

Freestanding Medical & Surgery Center Real Estate Overview



Minimally Invasive Vascular Center

Located in Metropolitan Washington, DC
Sarah Troxel, COO 301-708-2068
Sarah.Troxel@MIVCMD.com

9201 CHERRY LANE

CORNER OF ROUTE 197 AND CHERRY LANE IN LAUREL, MD



High Traffic Area
Average Annual Daily Traffic Count 36,000





Built in 2018

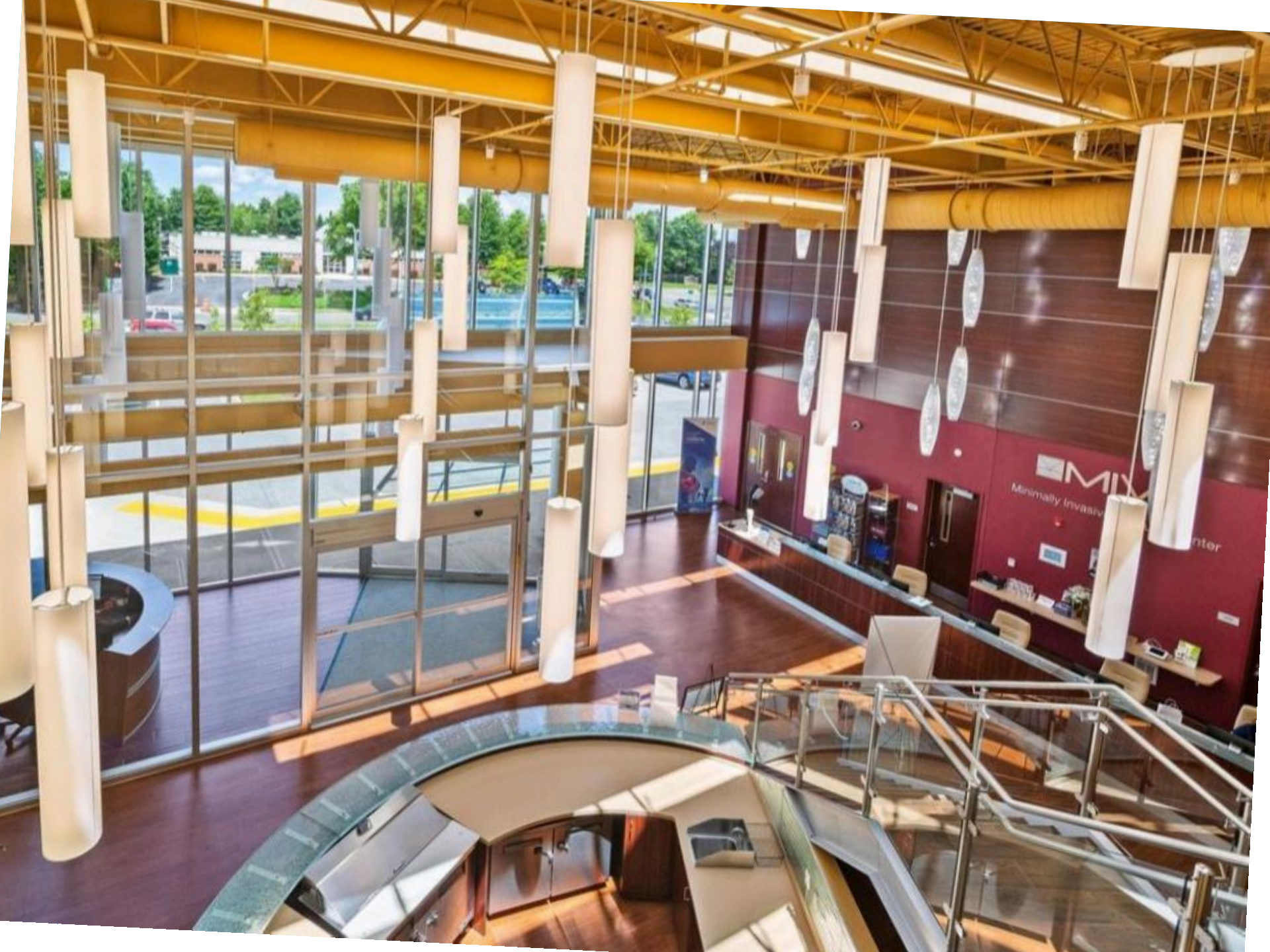
2.4 Acre site

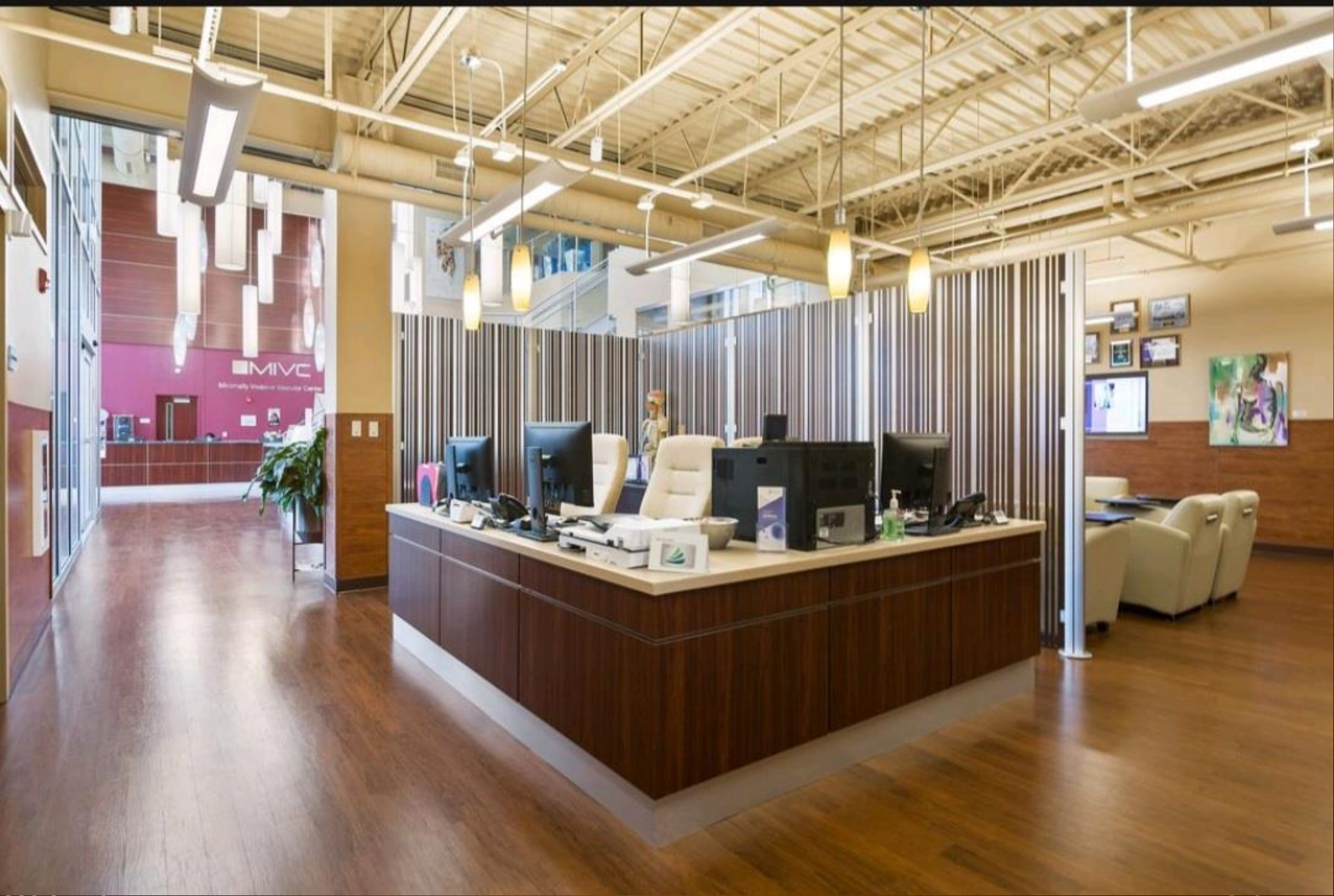
34,100 Square Foot Facility

52 Public Parking Spaces

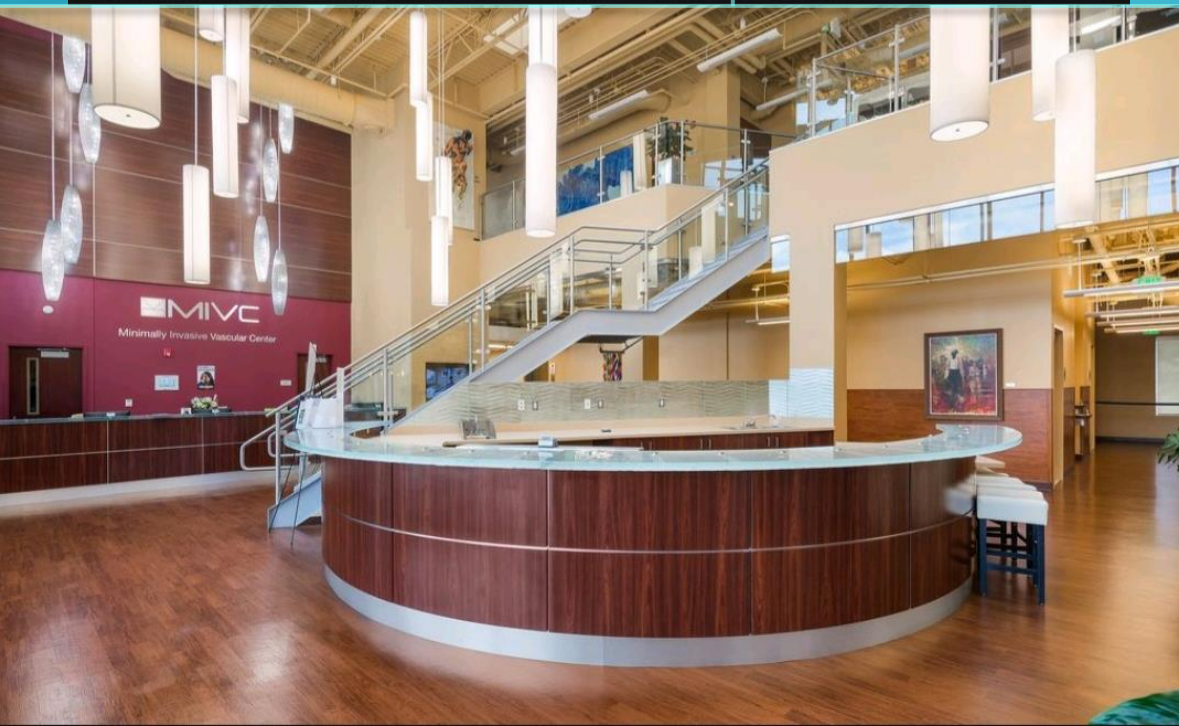
3 Private Covered Parking Spaces







Physician Services Nurses Station



Lobby/Reception Area

- Open Floor Plan
- Hospitality Friendly Front Desk with 6 Receptionist Stations
- Healing elemental design using wood, crystal and earth tones
- Custom glass top Juice/Snack Bar
- Glass Floating Staircase



- Designed to take patients mind off of being in a medical facility.
- Zoned music system for piped in music with white noise for privacy
- Wifi Zoning
- Decorative sound barriers



MAIN PATIENT WAITING AREA

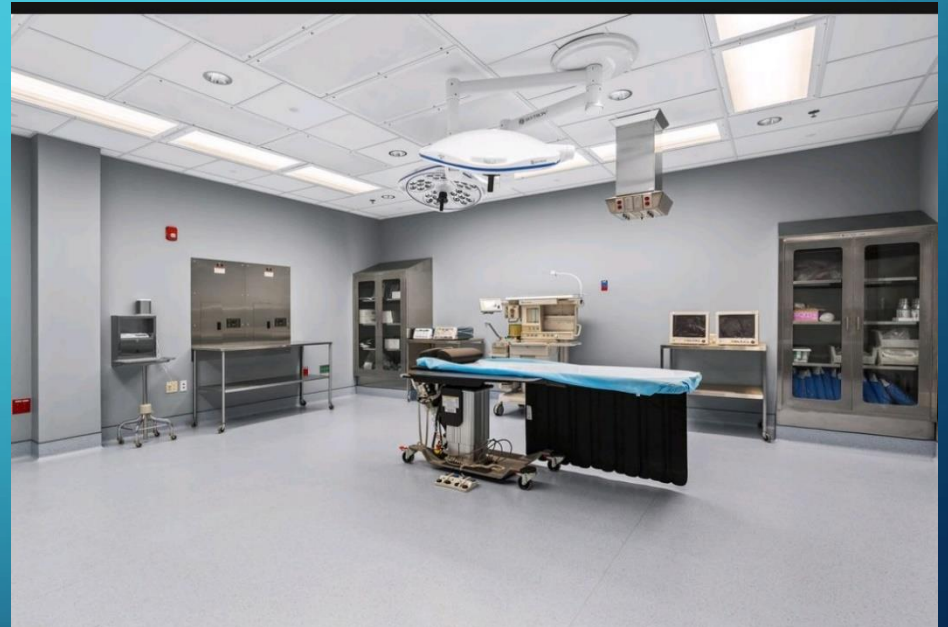
Independently
programmed patient
televisions for internal
and external
broadcasting





Additional
patient
waiting area
and corridor
with separate
entrance.

OPERATING AND PROCEDURE ROOMS



Sterilization and Washing Stations





6 Medical
Exam Rooms
2 Radiology
Rooms



Executive
Floor
Green Roof



CONFERENCE/ MEETING ROOMS



9 Bay Recovery Room with skylight, round nurses station in center & Physicians Office



NINE BAY
RECOVERY AREA
STEPS AWAY
FROM MAIN
OPERATING
ROOM

LOCATION DEMOGRAPHICS

**Located in Laurel Maryland at the
intersection of Route 197 and Cherry
Lane
36,000 Avg. Annual Daily Traffic**

Property Highlight: Digital Billboard

Voted one of the best places to live and work in Maryland. Laurel is a charming Prince George's County city located approximately halfway between the cities of Baltimore and Washington, D.C., sitting on the banks of the picturesque Patuxent River. The city, which was once a major mill town and railroading hub, has become a prominent epicenter for government activity, home to major Department of Defense offices and the Fort Meade Army base. Its famed Laurel Park thoroughbred horse racing track has hosted some of the world's most legendary racehorses, including Triple Crown winners Secretariat and War Admiral.

20 miles from Washington, DC
22 miles from Baltimore, Maryland



PROPERTY HIGHLIGHTS

- 1 Operating room
 - Negative pressure room
 - Medical Gas access
- 4 Procedure rooms
 - Medical Gas access
- High efficiency particulate air system
- Chilled water cooling
- Anti-microbial flooring and paint throughout
- 48-hour generator
- Independent Electrical for each Operating Room
- 9 bay recovery area with access to medical grade air
- Access to Patient/Ambulance efficient Elevator
- Cool, white surgical lighting with advanced LED lighting technology and shadow control in Operating and Procedure rooms
- Stainless steel built-in medical cabinetry
- 2 patient waiting areas
- 6 Patient Exam Rooms
- 2 Radiology Rooms
- Juice and snack bar
- The open design concept design and décor is centered around natural elements such as crystals, wood and stone.
- The basement has 3 private parking spaces, a loading dock and storage/inventory rooms, medical gas farm
- Executive Floor includes 3 administrative offices, a green roof and 1 executive conference room
- 1 Clinical Team Conference Room
- Exterior work consists of insulated metal panels, aluminum punched windows and an aluminum store front.
- There is also two elevators, power sliding doors and five rectangular skylight above the reception area.
- The LEED Certified facility occupies several acres of prime real estate in metropolitan Washington, DC.

FINANCIAL CONSIDERATIONS

- Freestanding Medical and Surgery Center within the State of Maryland
- Possible healthcare uses - all specialties
- 3-15 year lease terms (longer available)
- Medical and surgical use
- Condition - full build out
- Available immediately
- Leasing 2500 - 34,100 sq ft available
- 52 parking spaces
- 2 conference rooms
- \$37 per square foot - negotiable