

FOR SALE

11350 PEMBROOKE SQUARE, UNIT #F301, WALDORF, MD
20603



INVESTMENT MEDICAL CONDO AVAILABLE IN PEMBROOKE
SQUARE

Courtney Phipps

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HIGHLIGHTS

- National Tenant: Labcorp
- Longstanding Tenant Occupying the Space Since 2001
- Located in the Well-Known Pembroke Square Medical Office Condominium
- Recent Regime Upgrades Including New Parking Lot, Landscaping & Hardscaping



OFFERING

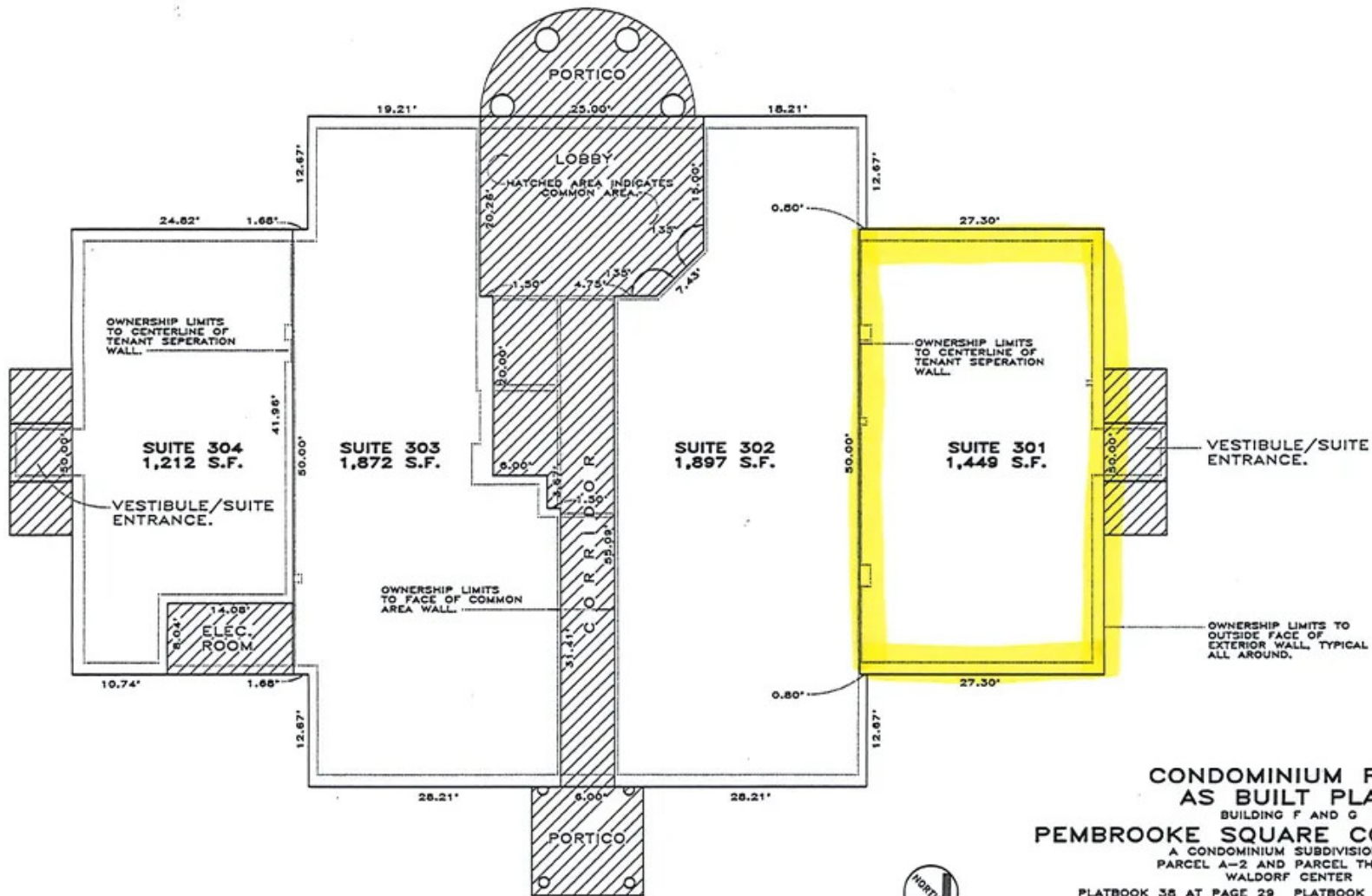


FOR SALE

OFFICE SPACE

Available	1,449 SF
Price	\$350,000
Year Built	1990





**CONDOMINIUM PLAT
AS BUILT PLAN**
BUILDING F AND G
PEMBROOKE SQUARE CONDOMINIUM
A CONDOMINIUM SUBDIVISION OF
PARCEL A-2 AND PARCEL THREE-A
WALDORF CENTER
PLATBOOK 36 AT PAGE 29 PLATBOOK 39 AT PAGE 210
6th ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
JULY 1990
SCALE: 1/8" = 1'-0"

FIRST FLOOR - BUILDING F

AREA CALCULATIONS

SUITE	PURCHASE AREAS	GROSS SQUARE FOOTAGE	PERCENTAGE INTERESTS
301	1,849 S.F.	1,449 S.F.	4.937%
302	2,420 S.F.	1,897 S.F.	6.462%
303	2,368 S.F.	1,872 S.F.	6.376%
304	1,546 S.F.	1,212 S.F.	4.130%

41/99

ISIT DESIGN GROUP
8501 CHESAPEAKE AVENUE
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architectural site planning landscape architecture
interior design engineering construction management surveying

S1242-71-2

RETAILER MAP



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