

OFFERING MEMORANDUM – Medical Office Building



Trophy Office Building Available/For Sale

HIGHLIGHTS:

- **1150 Opal Court Hagerstown MD** – Off Eastern Blvd. 5,850 SF RBA; 0.995 acre
- **ATTENTION:** Ideal for general practitioners, eye specialists, research/lab uses
- **New Meritus School of Osteopathic Medicine** - \$92 mil facility is nearby
- **Construction Date:** c. 2000. Utilized for Retina eye-care; POM Zoning
- **Unique Building** – customized brickwork; 2 large reception rooms
- **Interior Amenities** – Skylights located in core of structure; Hip Style roof system
- **Circular Floor Plan** – interior reception room ; center of structure
- **Eastern Blvd.** Hot Office Corridor – office, restaurant, retail. Grocery; access to N. End
- **Interstate Access:** Easy drive via Dual Highway /US Rt. 40. I-70 & I-81
- **Convenient Drive** - Balto-Wash Metro Areas: I-270 & I-70W. Int. Airports (3)
- **Architecturally-designed** to owner's requirements; enjoy pride of ownership
- **Meritus Hospital Complex** – minutes away via NEW 4-lane Professional Boulevard

INTERIOR PROPERTY FEATURES:

- Medical Client Traffic Flow Design – large primary & secondary reception areas
- 32 rooms Approx. - built-in cabinetry, double-pane windows, double glass-door entrance
- HVAC: In-Floor Radiant Heating, hot water gas boiler system; central air conditioning
- Security System & Fire; 30 ft. ceiling in central area structure; 5 baths; exam room sinks

EXTERIOR PROPERTY FEATURES:

- Customized landscaping & lawn area
- Exterior Building lights; pole lights
- Concrete walkways; paved driveway
- Aluminum gutters & downspouts; dumpster pad
- Large Exterior Self-Storage Unit in rear.

PRICE UPON REQUEST: Contact Syd Machat, CCIM, CRE, MBA. Bowen Commercial Group. Berkshire Hathaway HomeServices Homesale Realty. Cell: (301) 305-8999. O: (301) 745-1620. syd@bowencommercial.com

Information is believed to be reliable, but should not be relied upon without verification.



Custom Brick Façade - Landscaping & Lawn Area



Unique Sky Lights- Hip Style Roof System



24 Seat Primary Reception Room – Arched Window



Interior Reception Area – Skylights on 4 Sides



Portion of Reception Desk + Signage



Property at Lower Center – Meritus Hospital Upper Right - New Boulevard



1150 Opal Court located at Lower Center – Eastern Blvd. at Top