



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

EAST BUILDING

CENTER BUILDING

WEST BUILDING

DOCTORS MEDICAL PARK

10301 GEORGIA AVENUE / WEST BUILDING
2121 MEDICAL PARK DRIVE / CENTER BUILDING
2101 MEDICAL PARK DRIVE / EAST BUILDING



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

1




SPECIFICATIONS

WEST BUILDING

10301 Georgia Ave
Silver Spring, MD 20902

 **BUILDING SIZE**
35,000 SF

 **AVAILABILITY**
SUITE 104 - 719 RSF
SUITE 205 - 2,102 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 5/1,000 SF



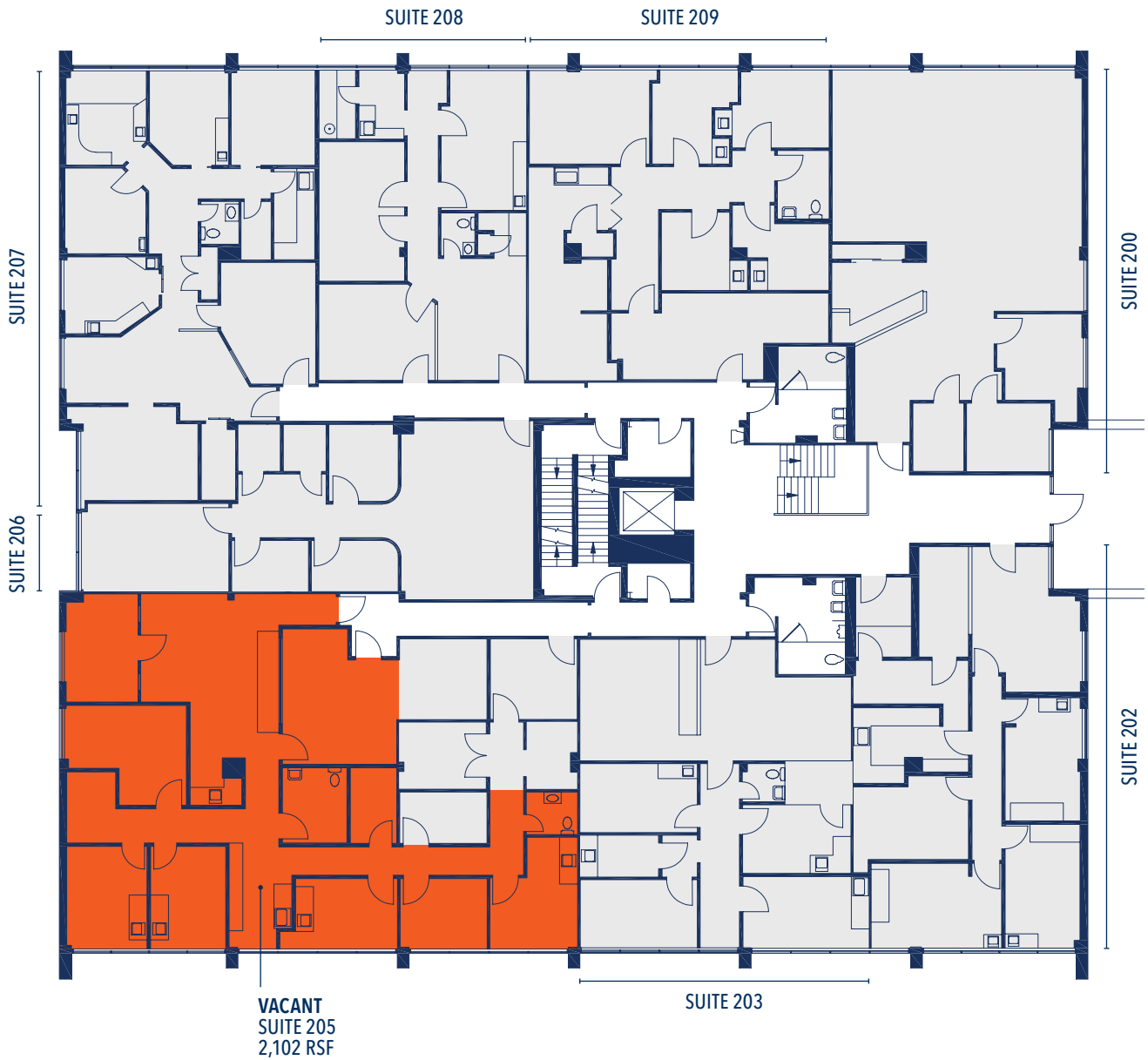
Floorplans | West Building

FIRST FLOOR



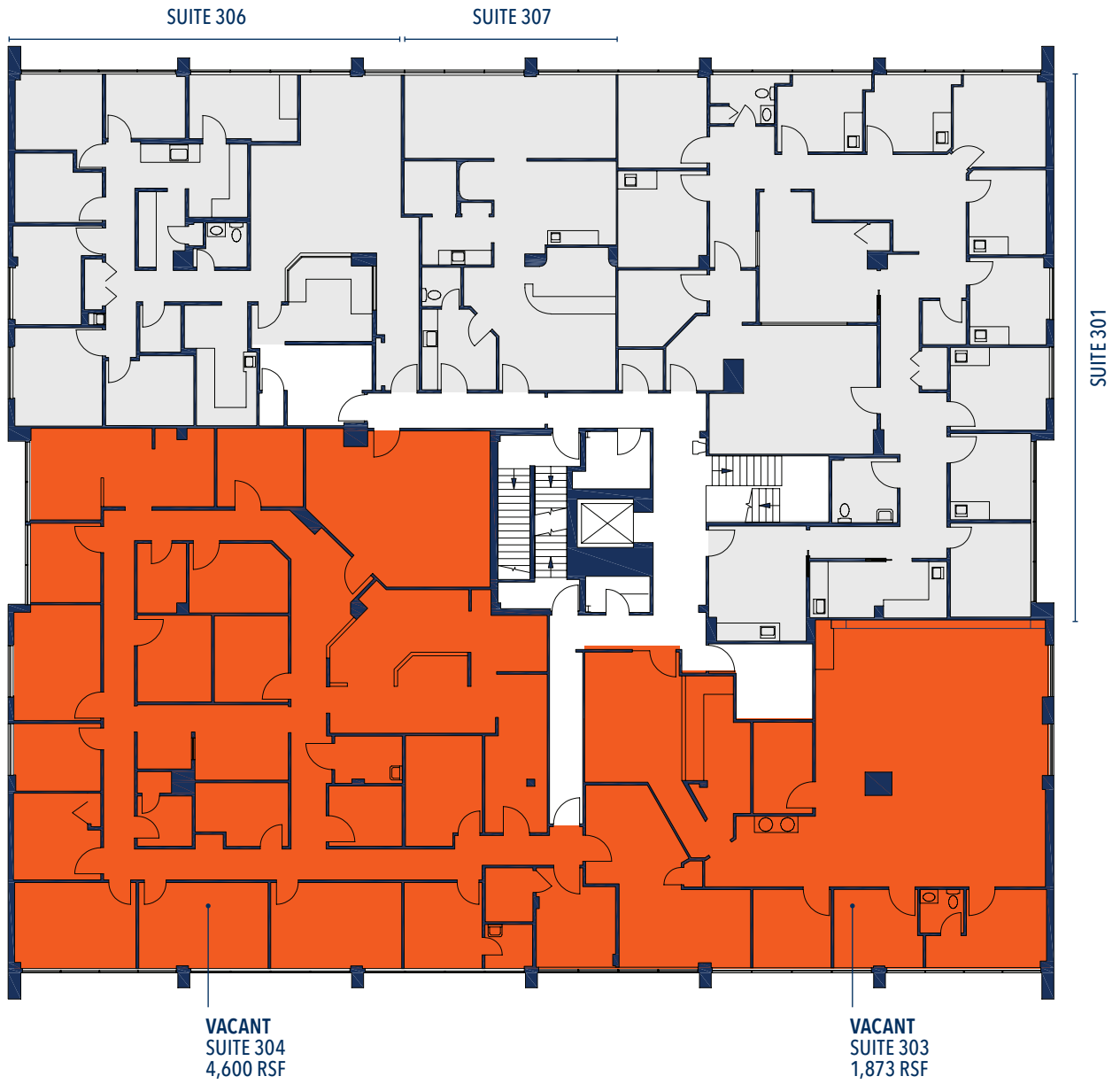
Floorplans | West Building

SECOND FLOOR



Floorplans | West Building

THIRD FLOOR



2



SPECIFICATIONS

CENTER BUILDING

2121 Medical Park Dr
Silver Spring, MD 20902

 **BUILDING SIZE**
24,000 SF

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

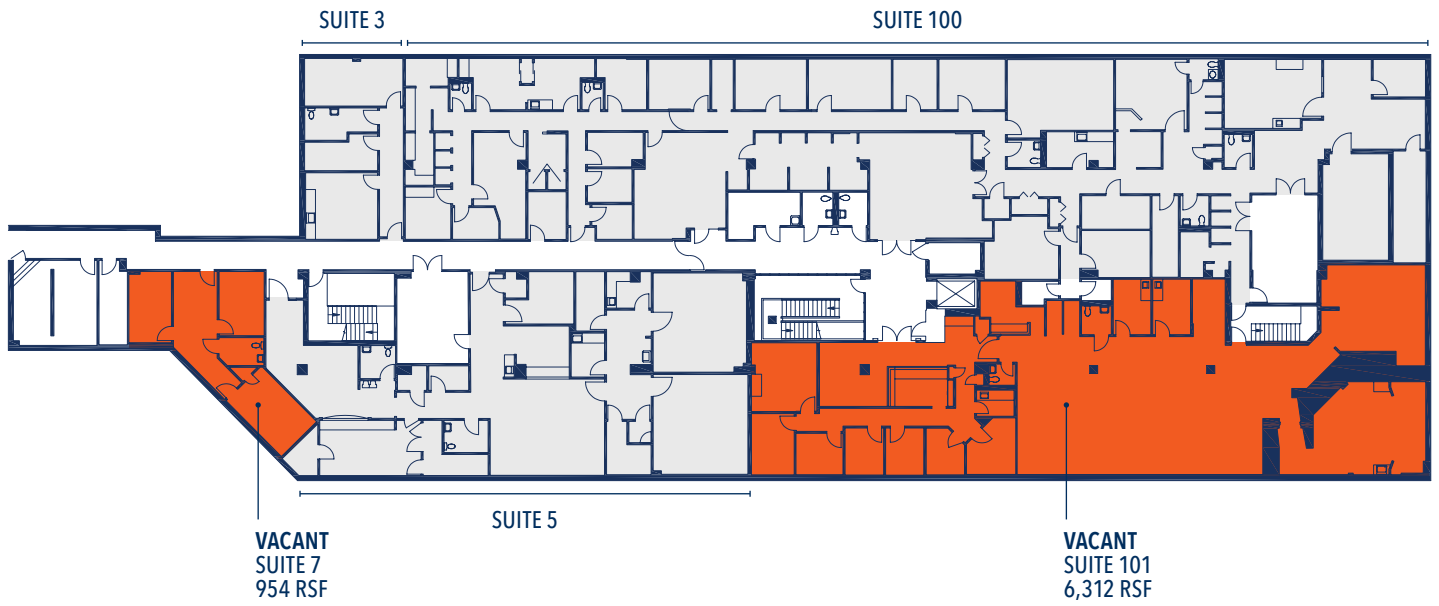
 **TENANT IMPROVEMENT ALLOWANCE**
AGGRESSIVE ALLOWANCE FOR NEW BUILD-OUT IS AVAILABLE

 **PARKING**
PARKING RATIO OF 5/1,000 SF



Floorplans | Center Building

FIRST FLOOR



3



SPECIFICATIONS

EAST BUILDING

2101 Medical Park Dr
Silver Spring, MD 20902

 **BUILDING SIZE**
35,000 SF

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

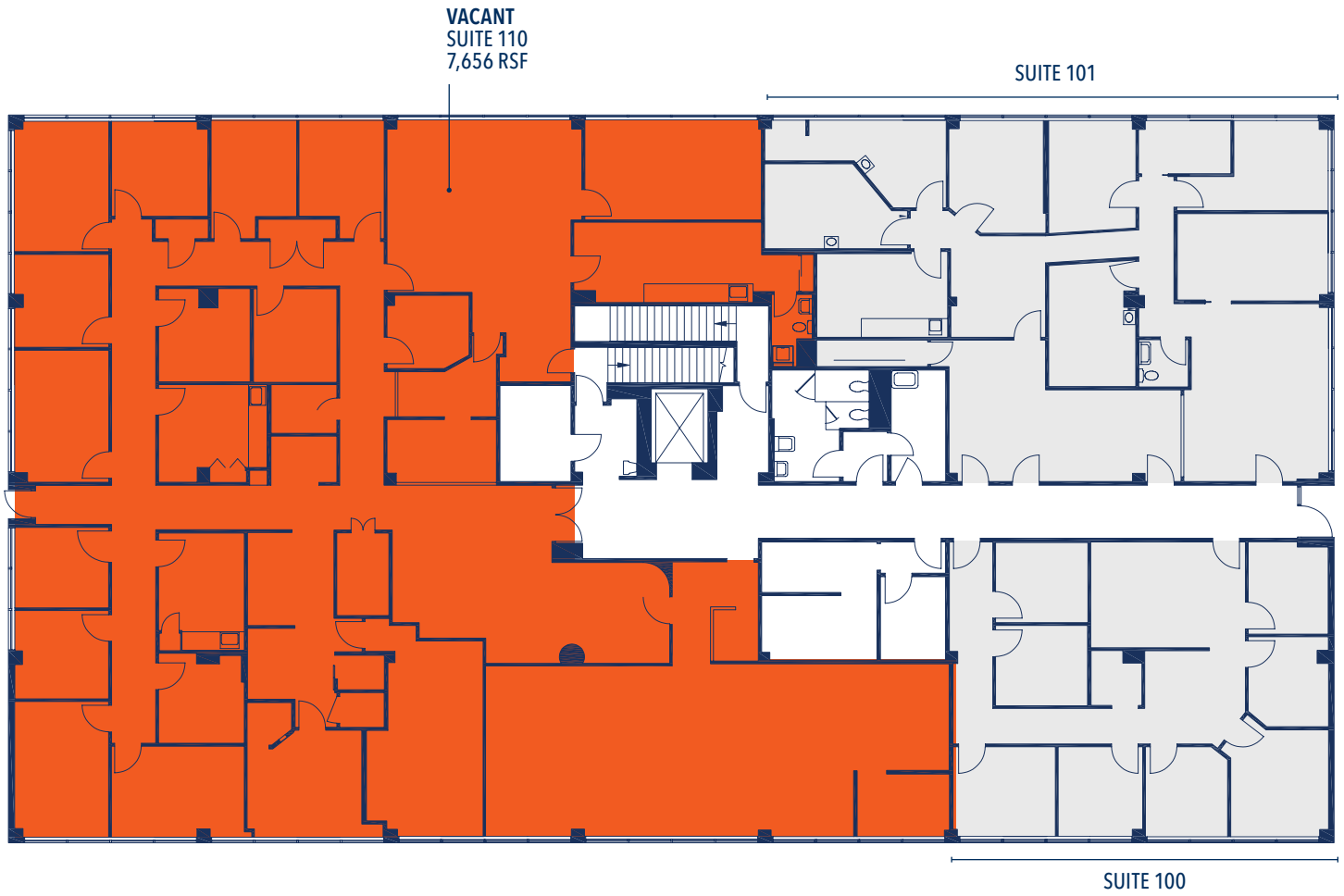
 **TENANT IMPROVEMENT ALLOWANCE**
AGGRESSIVE ALLOWANCE FOR NEW BUILD-OUT IS AVAILABLE

 **PARKING**
PARKING RATIO OF 5/1,000 SF



Floorplans | East Building

FIRST FLOOR



Floorplans | East Building

THIRD FLOOR



Located in close proximity to Holy Cross Hospital

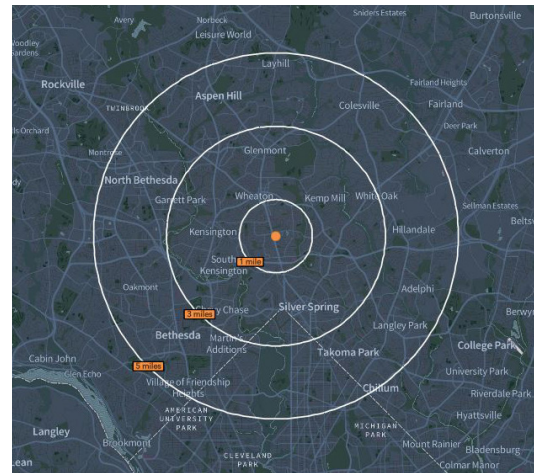


Ideal Montgomery County Location



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

MEDICAL + REAL ESTATE®

NORA BOWEN
NORA@GZREALTY.NET
703.401.6235

PETER G. PAPANTONIOU
PETER@GZREALTY.NET
703.395.2924

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

