

45870 E RUN DRIVE LEXINGTON PARK, MD

FOR LEASE: 14,000 SF CLASS A MEDICAL SPACE



DONOHUE

CHARLIE WEBB | 703.525.4909 | charliew@donohoe.com

BRYAN GRAY | 703.525.6035 | bryang@donohoe.com

PROPERTY DETAILS:

Conveniently located 2.5 miles from Pax River Military Base in Lexington Park, Maryland, **45870 E Run Drive** is an ideal location for a range of medical tenants including imaging, orthopedics, cardiology, physical therapy, and a number of other users.

In addition to the clientele provided from **NAS Pax River Military Base**, the property is located in a dense residential pocket of Lexington Park and is adjacent to the site of a future residential development that will include **320 apartments, 67 townhouses, and 70 single family homes.**



2nd floor shell space - 14,000 SF



2.5 MILES
from NAS Pax River



NOTABLE COTENANTS
Medstar Health &
Veterans Affairs



17,000 VPD
on Great Mills Road



4.13 / 1,000 SF
Parking Ratio*

**Building offers on-site parking exclusively for tenant use*

LOCATION OVERVIEW:

