

SALE / LEASE

FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702

SALE PRICE

Subject To Offer

LEASE RATE

Negotiable



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**COLDWELL BANKER
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Deniz Senyurt

571 271 6604

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PROPERTY DESCRIPTION

This free-standing, 2-story medical building is located in a heavily populated Frederick market, next to Route 15, strategically positioned in Frederick Medical Corridor. Maryland Oncology Hematology, with 15 other locations, occupies the first floor of this building. The property has 104 parking spots. The ground floor is accessible from the back of the building has 10,000 SF is available to lease. The unit was built as a medical office. It can be leased fully or demised into two units.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	10,000 SF
Lot Size:	1.89 Acres
Building Size:	20,000 SF
NOI:	\$314,487.00
Zoning:	C3

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PROPERTY HIGHLIGHTS

- Adjacent to Route 15, visible by 11,000 Vehicle Per Day
- Right across from John Hopkins Community Physicians Building
- Demographics of 66,136 Population, \$87,432 Median Household Income, and \$212,274 Median Net Worth in 10 min drive time.
- In the 187 million dollars worth medical healthcare market

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FREDERICK RADIOLOGY AND PET CENTER
46 THOMAS JEFFERSON DRIVE
FREDERICK, MARYLAND

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF MARYLAND AND THE NATIONAL BUILDING CODE.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC FEATURES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARTWORK AND COLLECTIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FURNITURE AND FIXTURES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EQUIPMENT AND MACHINERY.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DATA AND RECORDS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INFORMATION AND DOCUMENTATION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMUNICATIONS AND NETWORKS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SECURITY SYSTEMS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ACCESSIBILITY FEATURES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENERGY EFFICIENCY MEASURES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SUSTAINABILITY FEATURES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WELL-BEING FEATURES.

LEGEND:

— EXISTING PARTITION TO REMAIN
— NEW WALL TYPE
— NEW FLOOR TYPE
— NEW CEILING TYPE
— NEW ROOF TYPE
— NEW EXTERIOR FINISH
— NEW INTERIOR FINISH
— NEW MECHANICAL
— NEW ELECTRICAL
— NEW PLUMBING
— NEW HVAC
— NEW SANITARY
— NEW FIRE PROTECTION
— NEW SECURITY
— NEW ACCESSIBILITY
— NEW ENERGY EFFICIENCY
— NEW SUSTAINABILITY
— NEW WELL-BEING

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INCOME SUMMARY

GROSS INCOME	\$364,191
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EXPENSES SUMMARY

OPERATING EXPENSES	\$49,704
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NET OPERATING INCOME	\$314,487
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
200	Maryland Oncology Hematology	10,000 SF	50%	\$36.42	\$364,191	2017	2028
100	Vacant	10,000 SF	50%	\$30.00	\$300,000	Vacant	Vacant
TOTALS		20,000 SF	100%	\$66.42	\$664,191		

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DENIZ SENYURT, CCIM
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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in retail, office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Rotary Club of Vienna, Asean American Chamber of Commerce



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