

OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

STRATEGICALLY CENTERED BETWEEN
MEDSTAR SOUTHERN MARYLAND
HOSPITAL AND CIVISTA MEDICAL CENTER

AMENITIES

ON-SITE CARDIOLOGY, PRIMARY CARE/
INTERNAL MEDICINE, AND LABORATORY
TESTING SERVICES

OLD LINE PROFESSIONAL CENTRE

12070 OLD LINE CENTER
WALDORF, MD 20602

ADDITIONAL FEATURES

- Brand New Spec Suites Available
- Built out medical suites from 1,500 - 10,500 SF
- Recently renovated common areas and building exterior
- Flexible lease terms available
- Ample surface parking
- Conveniently located off of Leonardtown Road with an average daily traffic volume of 28k vehicles
- Landlord has the ability to fund significant Tenant Improvement packages without any bank approval
- Current Ownership Capital Spending, since November 2019
 - Capital Expenditures \$820k
- Highlights: Exterior Improvements \$280k, Parking Lot \$110k, Roof \$85k, HVAC \$134k, LEDs \$89k, Corridors \$50k, Lobby \$30k, Other \$40k
 - Tenant Improvements \$255k



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

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Within 5 mile Radius of Old Line Professional Centre

POPULATION

74,587

DENSITY

2,043

(per square mile)

AGE 65+

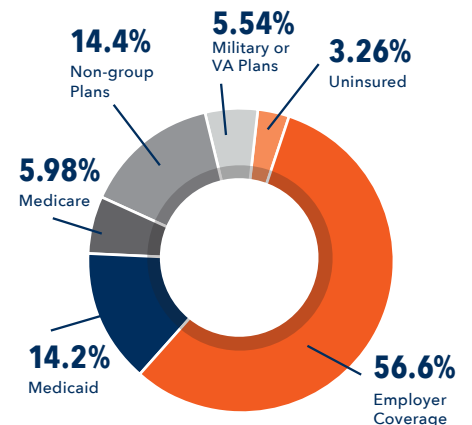
8.8%

Patient to Clinician Ratio

(CHARLES COUNTY)

2,478 to 1

Payer Mix



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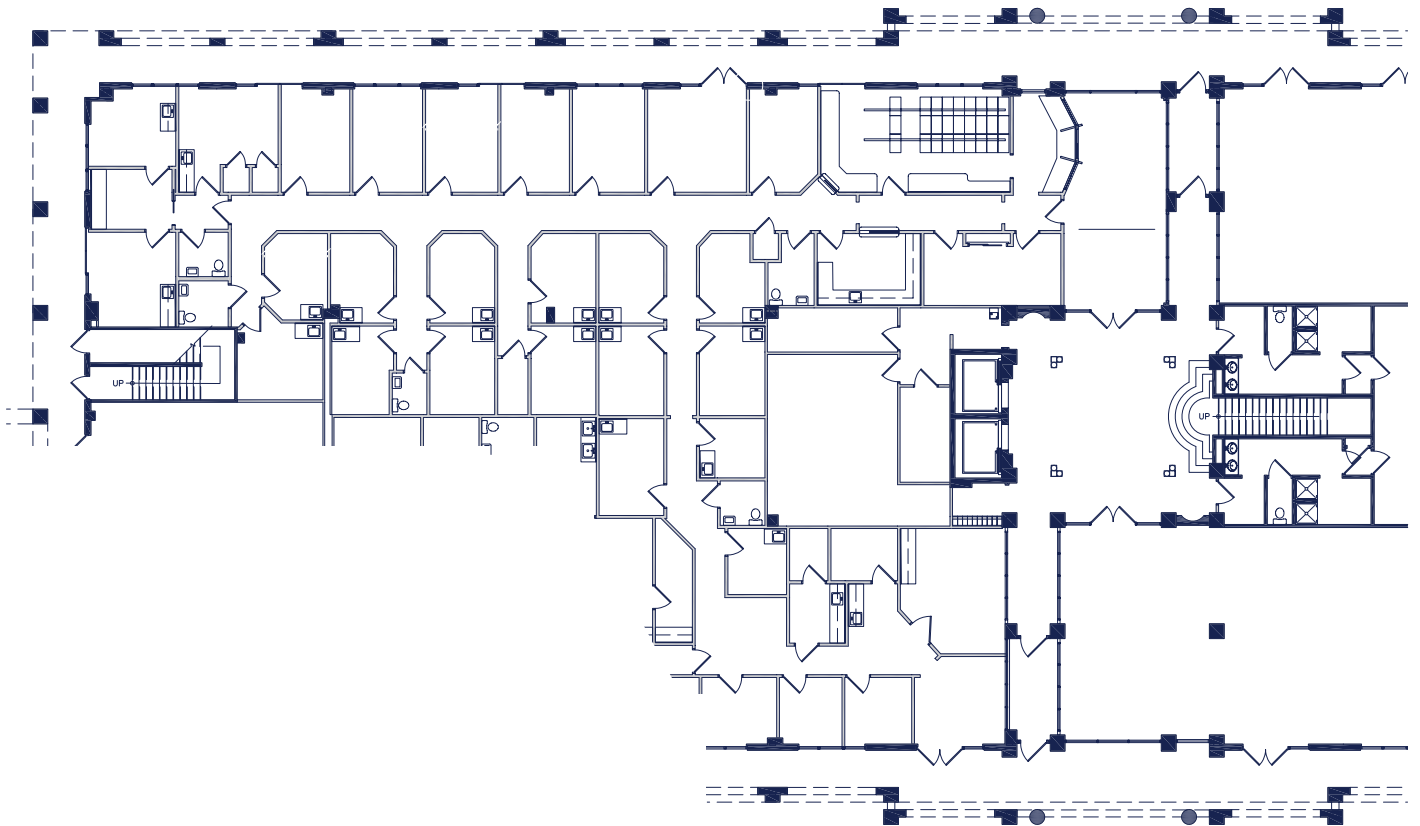
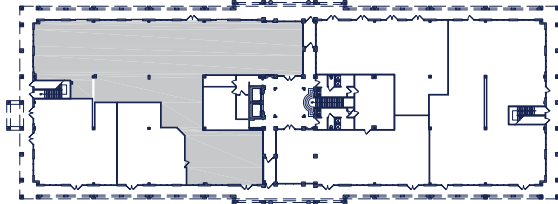
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Suite 100 | 6,797 RSF (Divisible)

SITE KEY



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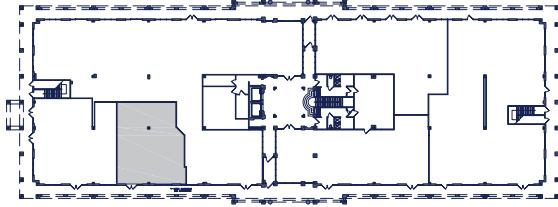
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Suite 103 | 2,001 RSF

SPEC SUITE

SITE KEY



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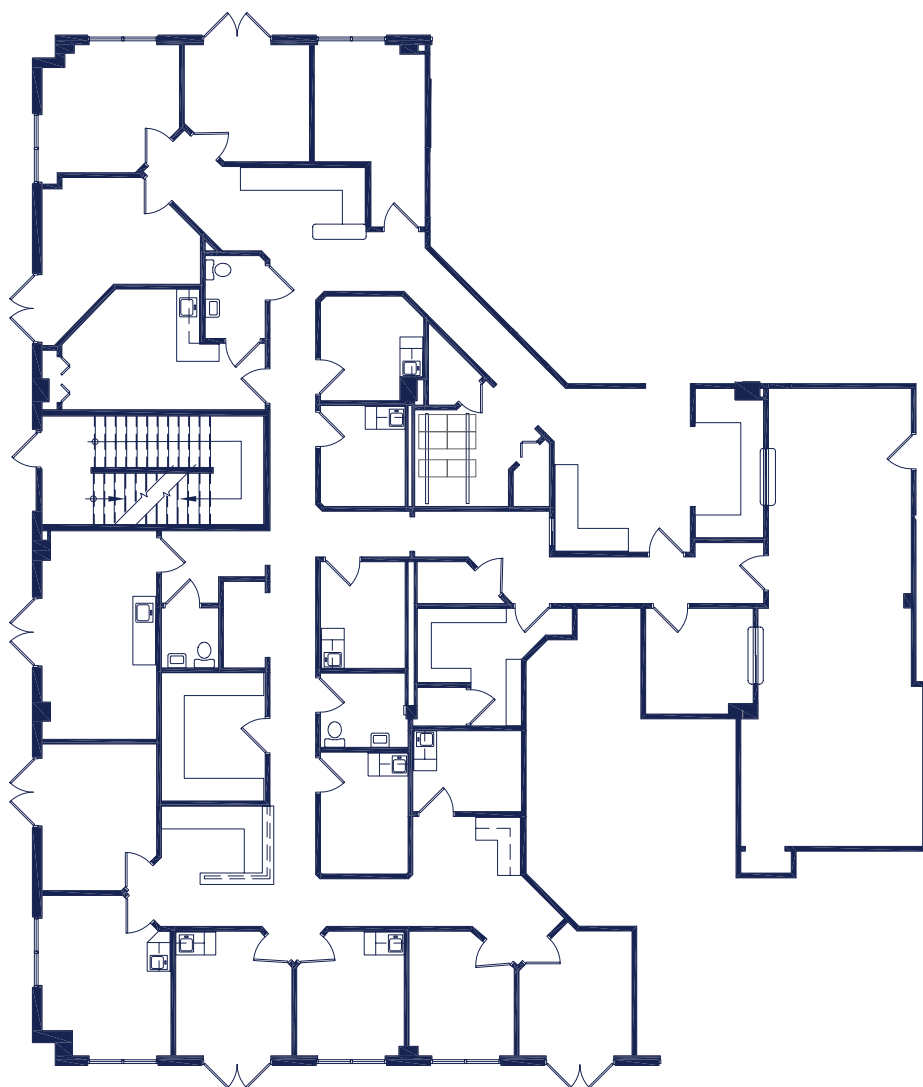
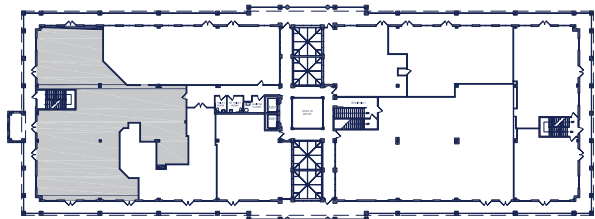
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Suite 200 | 5,910 RSF

SITE KEY



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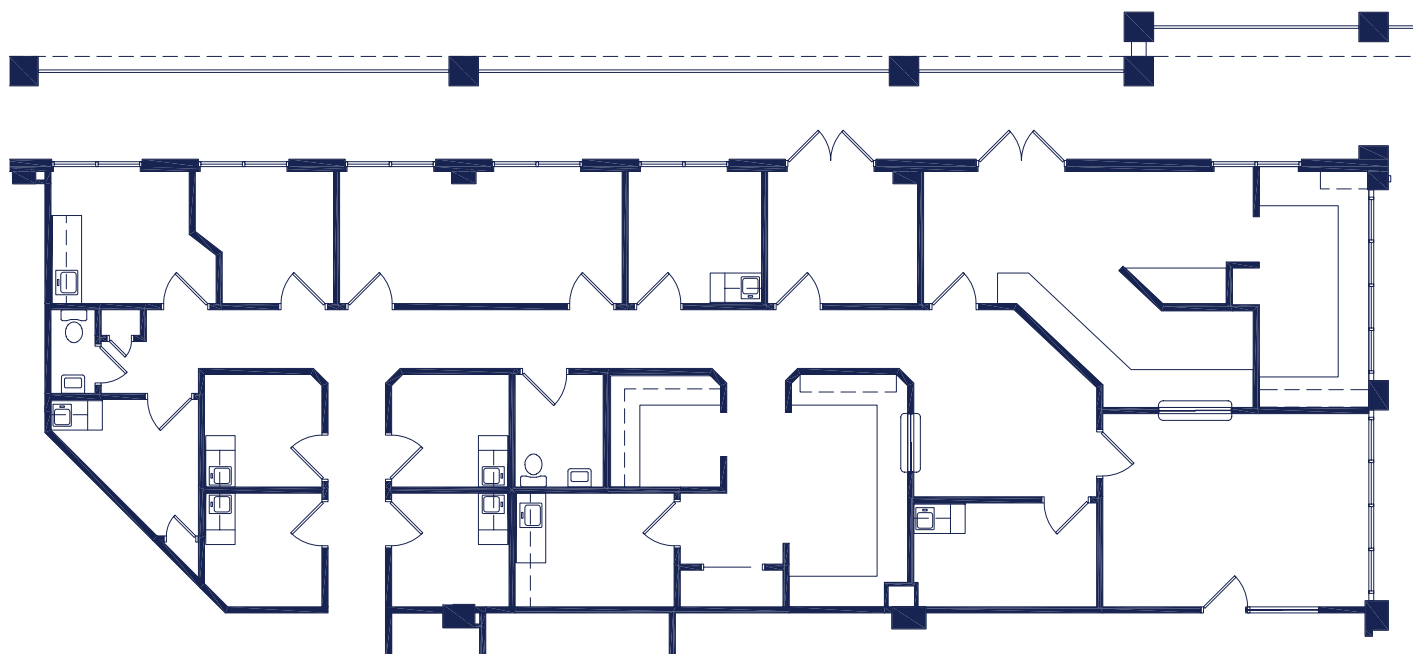
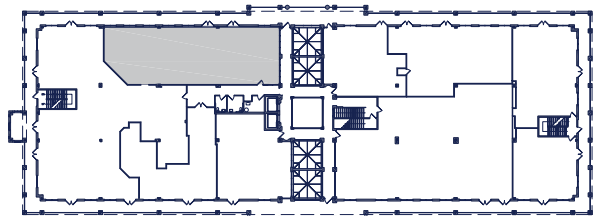
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Suite 202 | 3,335 RSF

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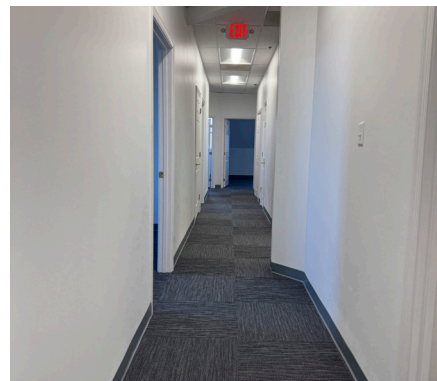
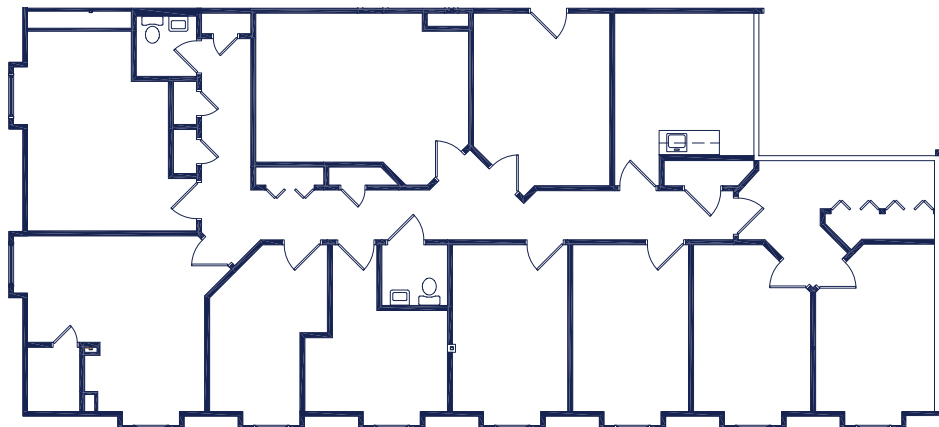
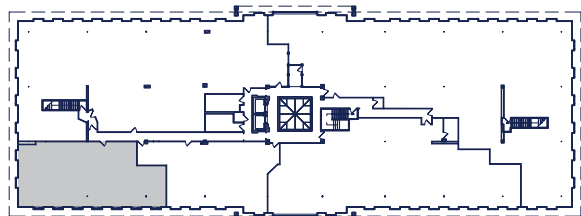
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Suite 300 | 3,004 RSF

SPEC SUITE

SITE KEY



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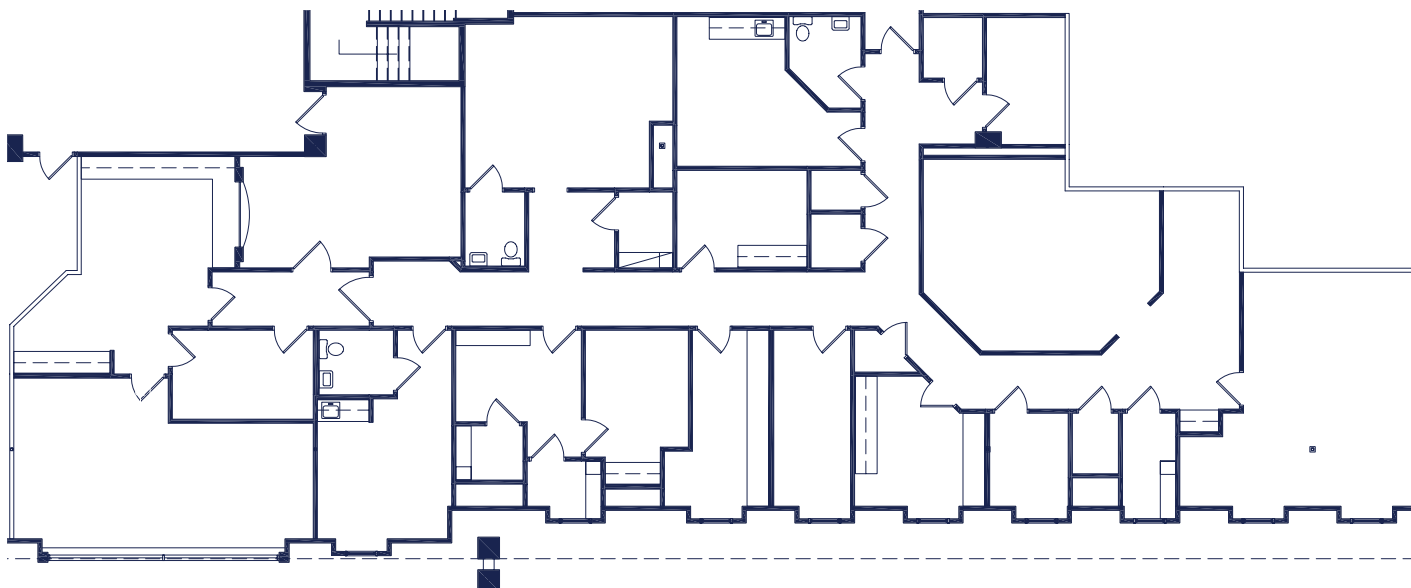
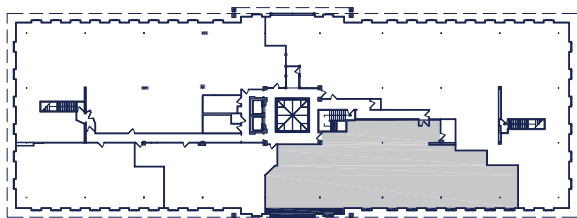
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Suite 305 | 6,190 RSF

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