

# MEDICAL OFFICE SPACE FOR SALE



## WHAT MATTERS TO YOU >

**SECURED CASH FLOW**  
ESTABLISHED MEDICAL TENANT WITH  
4 YEARS OF IN-PLACE INCOME

**SIZE**  
2,216 SF MEDICAL OFFICE  
CONDOMINIUM FOR SALE

## NORTH LAKE PROFESSIONAL PARK

19537 DOCTORS DR  
GERMANTOWN, MD 20874

### ADDITIONAL FEATURES

- First-floor, ADA-accessible medical office condominium consisting of two combined units with an efficient layout suitable for a variety of specialties
- Exceptionally well maintained by the original owner and professionally managed
- Tenant in place through July 31, 2030, providing immediate rental income and an attractive investment opportunity
- Current annual rent of \$62,626.32; annual real estate taxes of approximately \$8,100; annual condominium fees of \$14,628; and total operating expenses of approximately \$10.25 per square foot
- Ample free, unreserved surface parking for patients and staff
- Building signage available



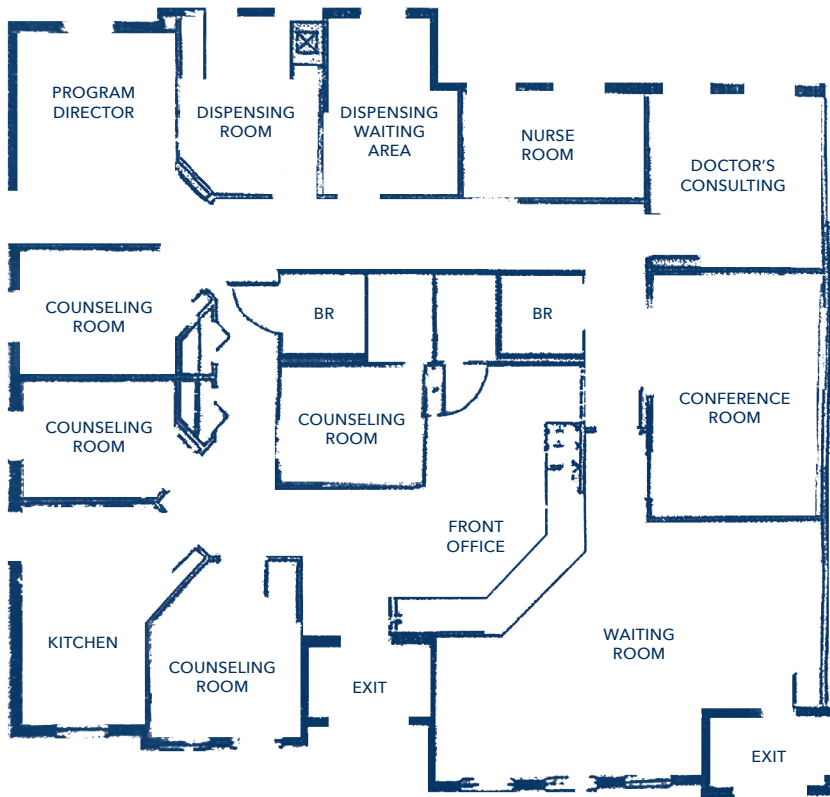
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