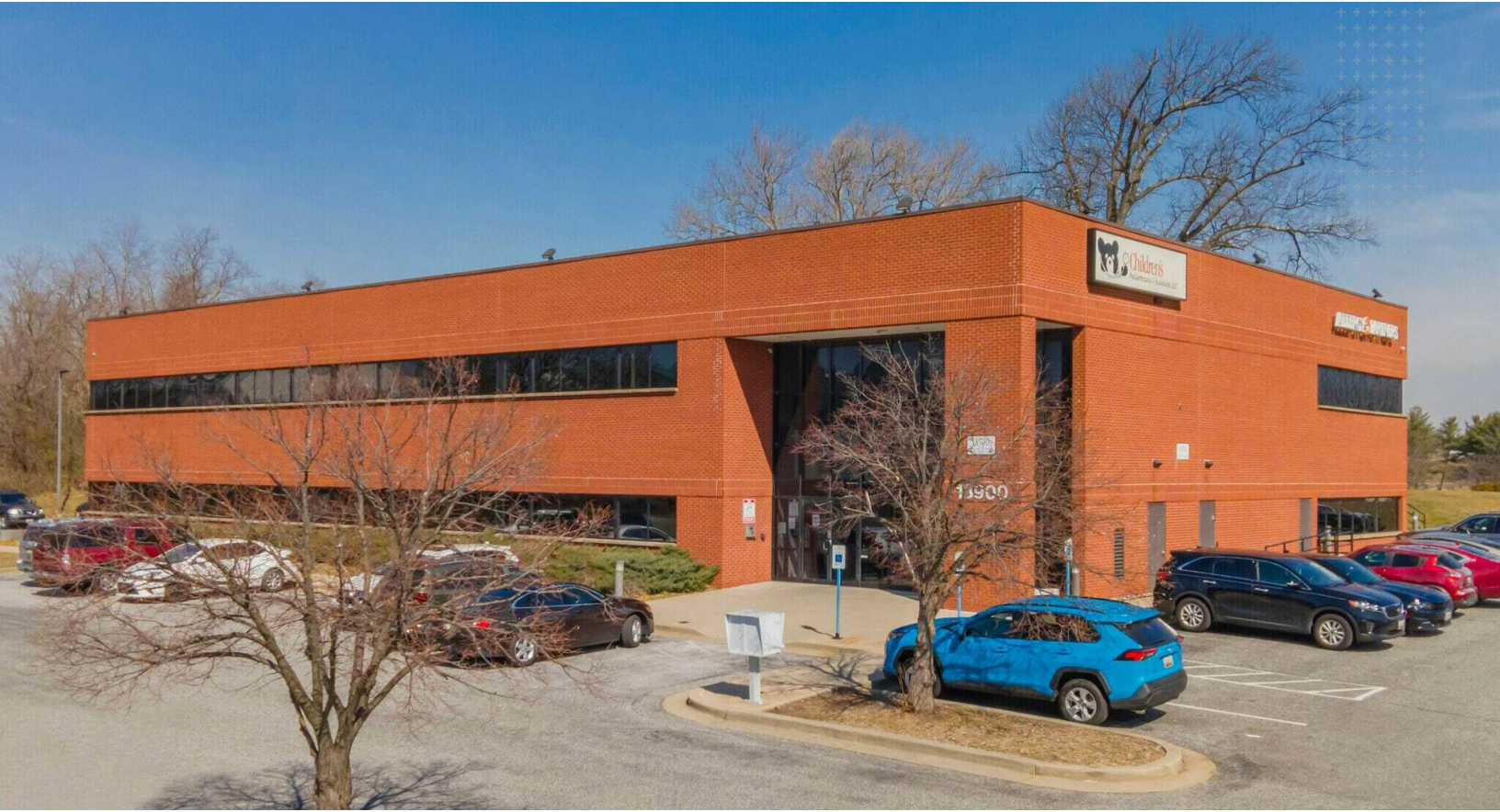


MEDICAL/DENTAL SPACE FOR LEASE

13900 Laurel Lakes Ave, Laurel, MD 20707



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 13900 Laurel Lakes Ave in Laurel, MD. This professional property offers clean, well-appointed office and medical space designed to meet the needs of business professionals. Boasting prime location, ample parking, and multiple layout options, the property provides a versatile and secure environment for businesses to thrive. With easy access to major highways and public transportation, this location offers convenience for employees and patients alike. Additionally, the property's proximity to a range of amenities and services ensures a seamless and efficient workday. Elevate your business in this professional and strategically located property.

PROPERTY HIGHLIGHTS

- Office, Medical, Dental Space Available for Lease
- Ample parking
- Easy Access to I-95, I-295, ICC
- Proximity to Laurel Lakes Centre & Centre at Laurel
- 5 Minutes from UM Laurel Medical Center
- Owner/Occupied, Well Maintained Property & Management

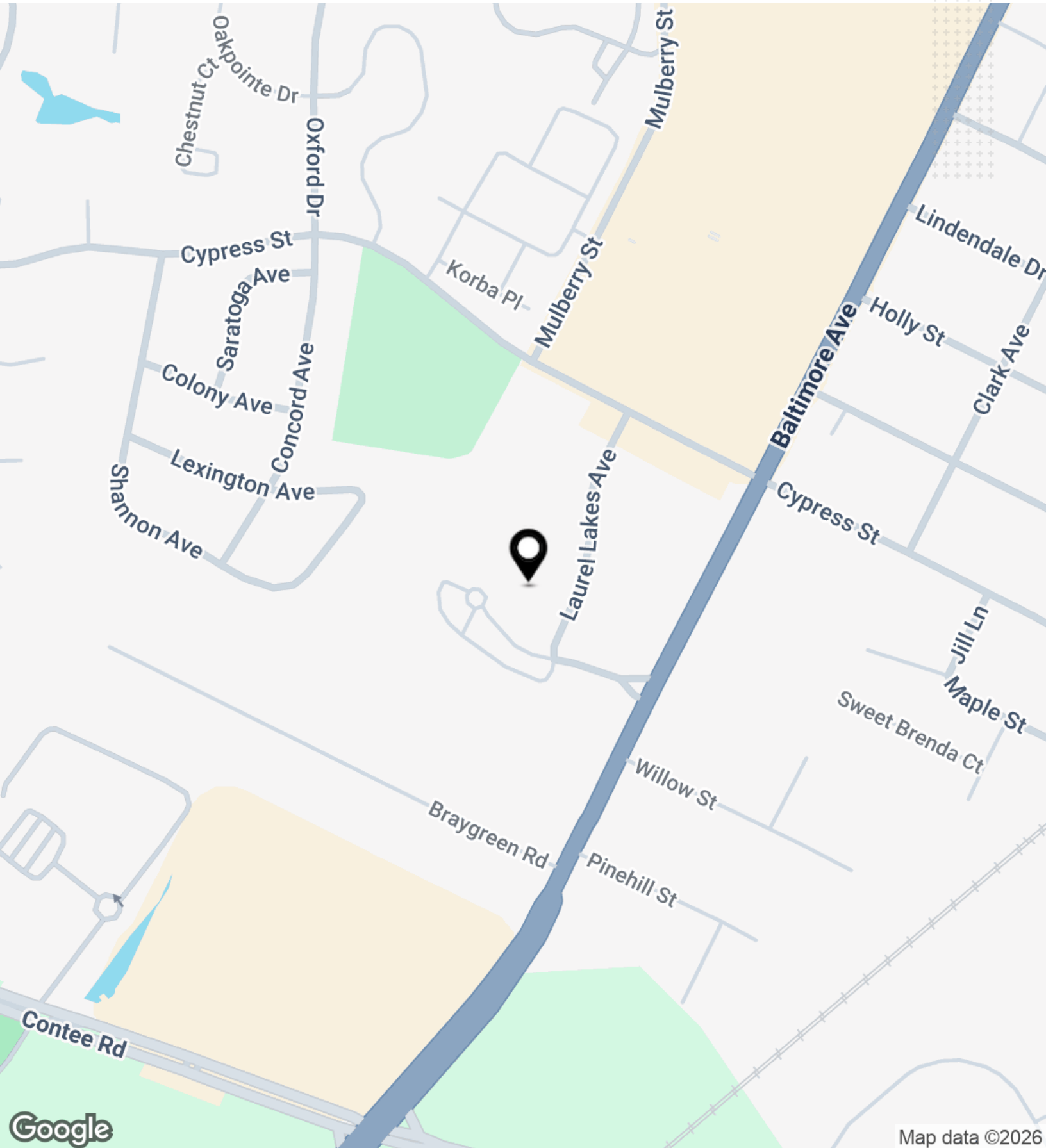
OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (Full Service)
Available SF:	1,517 - 1,936 SF
Lot Size:	1.52 Acres
Building Size:	23,652 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,713	8,131
Total Population	1,495	4,329	20,414
Average HH Income	\$143,985	\$141,620	\$116,613

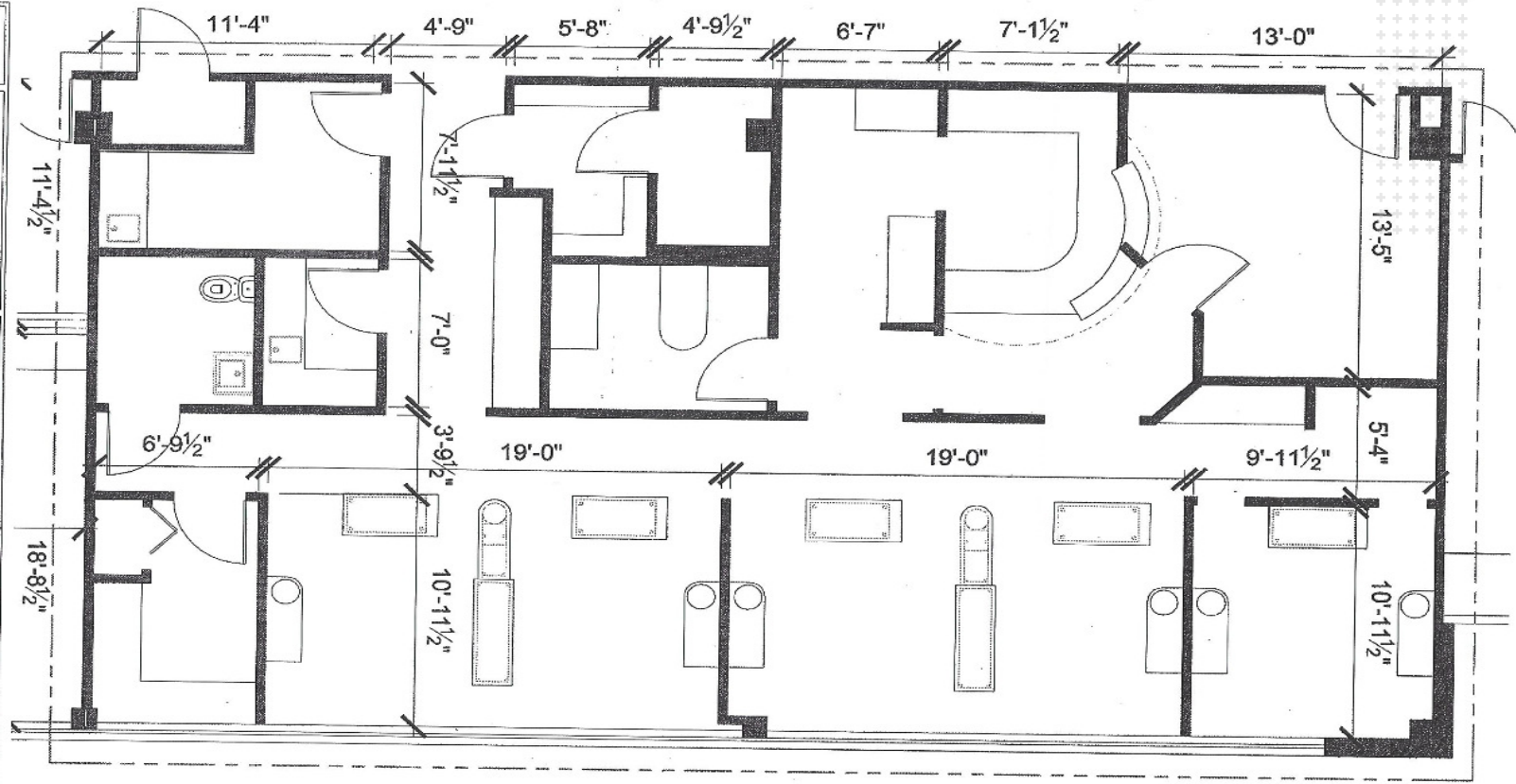
MEDICAL/DENTAL SPACE FOR LEASE

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LEASE INFORMATION

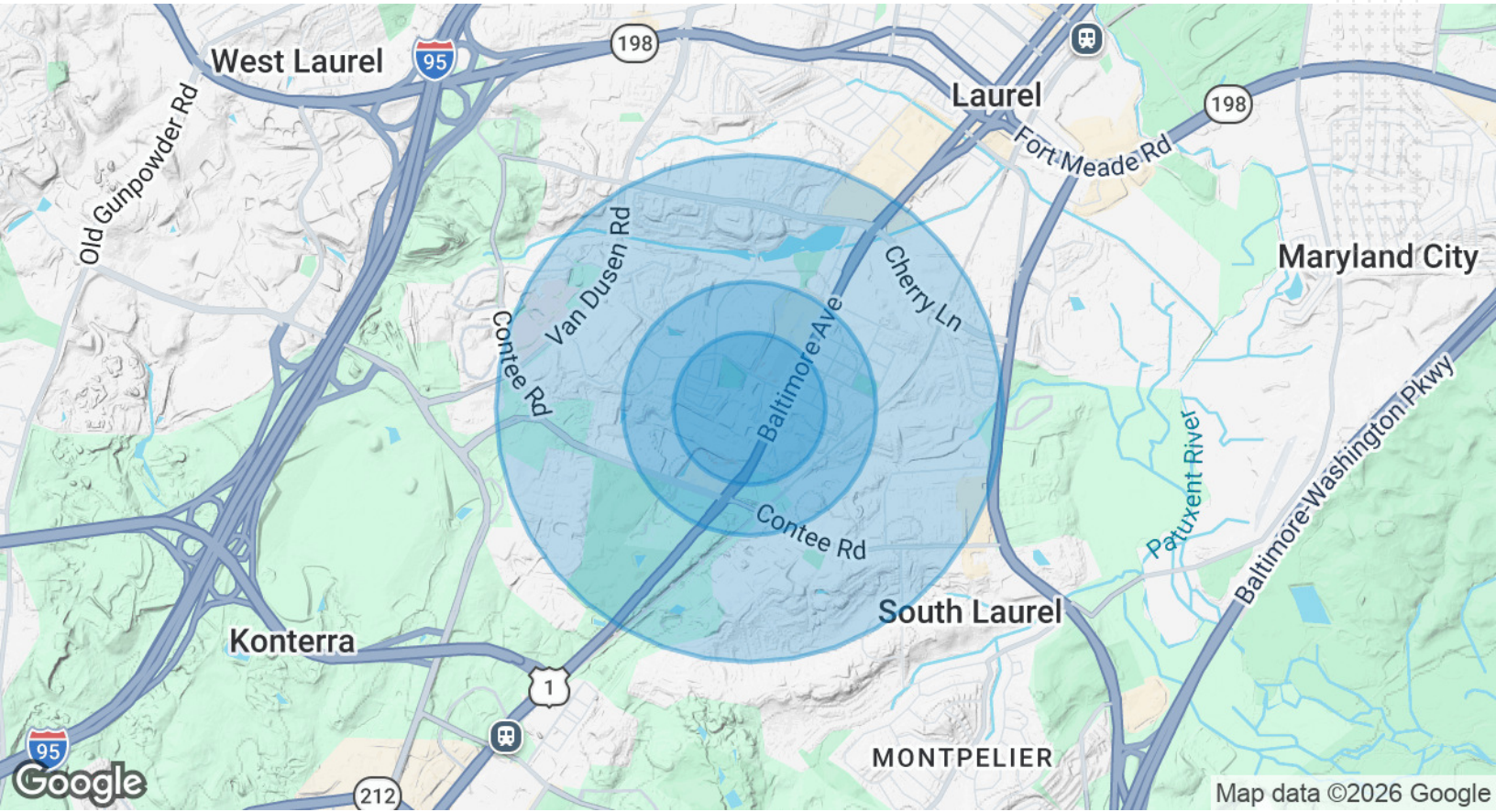
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,517 - 1,936 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Lobby	Available	1,517 SF	Full Service	\$32.00 SF/yr	-
Dental Space	Available	1,936 SF	Full Service	\$32.00 SF/yr	-

MEDICAL/DENTAL SPACE FOR LEASE

13900 Laurel Lakes Ave, Laurel, MD 20707



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,495	4,329	20,414
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,713	8,131
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$143,985	\$141,620	\$116,613
Average House Value	\$519,862	\$502,562	\$450,466

2020 American Community Survey (ACS)