HOUSEHOLD
INCOME

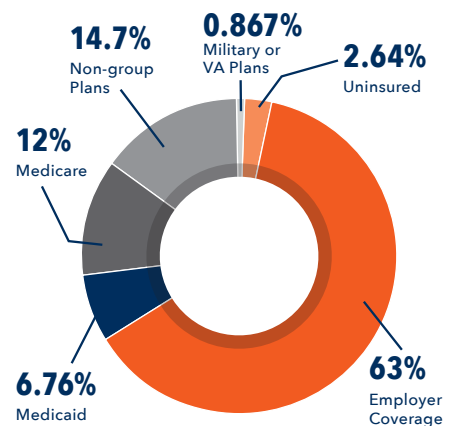
\$171k

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO
(MONTGOMERY COUNTY)

724 to 1

Payer Mix



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