DOCTORS MEDICAL PARK

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

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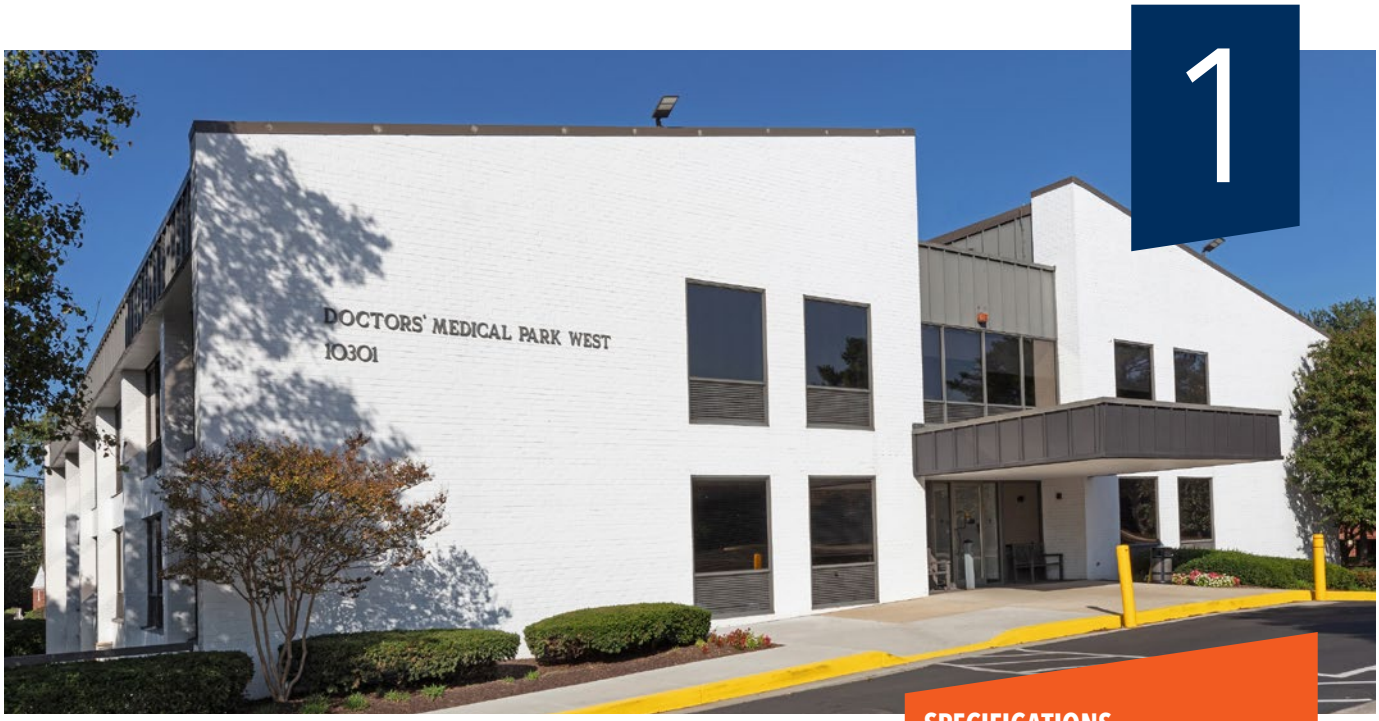
MEDICAL REALTY

BLUE ARCH CAPITAL

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

WEST BUILDING

10301 Georgia Ave
Silver Spring, MD 20902

SPECIFICATIONS

BUILDING SIZE
35,000 SF

AVAILABILITY
SUITE 104 - 719 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

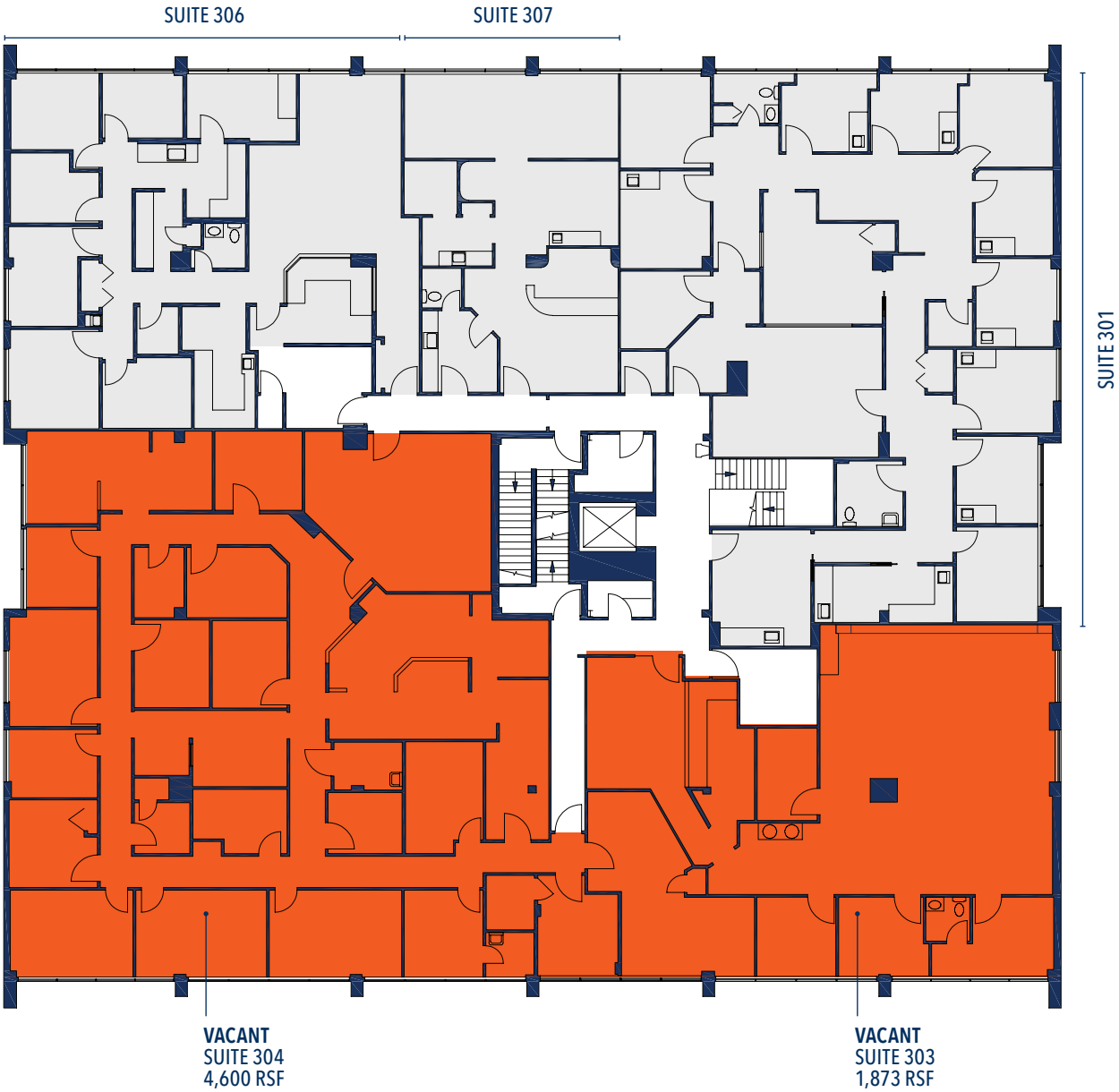
PARKING
PARKING RATIO OF 5/1,000 SF

Floorplans | West Building

FIRST FLOOR

Floorplans | West Building

THIRD FLOOR



2

CENTER BUILDING

2121 Medical Park Dr
Silver Spring, MD 20902

SPECIFICATIONS

BUILDING SIZE
24,000 SF

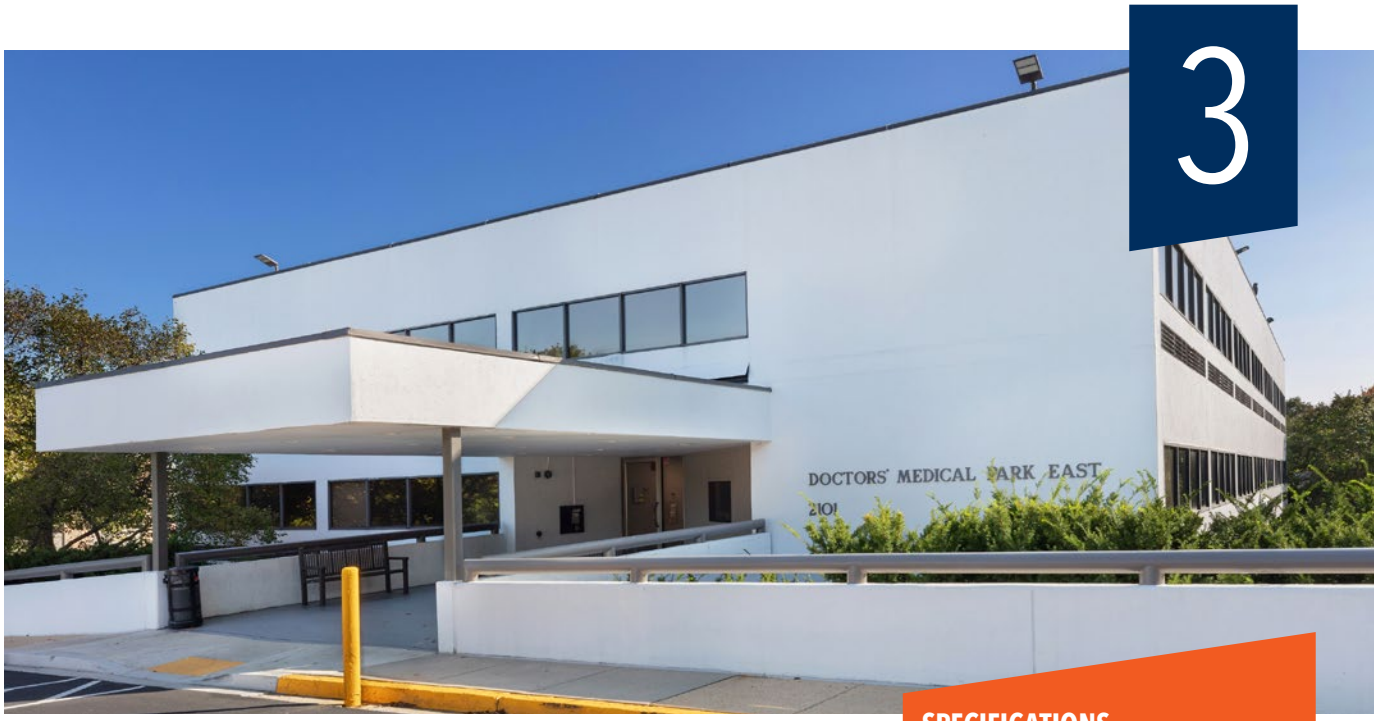
AVAILABILITY
SUITE 7 - 954 RSF
SUITE 101 - 6,312 RSF

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

PARKING
PARKING RATIO OF 5/1,000 SF

Floorplans | Center Building

FIRST FLOOR



3

EAST BUILDING

2101 Medical Park Dr
Silver Spring, MD 20902

SPECIFICATIONS

BUILDING SIZE
35,000 SF

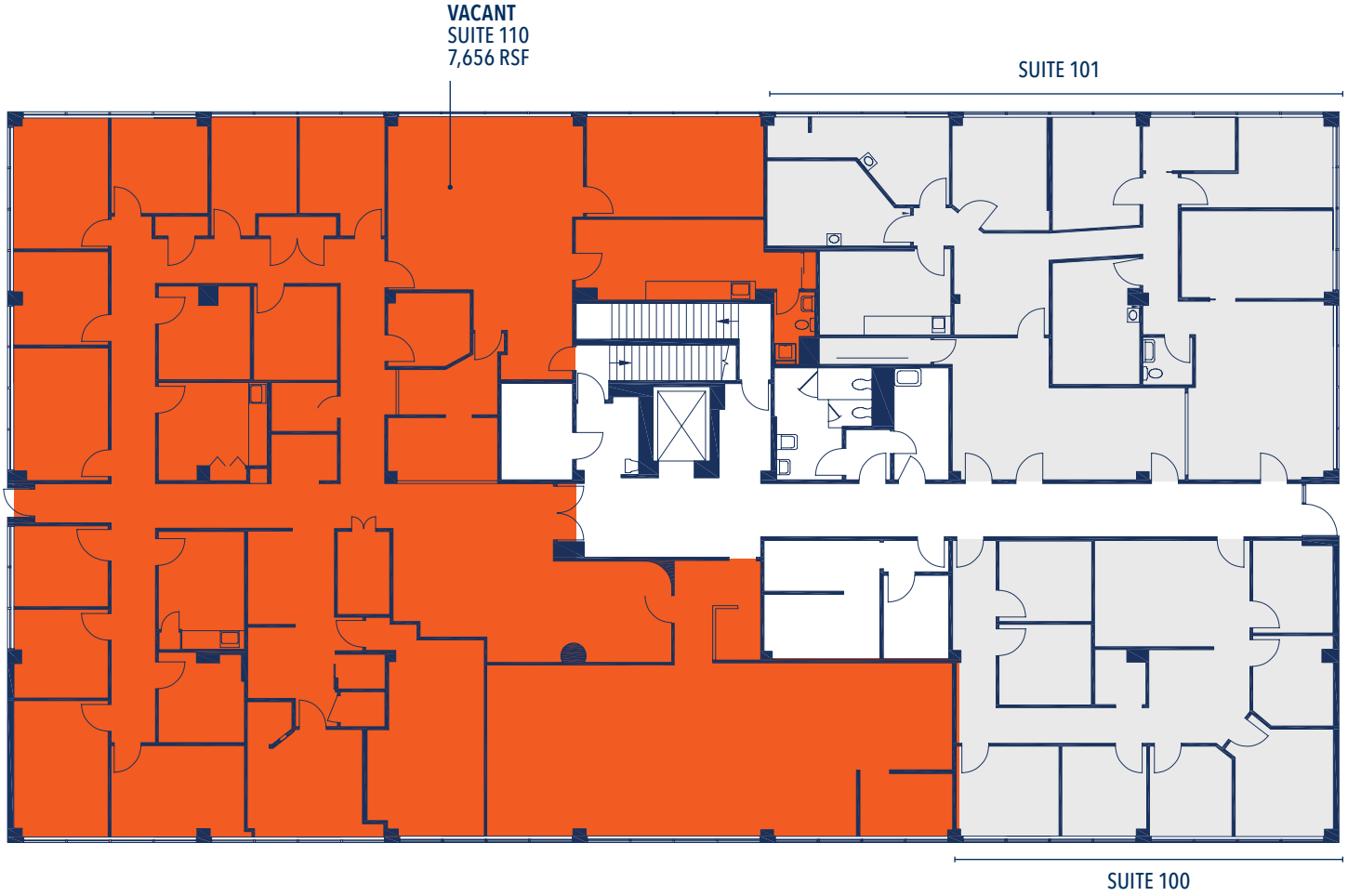
AVAILABILITY
SUITE 110 - 7,656 RSF
SUITE 201 - 1,931 RSF
SUITE 310 - 1,246 RSF

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

PARKING
PARKING RATIO OF 5/1,000 SF

Floorplans | East Building

FIRST FLOOR

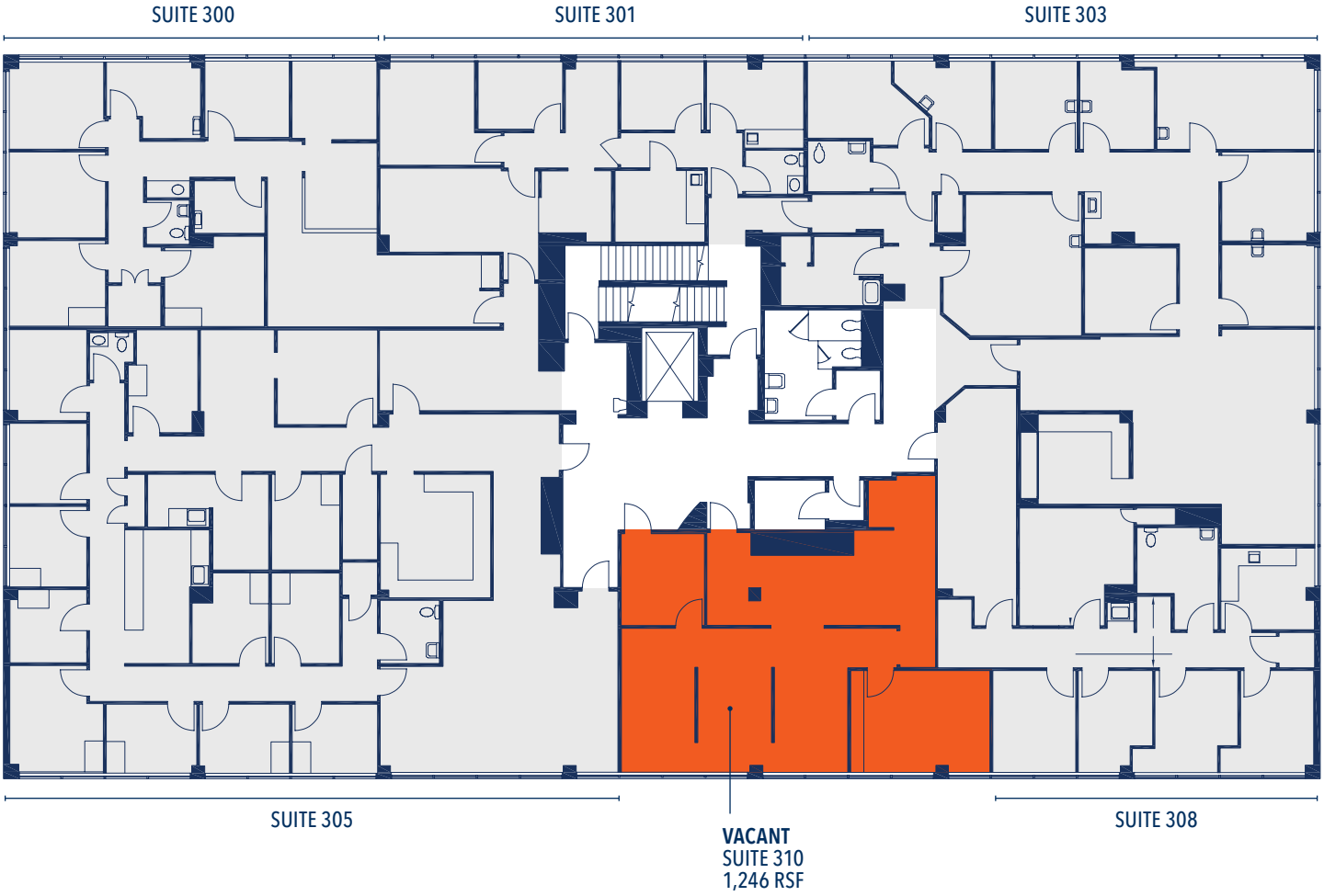


Floorplans | East Building

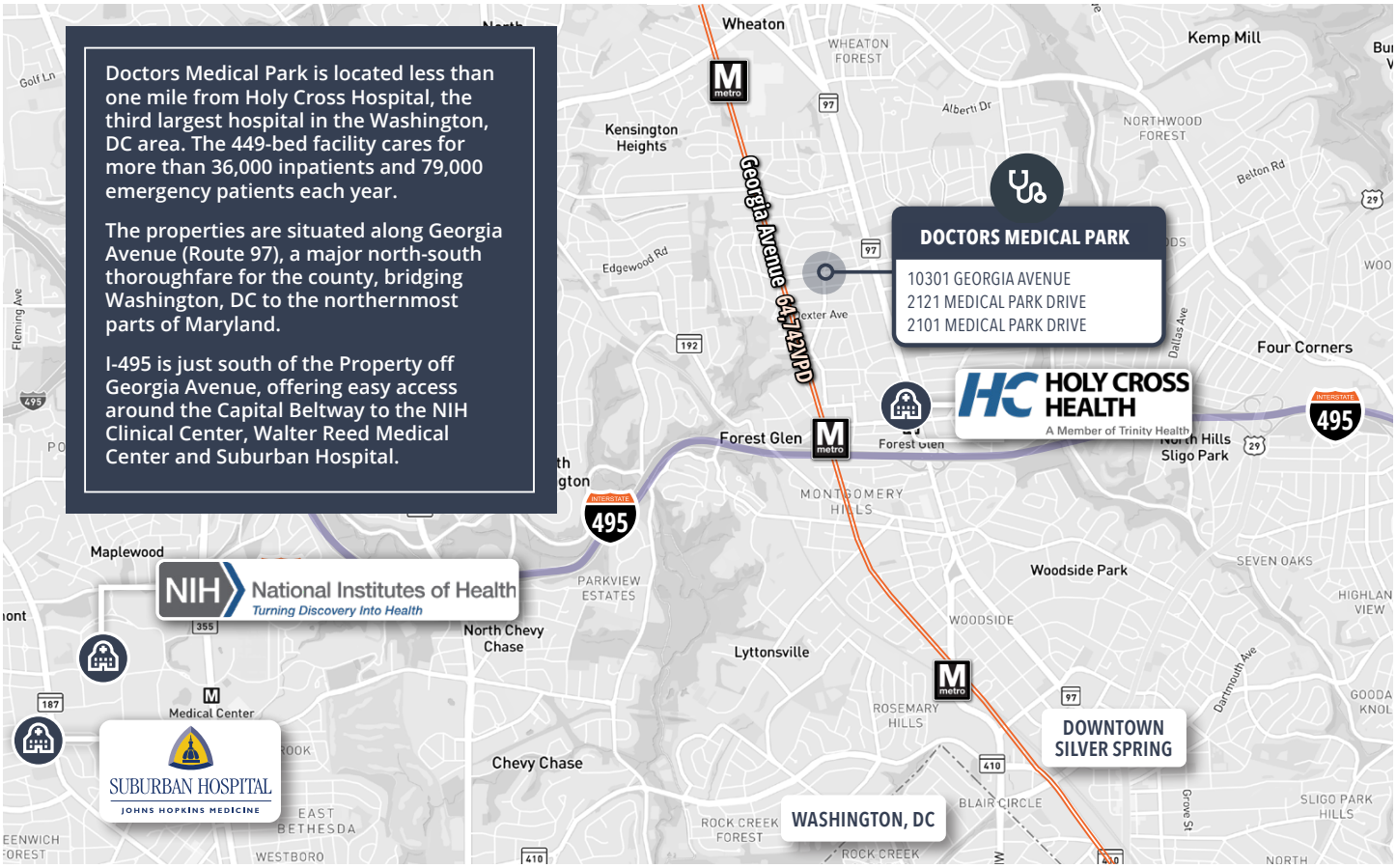
SECOND FLOOR

Floorplans | East Building

THIRD FLOOR



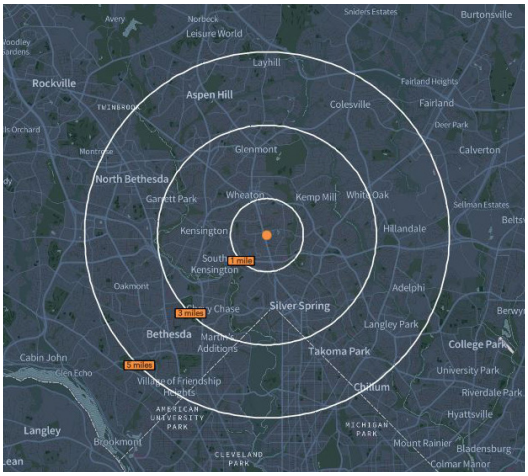
Located in close proximity to Holy Cross Hospital



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

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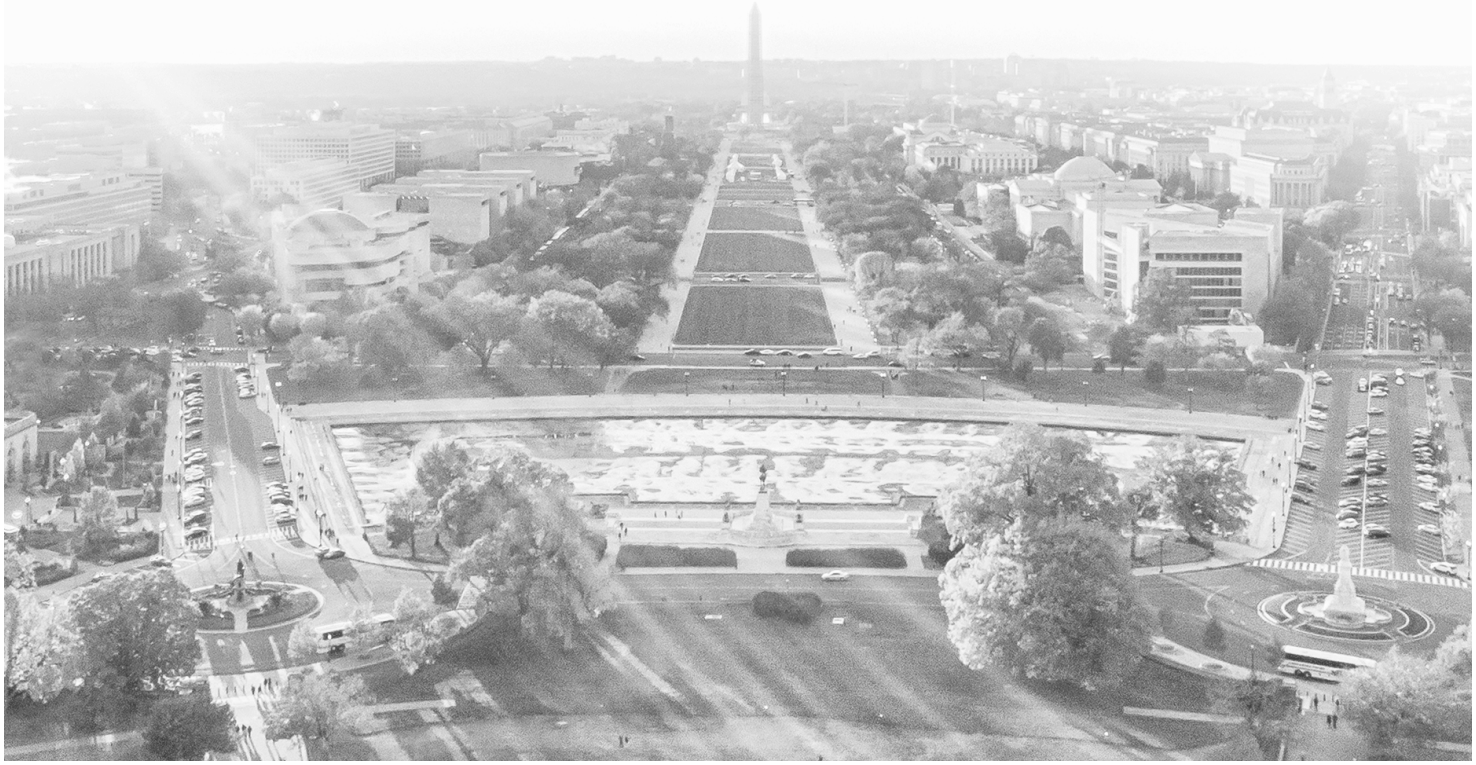

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