



SUITES AVAILABLE  
RANGING FROM  
**719 RSF AND**  
**UP TO 7,656 RSF**

DOCTORS MEDICAL  
PARK EAST

DOCTORS MEDICAL  
PARK CENTER

DOCTORS MEDICAL  
PARK WEST

# DOCTORS MEDICAL PARK

10301 GEORGIA AVENUE  
2121 MEDICAL PARK DRIVE  
2101 MEDICAL PARK DRIVE

# Properties



## BUILDING HIGHLIGHTS

BUILDING UNDER NEW OWNERSHIP WITH EXPERIENCED MEDICAL OFFICE OPERATOR

ABUNDANT, FREE, AND CONVENIENT PARKING

### NEWLY RENOVATED COMMON AREAS

CLOSE PROXIMITY TO SILVER SPRING'S HOLY CROSS HOSPITAL AND EASY ACCESS TO MAJOR ROUTES

AGGRESSIVE ALLOWANCE FOR TENANT BUILD OUT/IMPROVEMENTS


MOVE-IN READY MEDICAL AND DENTAL SUITES AVAILABLE

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## SPECIFICATIONS

 **BUILDING SIZE**  
35,000 SF

 **AVAILABILITY**  
SUITE 104 - 719 RSF  
SUITE 205 - 2,700 RSF  
SUITE 303\* - 1,873 RSF  
SUITE 304\* - 4,600 RSF  
**\*UP TO 6,473 RSF OF CONTIGUOUS  
SPACE AVAILABLE ON THE 3RD FLOOR**

 **TENANT IMPROVEMENT ALLOWANCE**  
AGGRESSIVE ALLOWANCE FOR NEW  
BUILD-OUT IS AVAILABLE

 **PARKING**  
PARKING RATIO OF 5:1000

# DOCTORS MEDICAL PARK WEST

**10301 Georgia Ave**  
Silver Spring, MD 20902

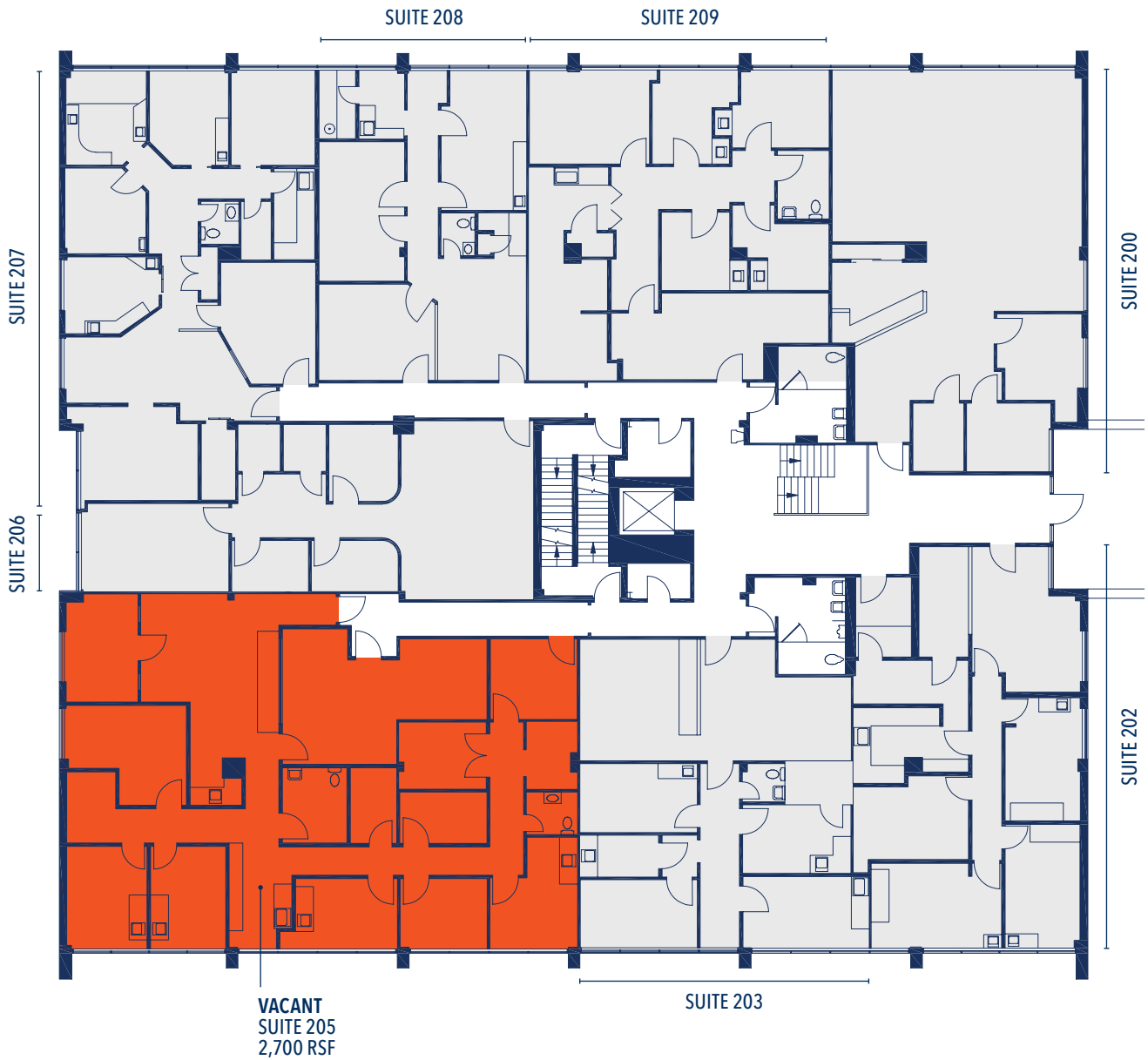
# Floorplans | West building

## FIRST FLOOR



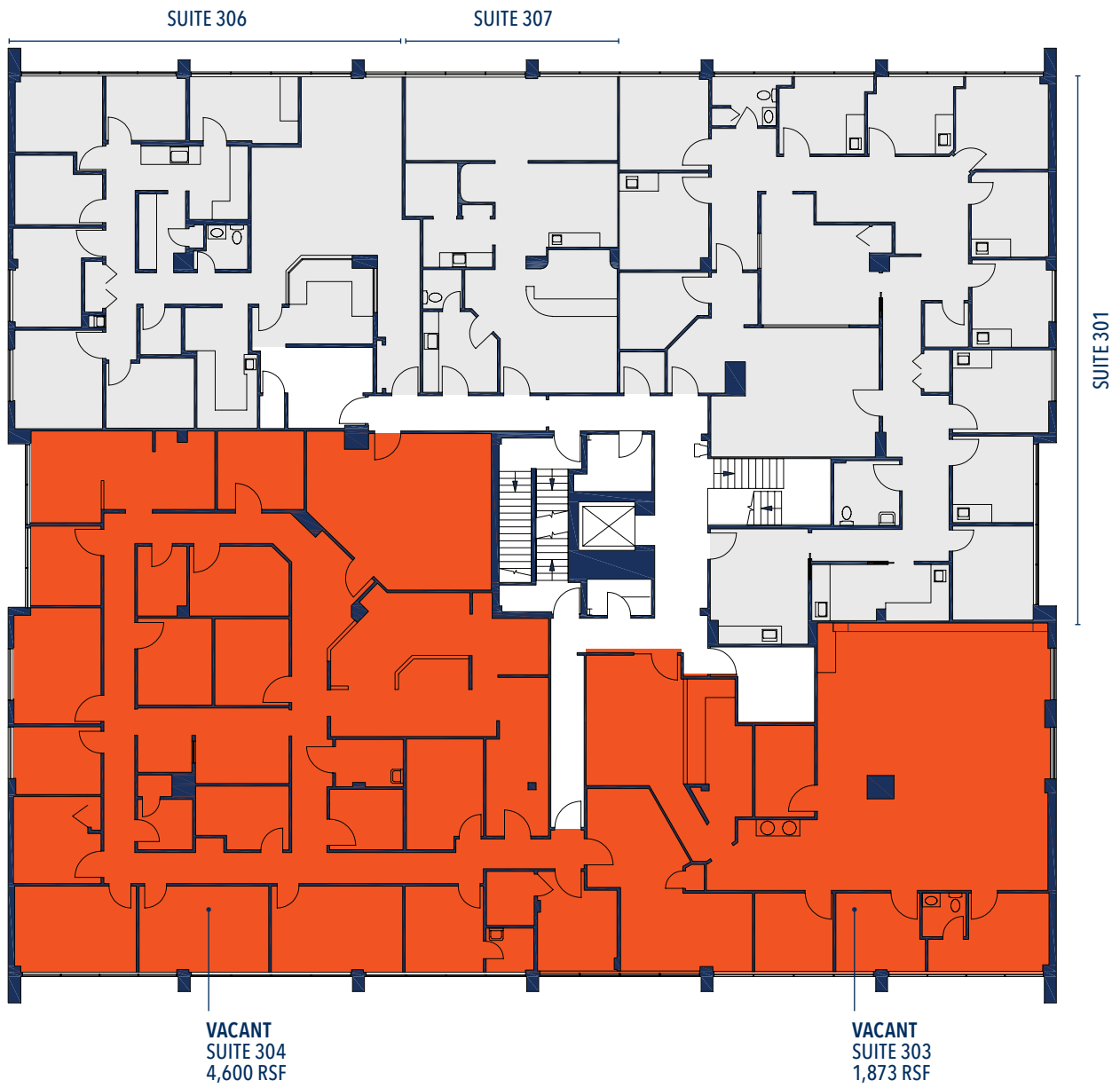
# Floorplans | West building

## SECOND FLOOR



# Floorplans | West building

## THIRD FLOOR





### SPECIFICATIONS



**BUILDING SIZE**  
24,000 SF



**AVAILABILITY**  
SUITE 7 - 954 RSF  
SUITE 101 - 6,312 RSF



**TENANT IMPROVEMENT ALLOWANCE**  
AGGRESSIVE ALLOWANCE FOR NEW  
BUILD-OUT IS AVAILABLE



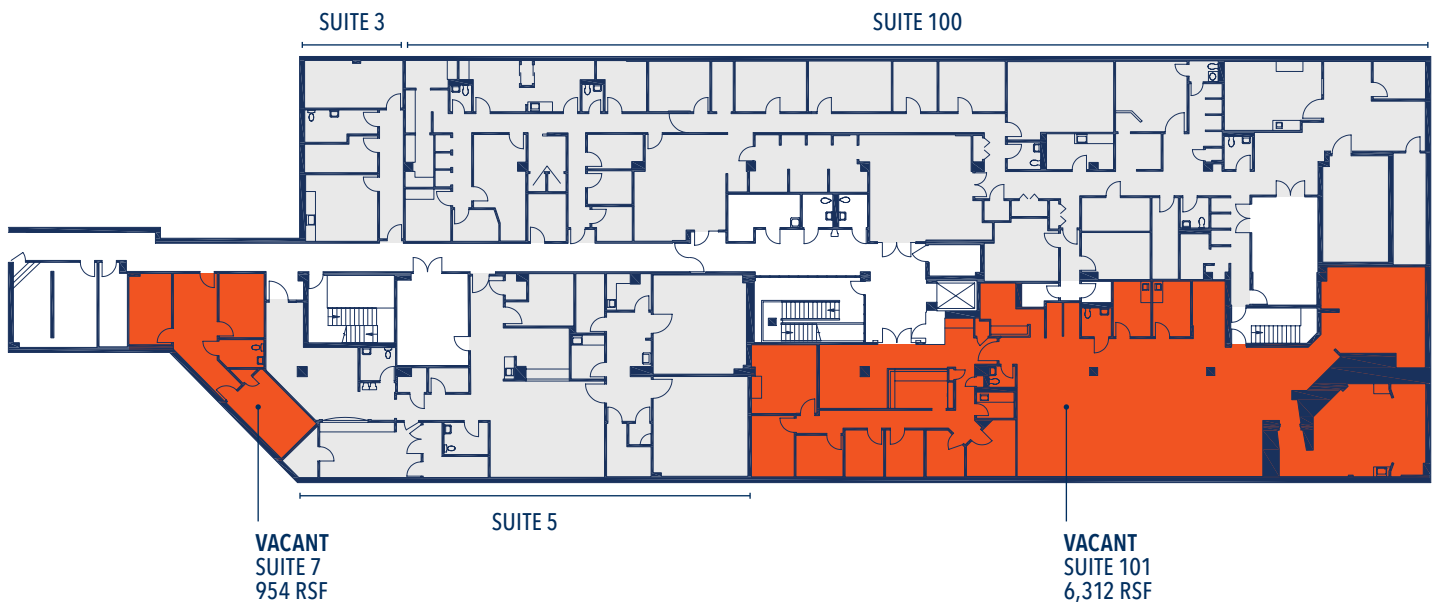
**PARKING**  
PARKING RATIO OF 5:1000

# DOCTORS MEDICAL PARK CENTER

**2121 Medical Park Dr**  
Silver Spring, MD 20902

# Floorplans | Center building

## FIRST FLOOR



3



### SPECIFICATIONS



**BUILDING SIZE**  
35,000 SF



**AVAILABILITY**  
SUITE 110 - 7,656 RSF  
SUITE 310 - 1,246 RSF



**TENANT IMPROVEMENT ALLOWANCE**  
AGGRESSIVE ALLOWANCE FOR NEW  
BUILD-OUT IS AVAILABLE



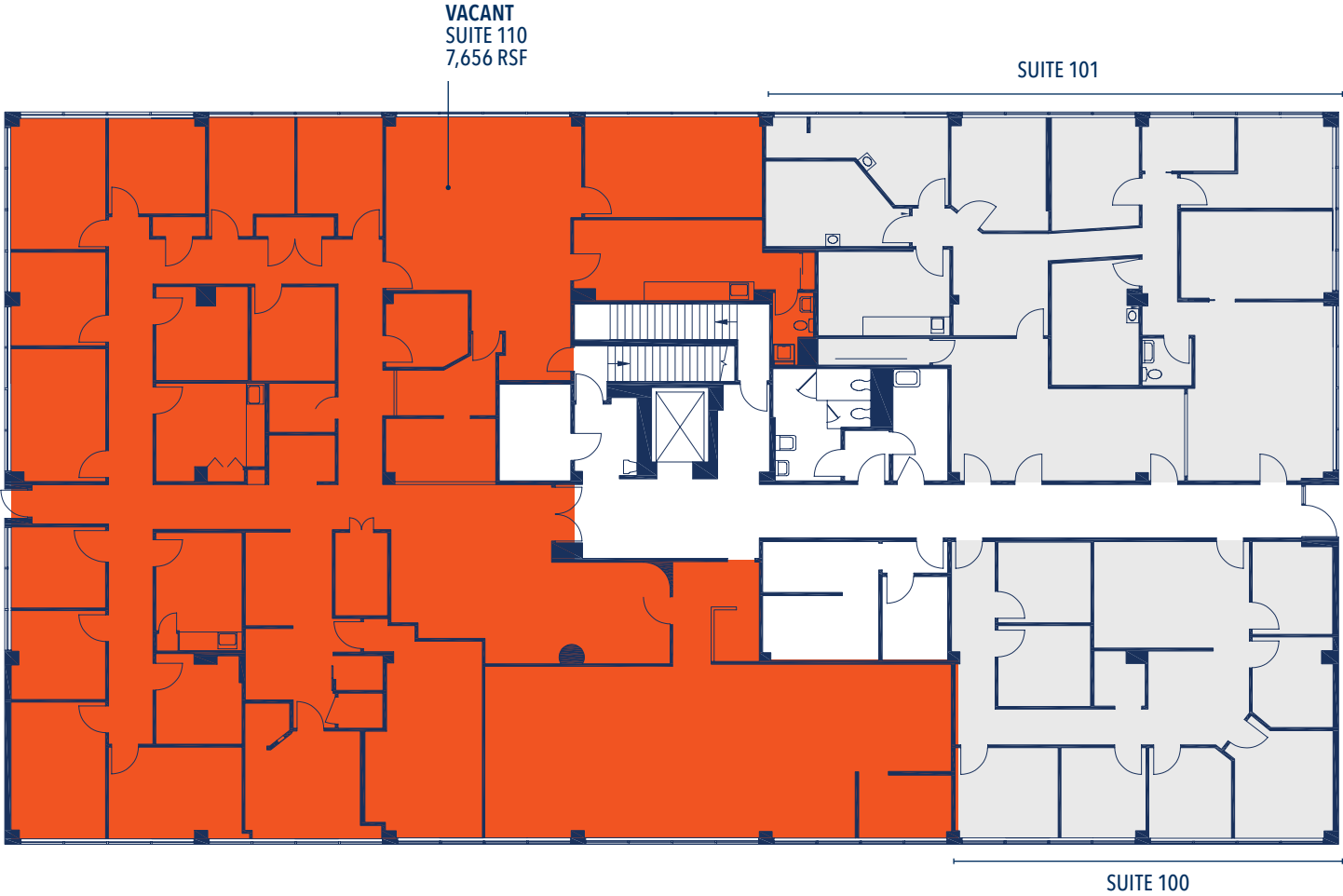
**PARKING**  
PARKING RATIO OF 5:1000

# DOCTORS MEDICAL PARK EAST

**2101 Medical Park Dr**  
Silver Spring, MD 20902

# Floorplans | East building

## FIRST FLOOR



# Floorplans | East building

## THIRD FLOOR

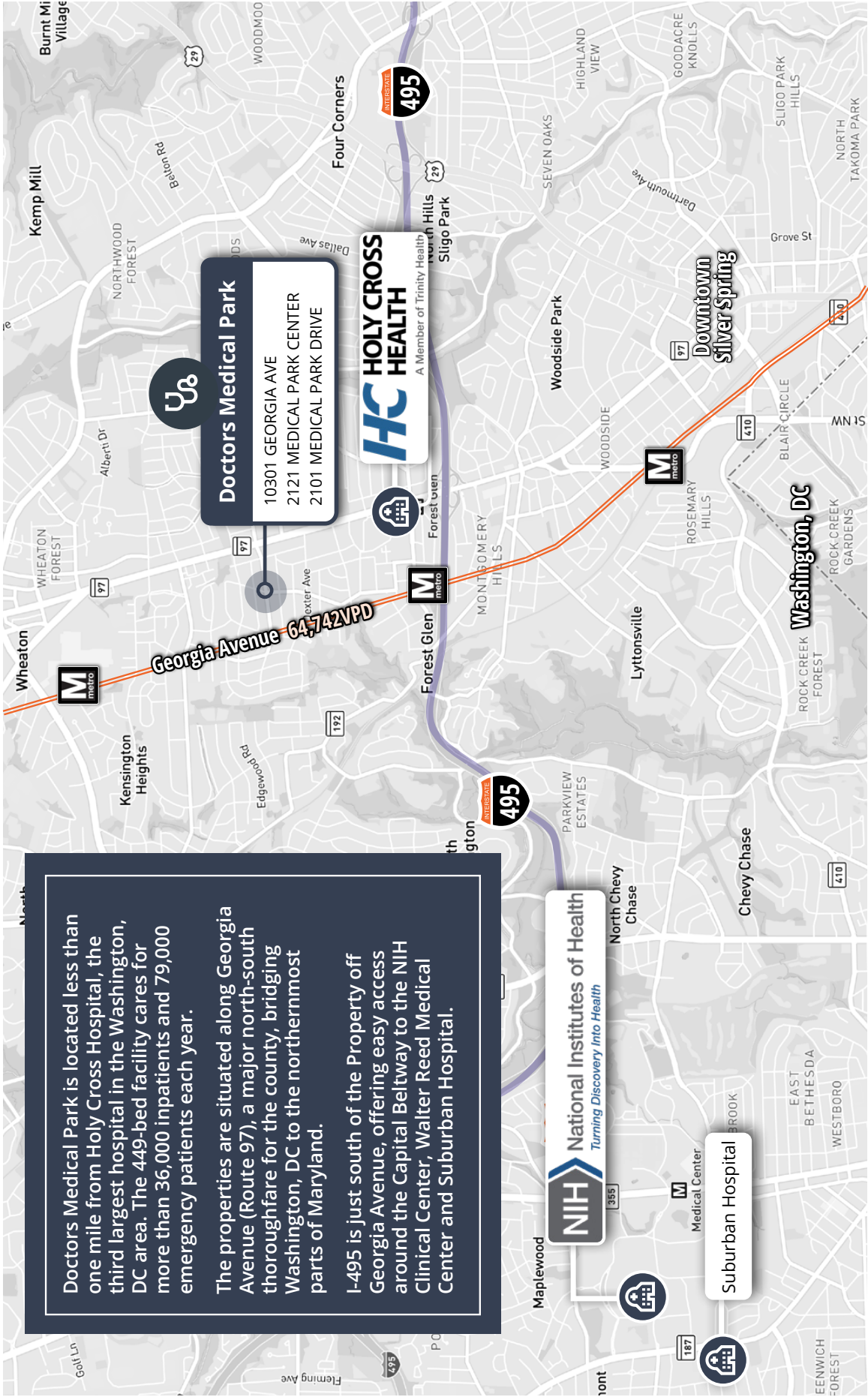


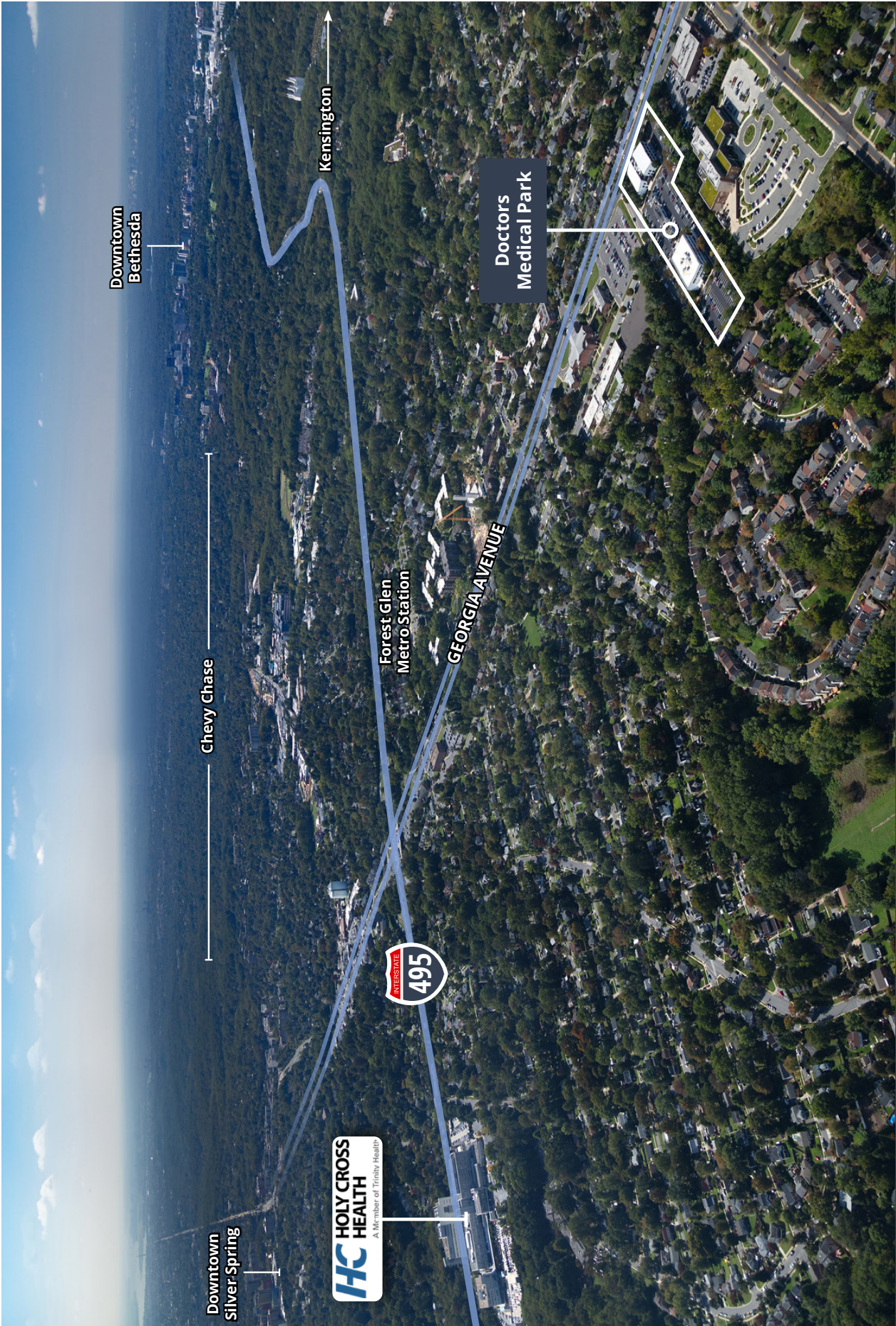
# Hospital-adjacent medical park

Doctors Medical Park is located less than one mile from Holy Cross Hospital, the third largest hospital in the Washington, DC area. The 449-bed facility cares for more than 36,000 inpatients and 79,000 emergency patients each year.

The properties are situated along Georgia Avenue (Route 97), a major north-south thoroughfare for the county, bridging Washington, DC to the northernmost parts of Maryland.

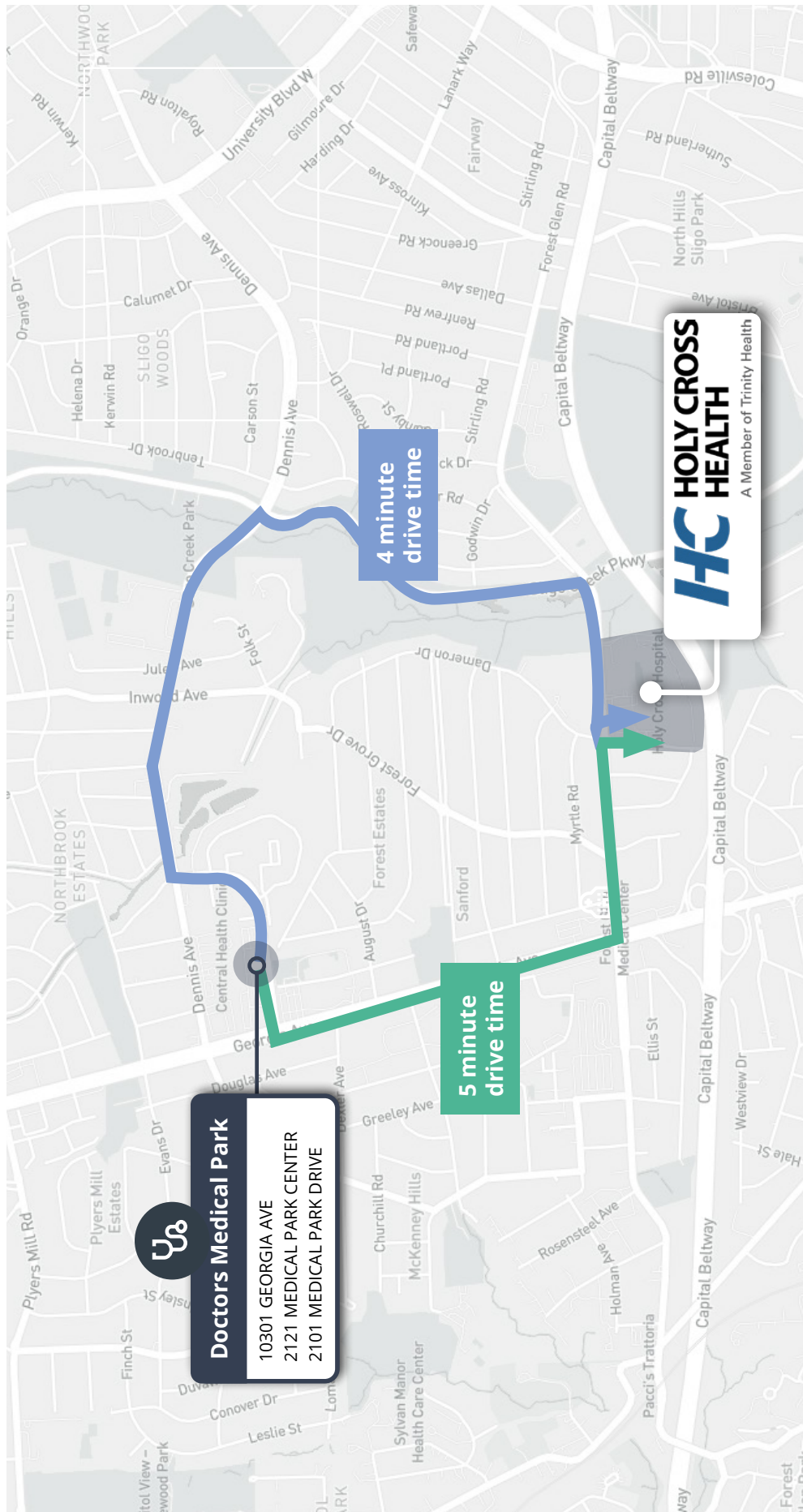
I-495 is just south of the Property off Georgia Avenue, offering easy access around the Capital Beltway to the NIH Clinical Center, Walter Reed Medical Center and Suburban Hospital.





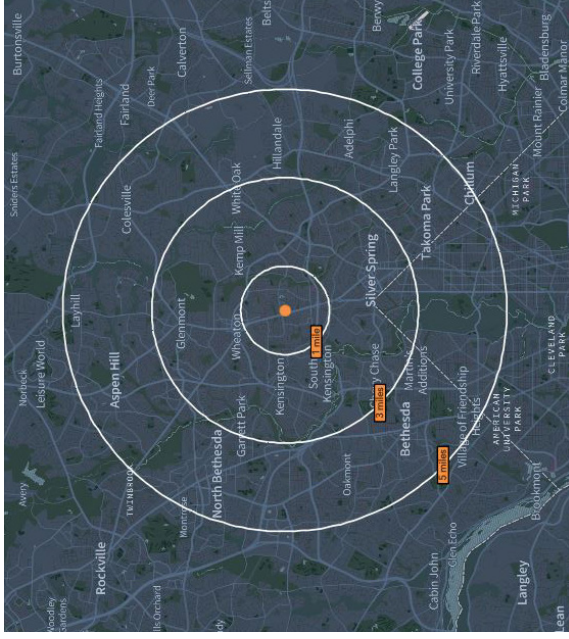
Ideal, bullseye location to capitalize on the best of Montgomery County's patient pool.

# Doctors Medical Park is less than one mile from Holy Cross Hospital



# Demographics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$116,891	\$110,814	\$106,375
Average Disposable Income	\$106,261	\$105,602	\$104,787
Median Age	38.7	39.0	39.2
Age 65+	15.4%	16.7%	17.5%
White Collar Workers	75.5%	76.0%	71.2%
% of people who have a Bachelor's degree or higher	63.5%	62.4%	58.4%
Average Annual Healthcare Expenditure / Household	\$9,564	\$9,881	\$10,002
% of U.S Average Annual Health Care Expenditure / Household	130%	134%	136%



## Micro level demographics

Residents of the Wheaton-Kensington-Silver Spring submarket are exceptionally well-suited to support a robust outpatient clinical market. The patient base is on the higher end of the median age spectrum, around 39 years old, with 17.5% over 65 within a 5-mile radius. They are well educated and affluent with a median household income of \$117,000 within one mile of Doctors Medical Park.

Nearly \$2 billion is spent annually on healthcare products/services within a 5-mile radius, 136% the national average for medical expenditure. Doctors Medical Park's demographic profile is bolstered by Holy Cross Hospital's considerable footprint in the local healthcare industry and its position in a densely residential neighborhood along Georgia Avenue, a major DC commuting artery.

# WECONNECT

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