

# 20300 CENTURY BLVD

Germantown, MD 20874

Medical / Office For Lease



Leasing Information:  
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## Lincoln

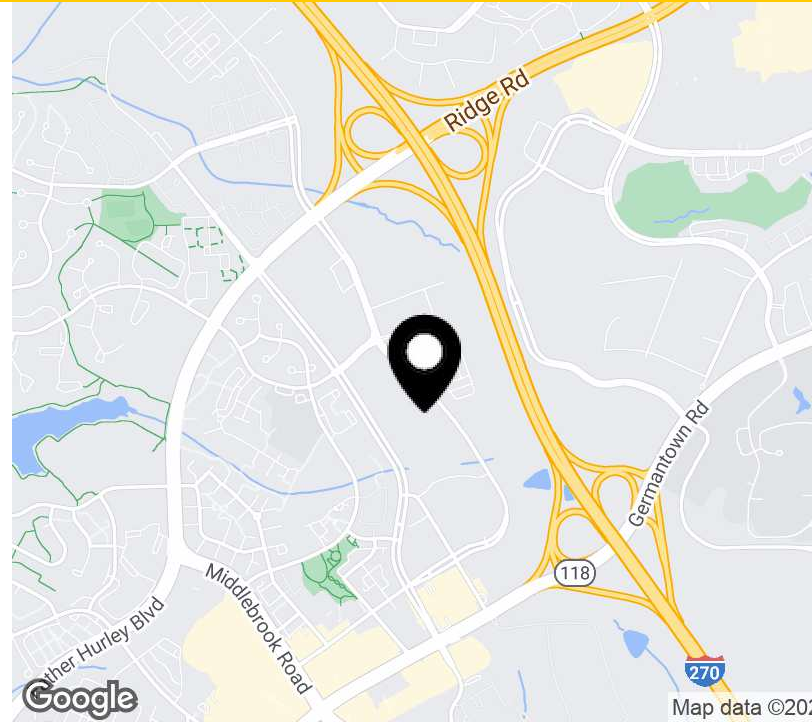
Lincoln Property Company  
1101 Wootton Pkwy  
Rockville, MD 20854

[www.lpc.com](http://www.lpc.com)

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Medical / Office For Lease

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## Property Highlights

- Premier medical/office opportunity with close proximity to Holy Cross Germantown Hospital (78 beds) and Adventist HealthCare Germantown Emergency Center
- Easy access to restaurant and retail amenities located at Germantown Town Center
- Floors 2 - 5: 109,803 SF contiguous block
- 12' 8" slab-to-slab ceiling heights throughout
- On-site patient pick-up/drop-off area
- Oversized elevator (8' depth x 5'5" width)
- Recently updated lobby finishes
- Abundant, free surface parking on-site (3.00/1,000 SF ratio)

## Availabilities

## SF

## Date Available

|           |           |             |
|-----------|-----------|-------------|
| Suite 120 | 5,791 SF  | Immediately |
| Suite 150 | 4,419 SF  | 12/1/2024   |
| Suite 200 | 17,800 SF | Immediately |
| Suite 250 | 9,026 SF  | 12/1/2024   |
| Suite 300 | 26,821 SF | 12/1/2024   |
| Suite 400 | 26,821 SF | 12/1/2024   |
| Suite 500 | 29,332 SF | 12/1/2024   |

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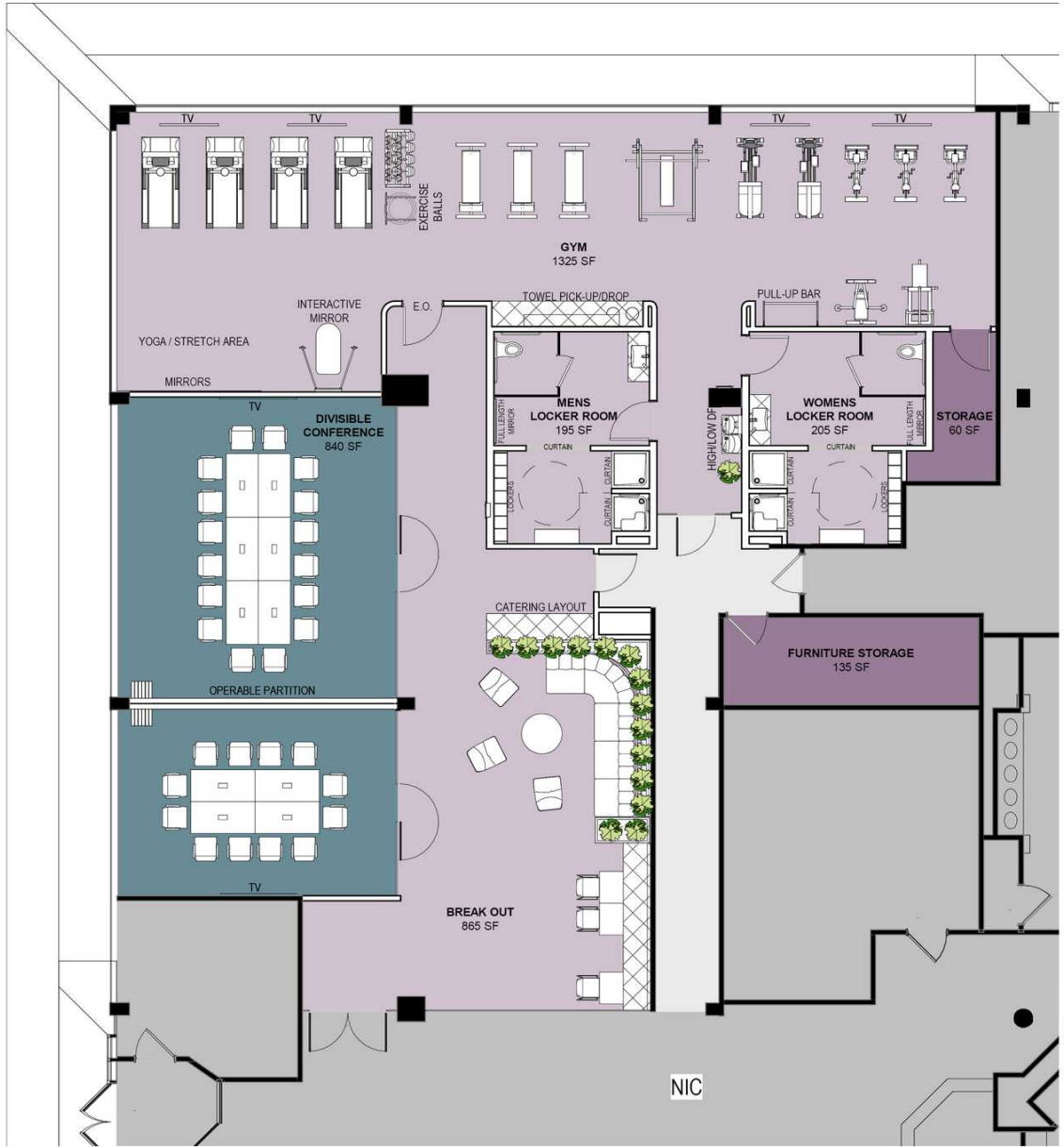
# Renovation Renderings



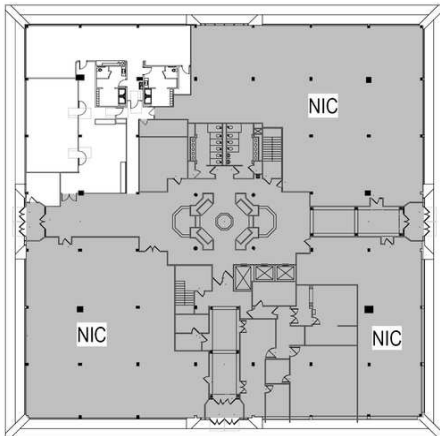
# 20300 CENTURY BLVD

1st Floor Amenities Coming Soon

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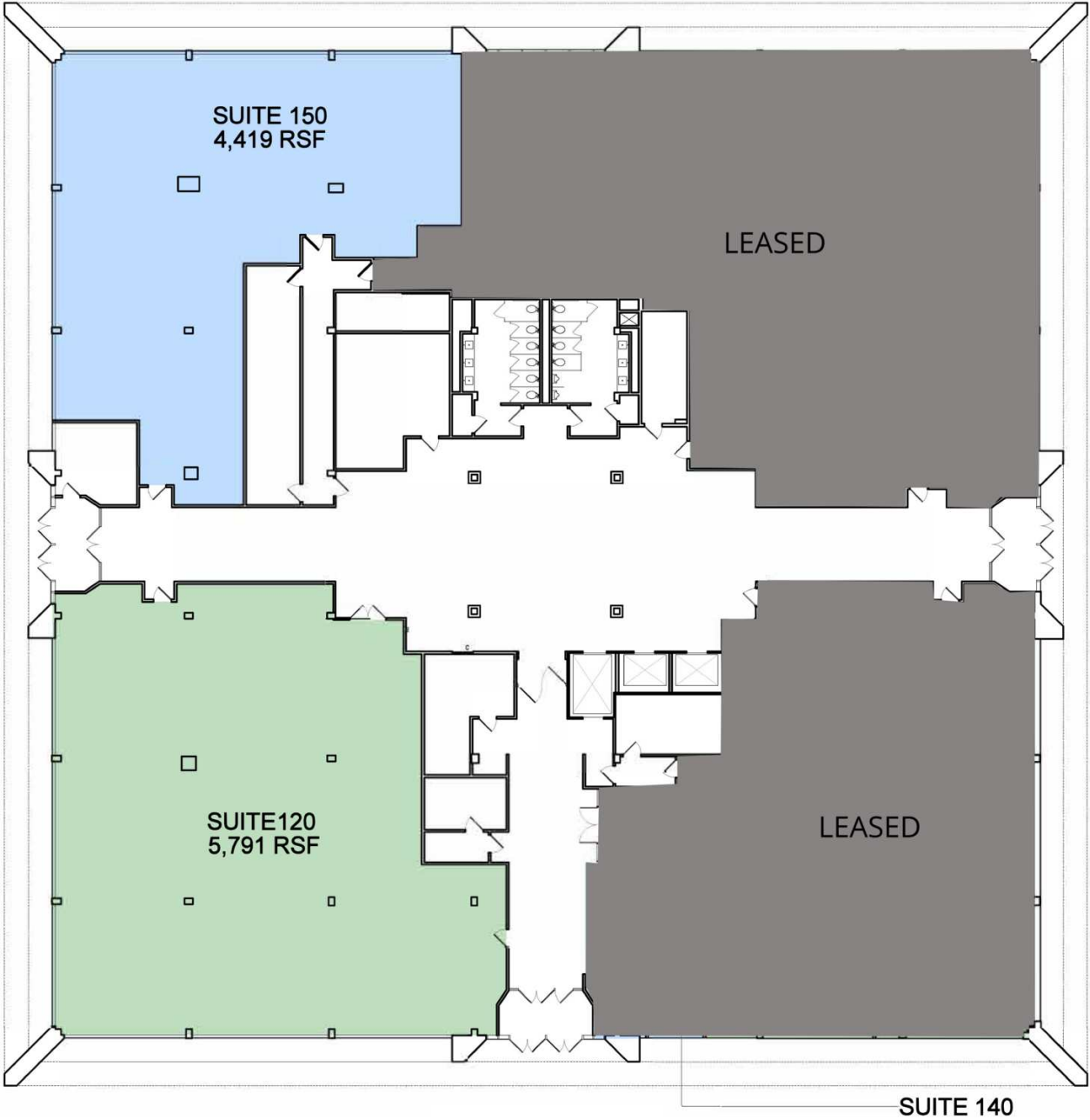
KEY PLAN



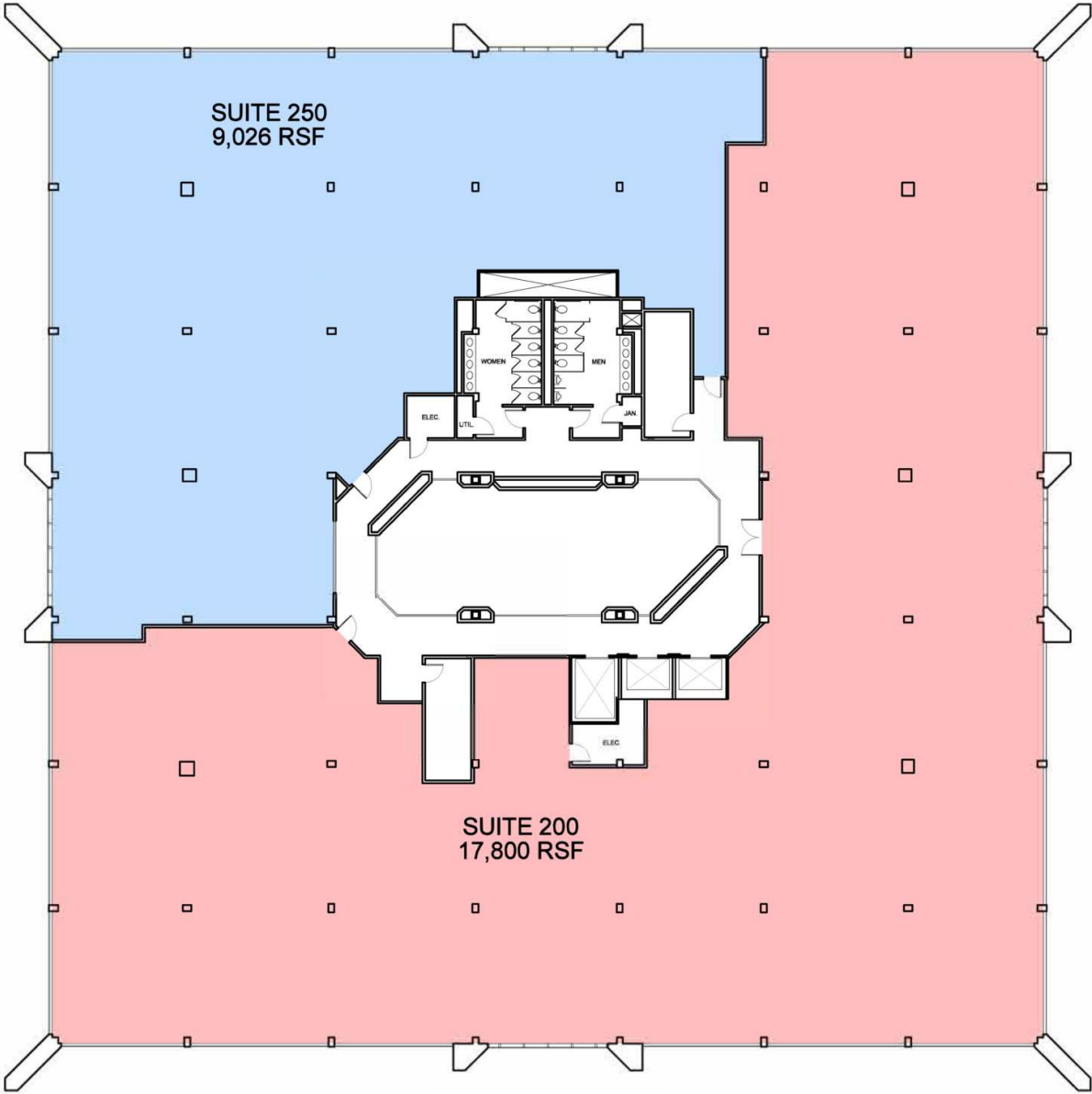
# 20300 CENTURY BLVD

Suites 120 | 150

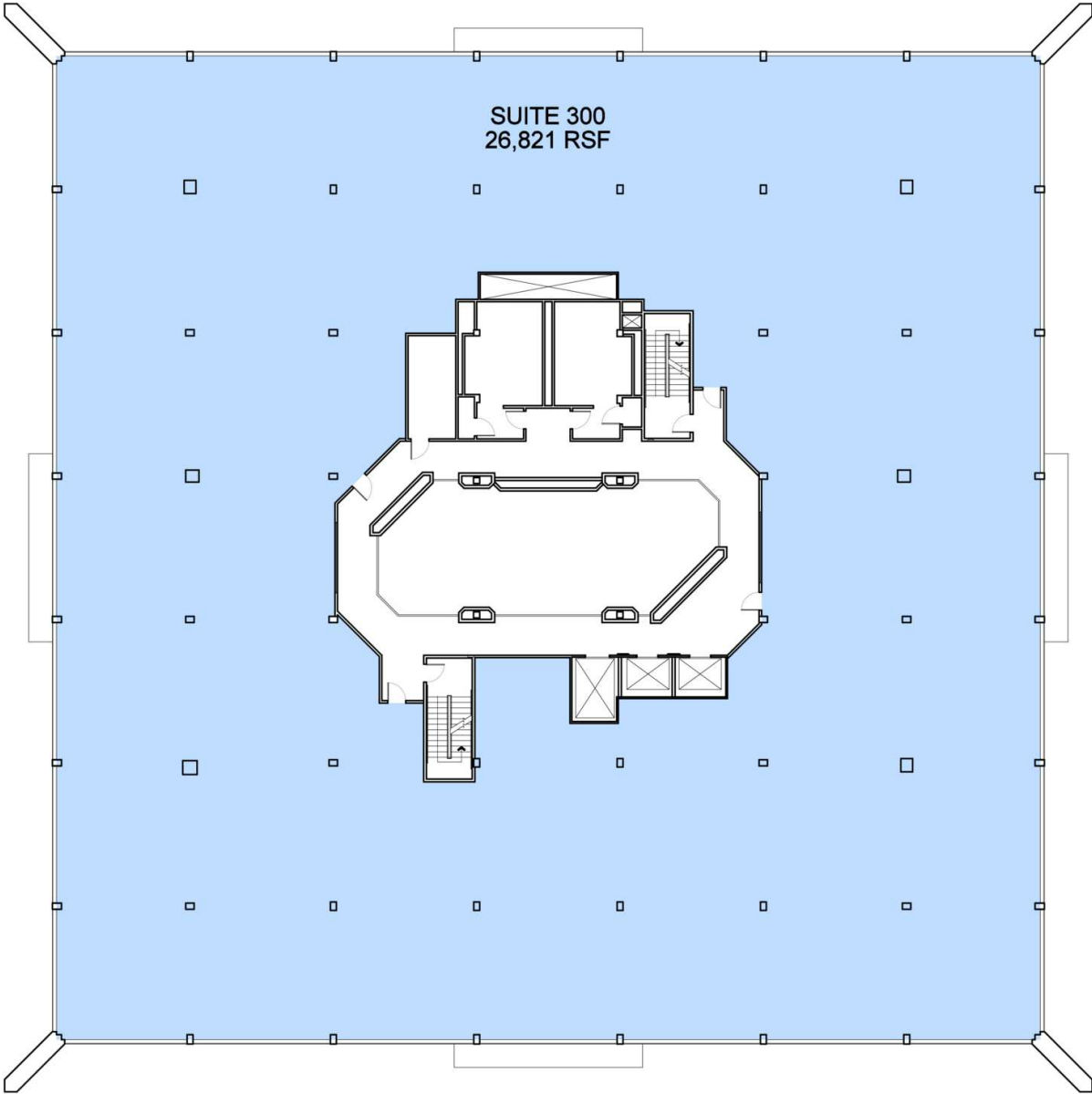
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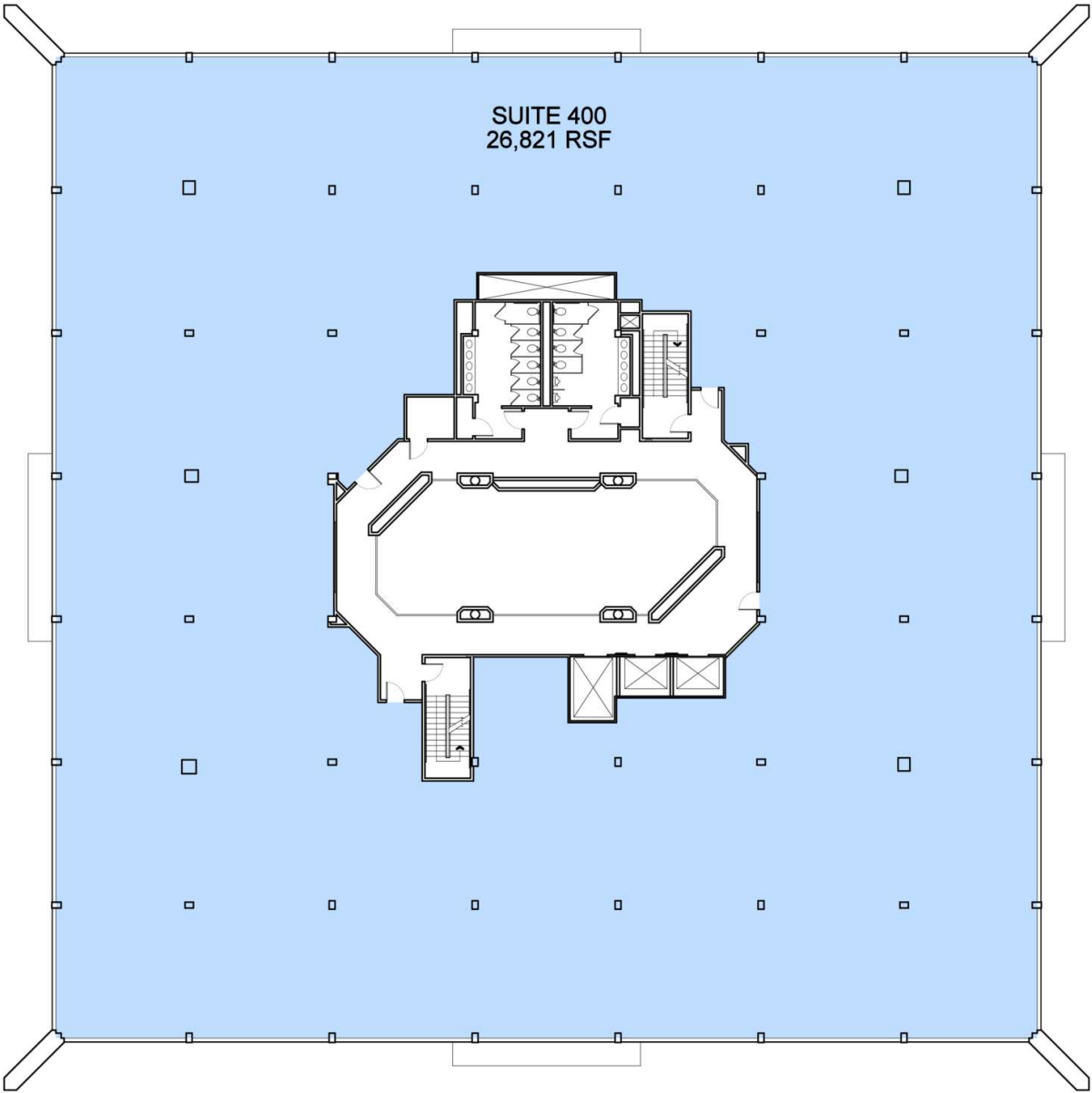
| Suite     | Size     | Description            |
|-----------|----------|------------------------|
| Suite 120 | 5,791 SF | Available immediately. |
| Suite 150 | 4,419 SF | Available 12/1/2024.   |



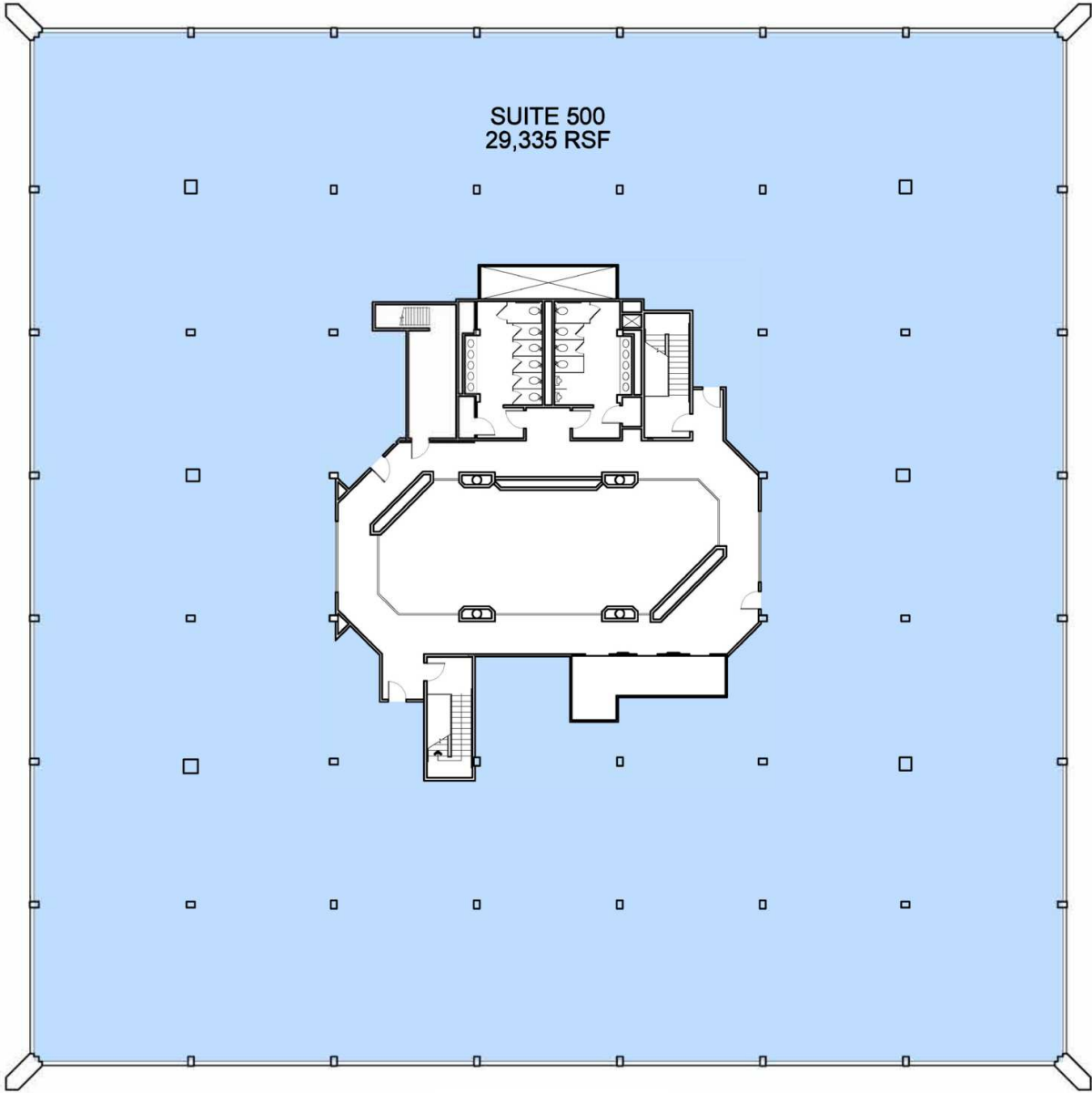
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| Suite     | Size      | Description          |
|-----------|-----------|----------------------|
| Suite 400 | 26,821 SF | Available 12/1/2024. |



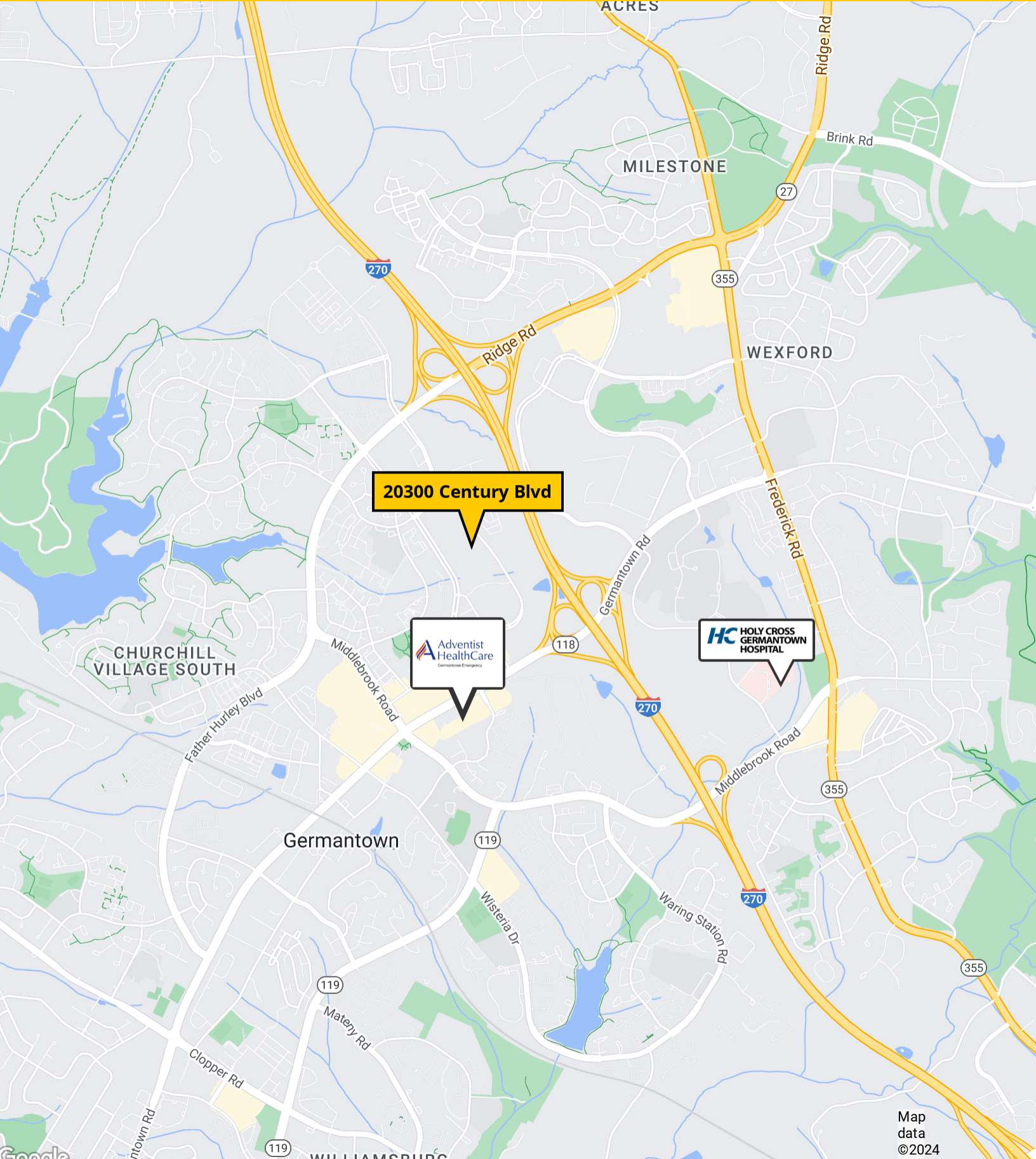
SUITE 500  
29,335 RSF

| Suite     | Size      | Description          |
|-----------|-----------|----------------------|
| Suite 500 | 29,332 SF | Available 12/1/2024. |

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## Location Map

Germantown, MD 20874



20300 Century Blvd

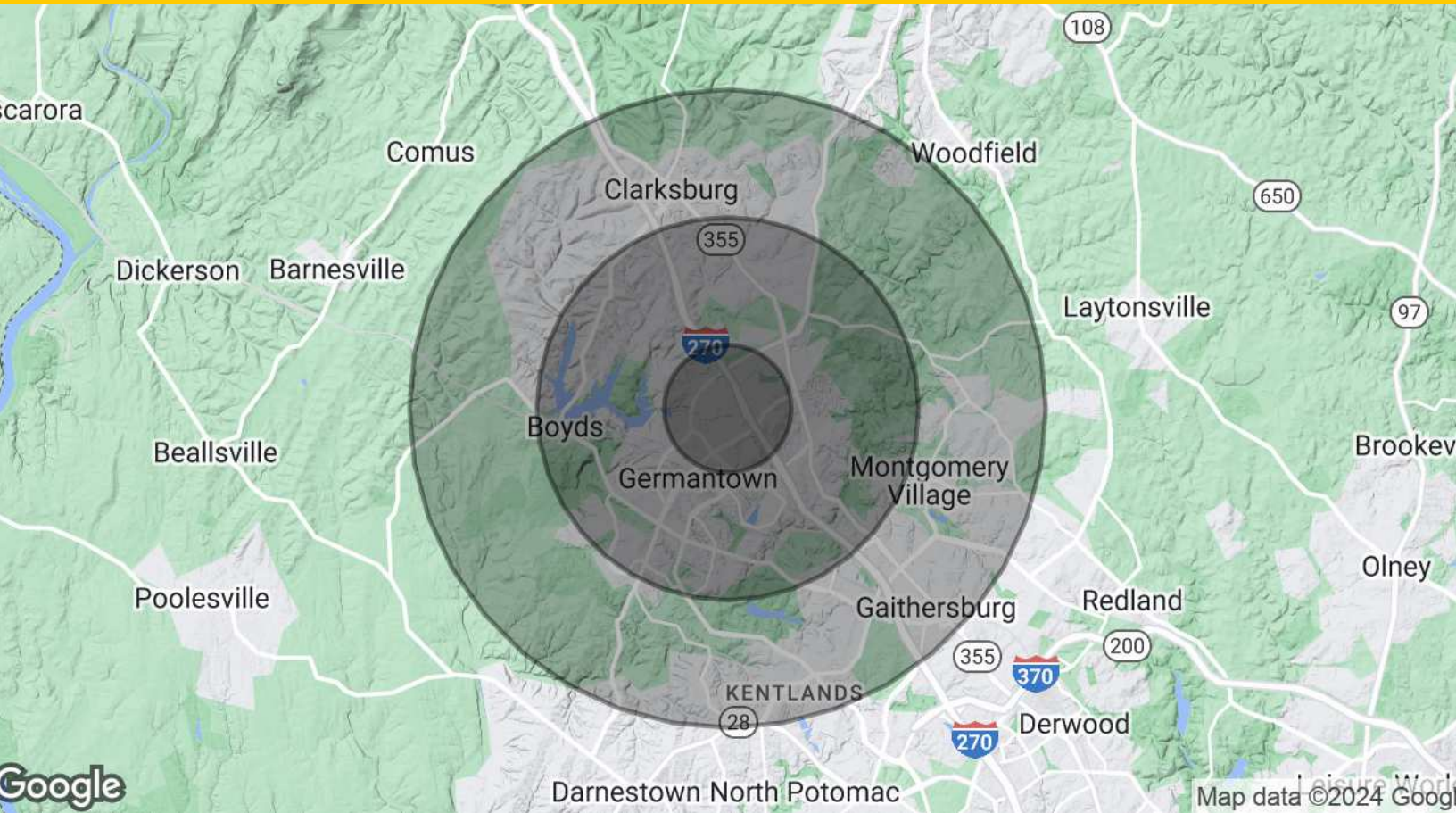
Adventist HealthCare  
Germantown Emergency

HOLY CROSS  
GERMANTOWN  
HOSPITAL

# 20300 CENTURY BLVD

## Demographics Map & Report

Germantown, MD 20874



| <b>Population</b>              | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 16,698        | 103,664        | 205,899        |
| Average Age                    | 34.7          | 36.6           | 37.8           |
| Average Age (Male)             | 35.4          | 35.1           | 36.2           |
| Average Age (Female)           | 34.6          | 37.7           | 38.9           |
| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Total Households               | 6,549         | 35,787         | 72,721         |
| # of Persons per HH            | 2.5           | 2.9            | 2.8            |
| Average HH Income              | \$91,904      | \$115,167      | \$116,096      |
| Average House Value            | \$276,949     | \$360,467      | \$363,375      |

2020 American Community Survey (ACS)



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