

# CHARTWELL MEDICAL CENTER

8186 Lark Brown Rd

## INVESTMENT HIGHLIGHTS

- + 31,798 SF MEDICAL OFFICE ASSET
- + 44.8% LEASED
- + LOCATED IMMEDIATELY OFF MD-175
- + EXCELLENT USER OR INVESTOR OPPORTUNITY

ELKRIDGE, MARYLAND | FOR SALE

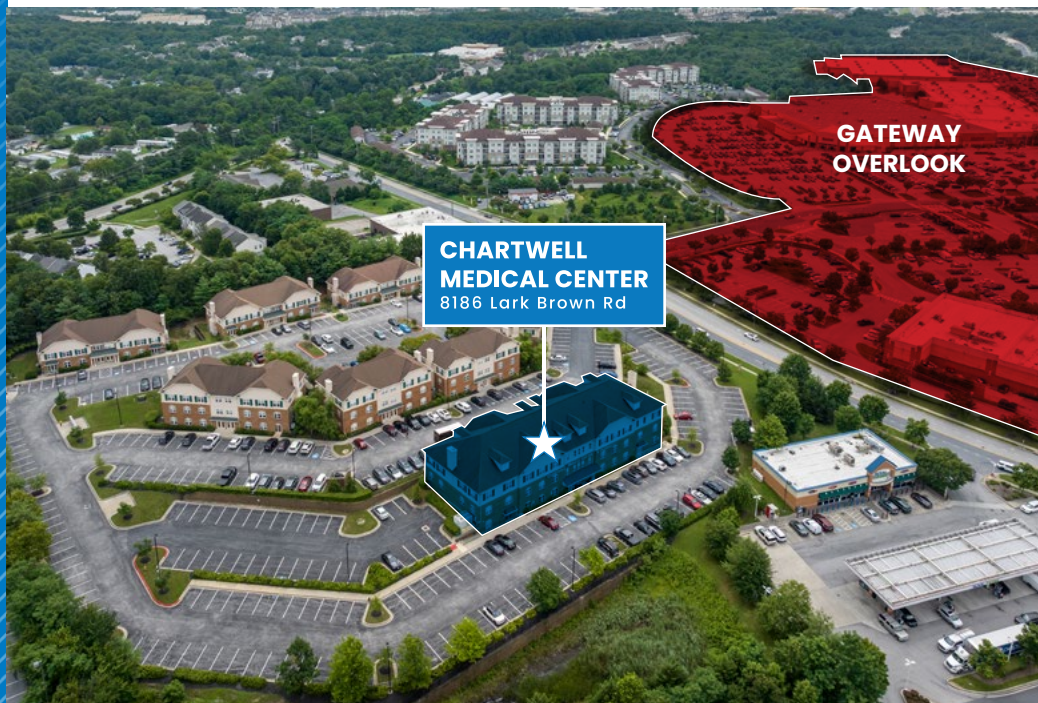


Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Chartwell Medical Center, a **31,798 square foot, 3-story medical office building** in Elkrige, Maryland.

8186 Lark Brown Rd is a rare opportunity to purchase a full building within Chartwell Professional Center, with 3 full floors of medically built out space.

The asset offers both investors and users multiple avenues for success including multi-tenanting or a full-floor HQ.

The asset's location in the heart of Elkrige provides access to countless amenities within walking-distance, unique for a suburban location. In addition to its proximity to Gateway Overlook Shopping Center, the location provides immediate access to I-95 and MD-175.



TOTAL SPACE  
**31,798 SF**



LEASED  
**44.8%**



FLOORS  
**3**



INSTITUTIONAL LOCATION  
**GATEWAY OVERLOOK  
SHOPPING CENTER**



IMMEDIATE ACCESS TO  
**MD-175 & I-95**



AMPLE PARKING  
**4.2 Spaces**  
Per 1,000 SF

# Excellent User or Investor Opportunity



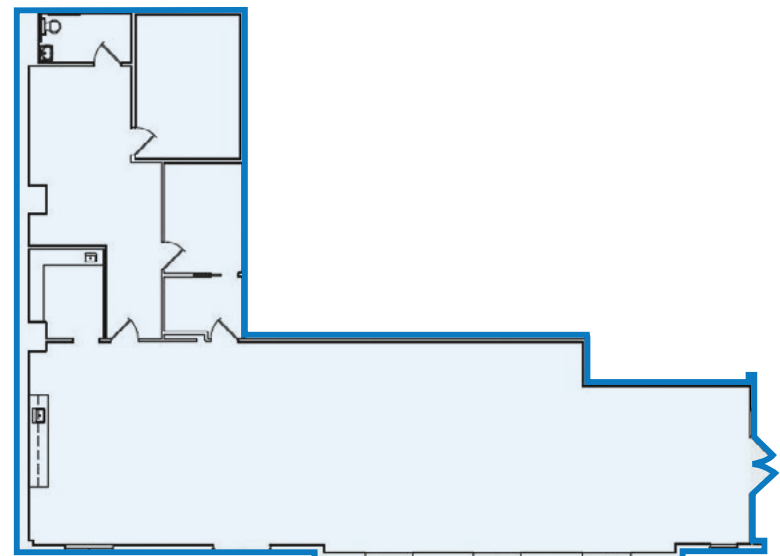
<b>BUILDING</b>	<b>8186 LARK BROWN ROAD</b>
AVERAGE FLOOR PLATE	10,599 SF
ZONING	B1, County
BUILT	2005
GLA SQUARE FEET	31,798
VACANT SF	17,546
OCCUPANCY %	44.8%
# OF TENANTS	6
ELEVATORS	2
# OF FLOORS	3
PARKING RATIO	4.2/1,000 SF
ROOF	Shingle
SITE ACREAGE	0.69 Acres
SPRINKLERED	Yes

### VACANCY

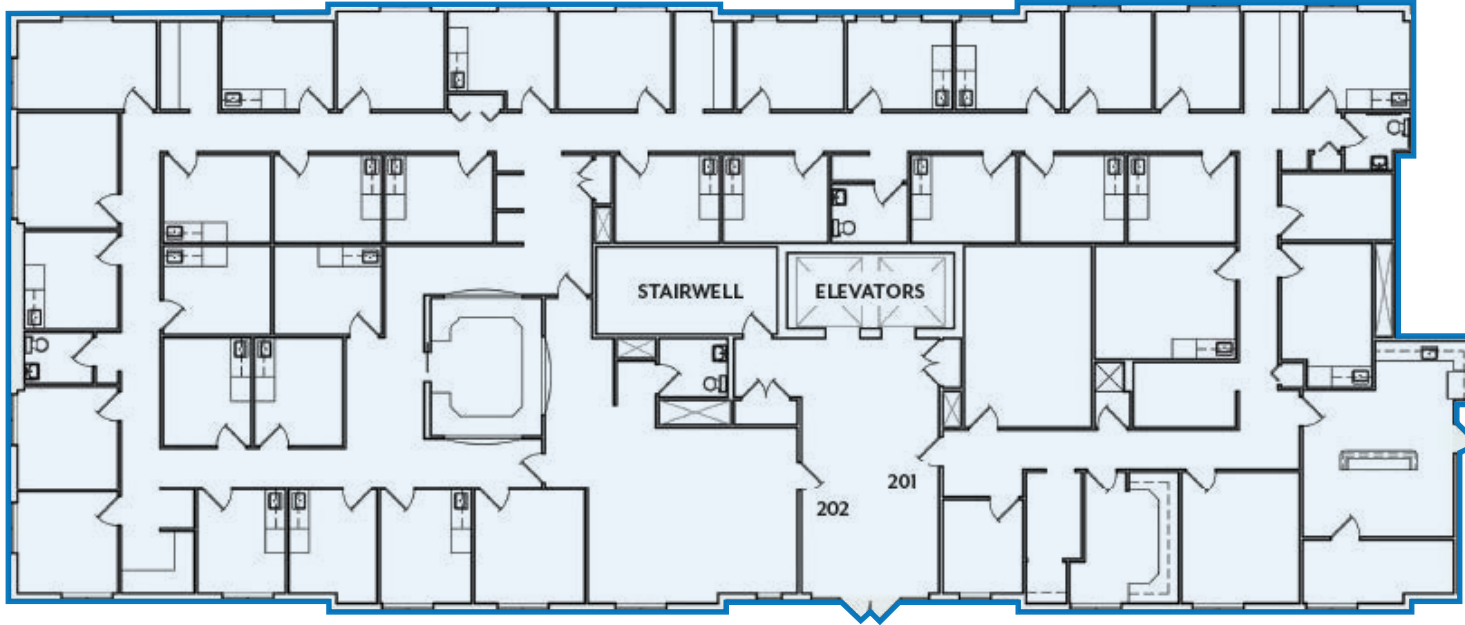
FLOOR #	VACANT SQUARE FEET
1	1,394
2	9,127
3	7,025



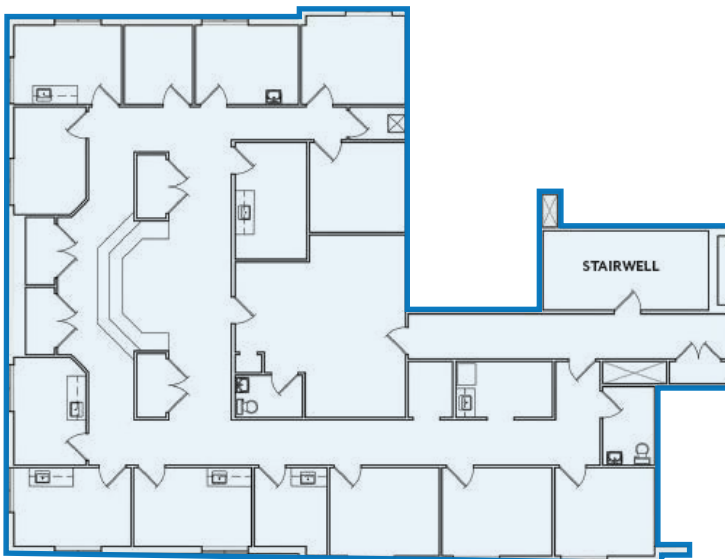
**SUITE 101 - 1,394 SF**



**SUITE 201 & 202 - 9,127 SF**

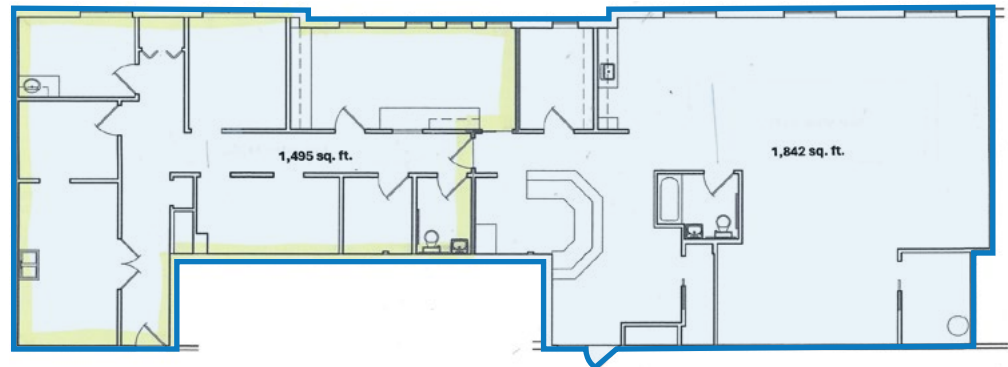


**SUITE 301 - 7,025 SF**



**SUITE 302 - 3,337 SF**

1,495 SF IS CURRENTLY LEASED MTM





GATEWAY OVERLOOK

3 MINUTE WALKING DISTANCE



CHARTWELL  
MEDICAL CENTER  
8186 Lark Brown Rd



# GATEWAY OVERLOOK

**CHASE** 



  
ETHAN ALLEN



**ME** Massage Envy



**five BELOW**



**TRADER  
JOE'S**



**FLOORMAX**



**PM** Pediatric Urgent Care

**GOLF  
GALAXY**



**TODAY'S PET**



  
VENETIAN  
NAIL SPA





VACANT: SUITE 301  
3,688 SF

VACANT: SUITE 302  
3,337 SF

LISA KEITHLEY MD LLC: SUITE 203  
1,626 SF

CHARTWELL MEDICAL

OM VIRISAAR PHARMACY: SUITE 101  
3,016 SF

MUKUL KHANDLWAL MD: SUITE  
3,867 SF

VACANT

2026

2027

2029

2030

2039



**ZHANNA M. KALIKHMAN MD: SUITE 303**  
1,933 SF

**SUSAN M MCLAUGHLIN MD: SUITE 304**  
1,718 SF |

**CENTER & PHARMACY**  
**VACANT: SUITE 201**  
9,127 SF

**SUITE 104**

**VACANT: SUITE 102**  
1,394 SF

**LABORATORY CORPORATION  
OF AMERICA HOLDINGS: SUITE 103**  
2,092



## CHARTWELL MEDICAL CENTER

8186 Lark Brown Rd

ELKRIDGE, MARYLAND

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