### FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702

SALE PRICE Subject To Offer

LEASE RATE Negotiable





**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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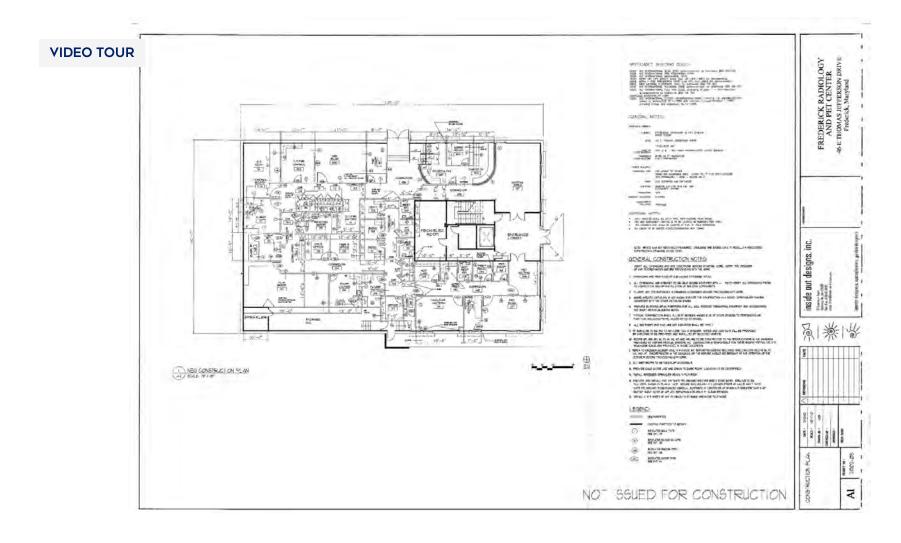








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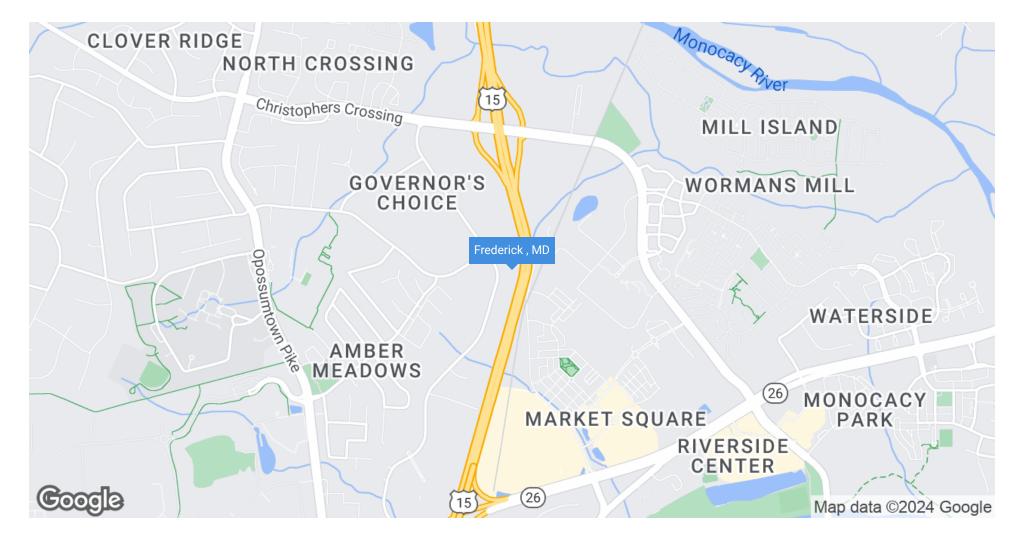


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#### **INCOME SUMMARY**

GROSS INCOME \$364,191

#### **EXPENSES SUMMARY**

OPERATING EXPENSES \$49,704

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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### 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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