

FULLY BUILT-OUT MEDICAL CONDO



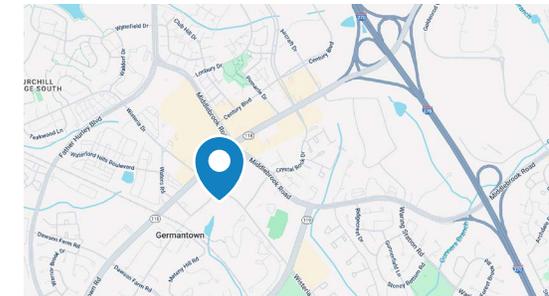
Ground Floor | Walk-up access

- 1,488 Square Feet, Ground Floor, Class B Medical Condo
- Four exam rooms, one procedure room, one bathroom, kitchen area, admin office, administration space for two, one large reception area, and waiting room
- Free ample service parking for patients and physicians
- Just a ½ mile from I 270 and 2 miles from Holy Cross Hospital
- Physician community with built in referral sources

Condo Features

- Move in ready for any medical user
- Dual entrance unit
- Signage opportunity
- ADA accessible

Condo Highlights



Less than 2 Mile
from Holy Cross
Hospital Germantown



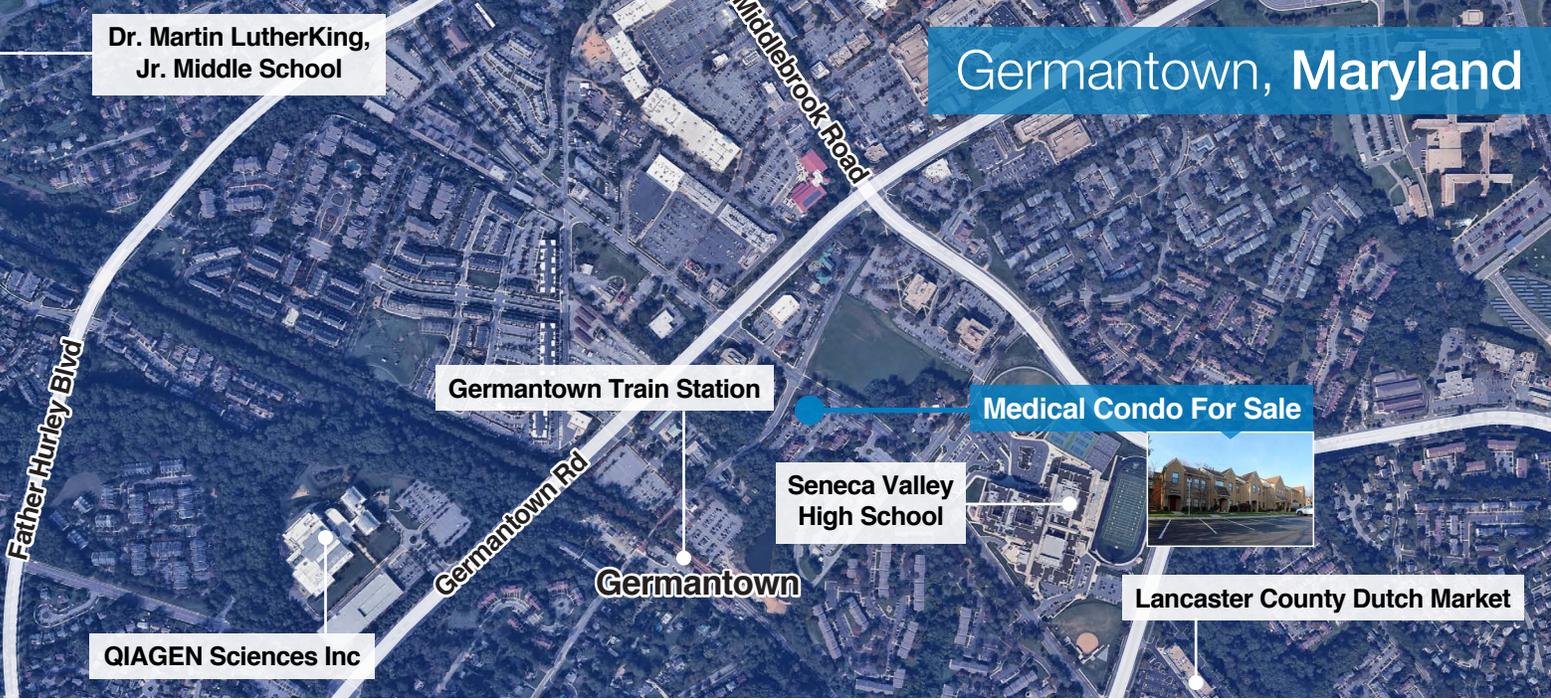
Ample Free
Surface Parking



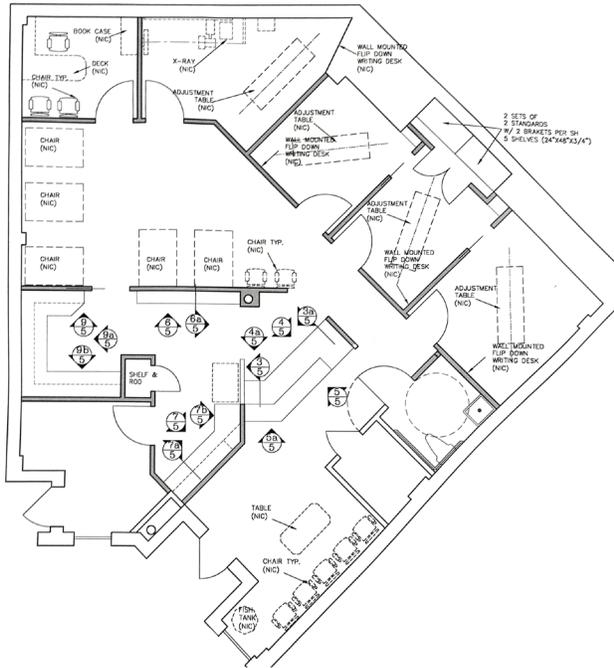
Physician
Community Built-In
Referral Sources

Dr. Martin Luther King, Jr. Middle School

Germantown, Maryland



Floor Plan



For more information or to schedule a property tour, please contact:

SARAH FEITEL: 301.366.3879 | sfeitel@hprgrealty.com

CONNOR J. EBEL: 240.204.3391 | cebel@hprgrealty.com

CHARLES FEITEL: 240.372.4867 | cfeitel@hprgrealty.com

HPRGrealty.com



This document/email has been prepared by HPRG for advertising and general information only. HPRG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HPRG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.

