OLD LINE PROFESSIONAL CENTRE . WALDORF, MD

OFFICE SPACE FOR LEASE

- Three Story Medical & Professional Office Building
- Marble & Tile Lobby with 2 Elevators and Stairway Access
- Workout Room for Tenants
- Space available with little or no modifications necessary
- Office Space Ranging From 1,600 to 5,566 Square Feet
- $17.00 Per Square Foot NNN
- Tenant Pays Common Area Fees, Taxes, Utilities & Insurance

Demographics 2007	1 Mile	3 Mile	5 Mile
Population	8,042	48,142	70,596
Households	3,093	17,165	24,734
Avg. HH Inc.	$48,199	$66,879	$72,069

For More Information Please Contact:

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COMMERCIAL REAL ESTATE

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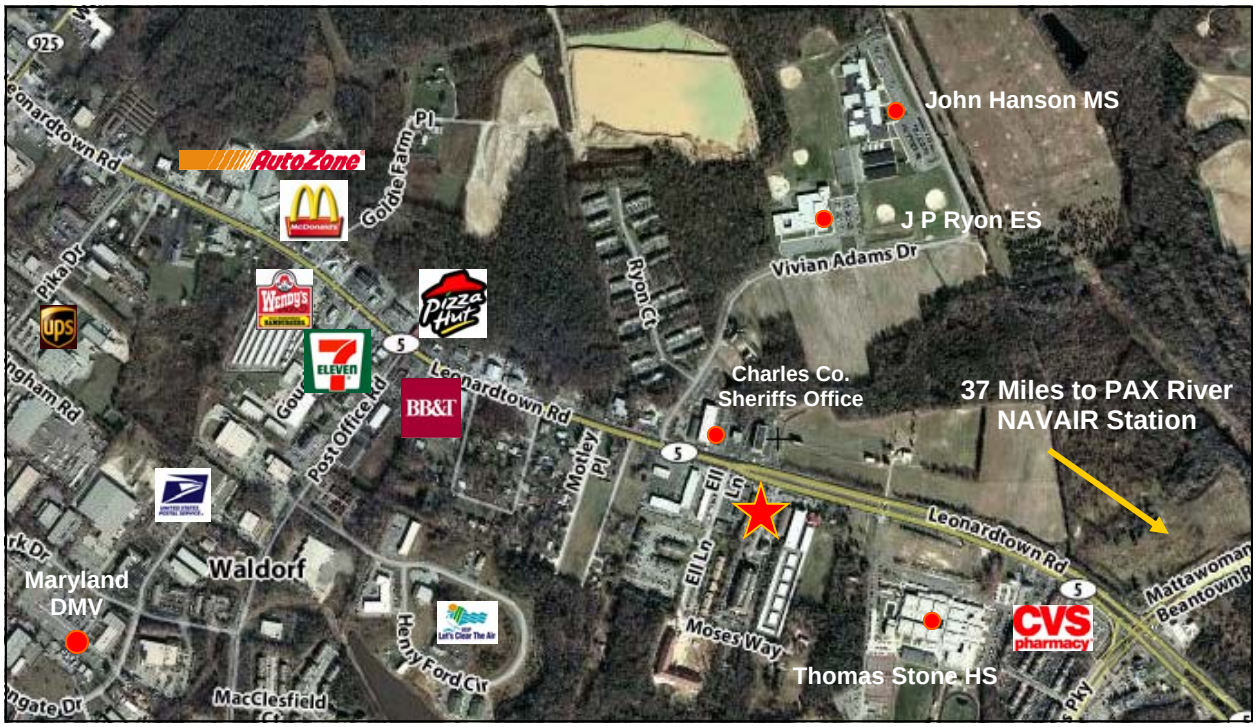

Unit	Current Available Space Square footage	
104	2,038	Available Medical
202	3,120	Available Medical
210	1,600	Available Office
212	1,779	Available Medical
303	5,566	Available Medical

12070 OLD LINE CENTRE

- Great tenant variety including a lab center, cardiology, gastroenterology, high tech healthcare imaging services, dentistry, and hearing care.
- Onsite amenities include a beautiful lobby with skylights, two elevators, open stairway to the second floor, common area restrooms, night time security locks and tenant workout room.
- 12,000 square feet of retail and banking services are adjacent to the building.
- Location off of Leonardtown Parkway is outstanding with 36,000 cars passing daily.
- A great location relative to providing service to the surrounding population with proximity to Civista Medical Center (eight miles south), Civista Ambulatory Care Pavilion: Women's Health Center, Surgery Center, and Cancer Center (1.3 miles from Old Line), and Southern Maryland Hospital Center, Clinton (eight miles from Old Line Centre).

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