

# FOR LEASE

125 STOAKLEY RD, PRINCE FREDERICK, MD 20678



**Just Delivered Medical  
Office Building For Lease**

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## HIGHLIGHTS

- Lighted intersection across from Calvert Memorial Hospital
- Rare option to purchase medical office condo
- First floor direct entrance
- Beautiful window line
- Lease suites range from 3,500–7,000 SF
- Delivered in a warm lit shell



## OFFERING



# FOR LEASE

## MEDICAL OFFICE CONDO

Lease Rate Negotiable

Parking Ample parking with 89 parking spaces

### SPACES

### SPACE SIZE

Medical Office Build-to-Suit

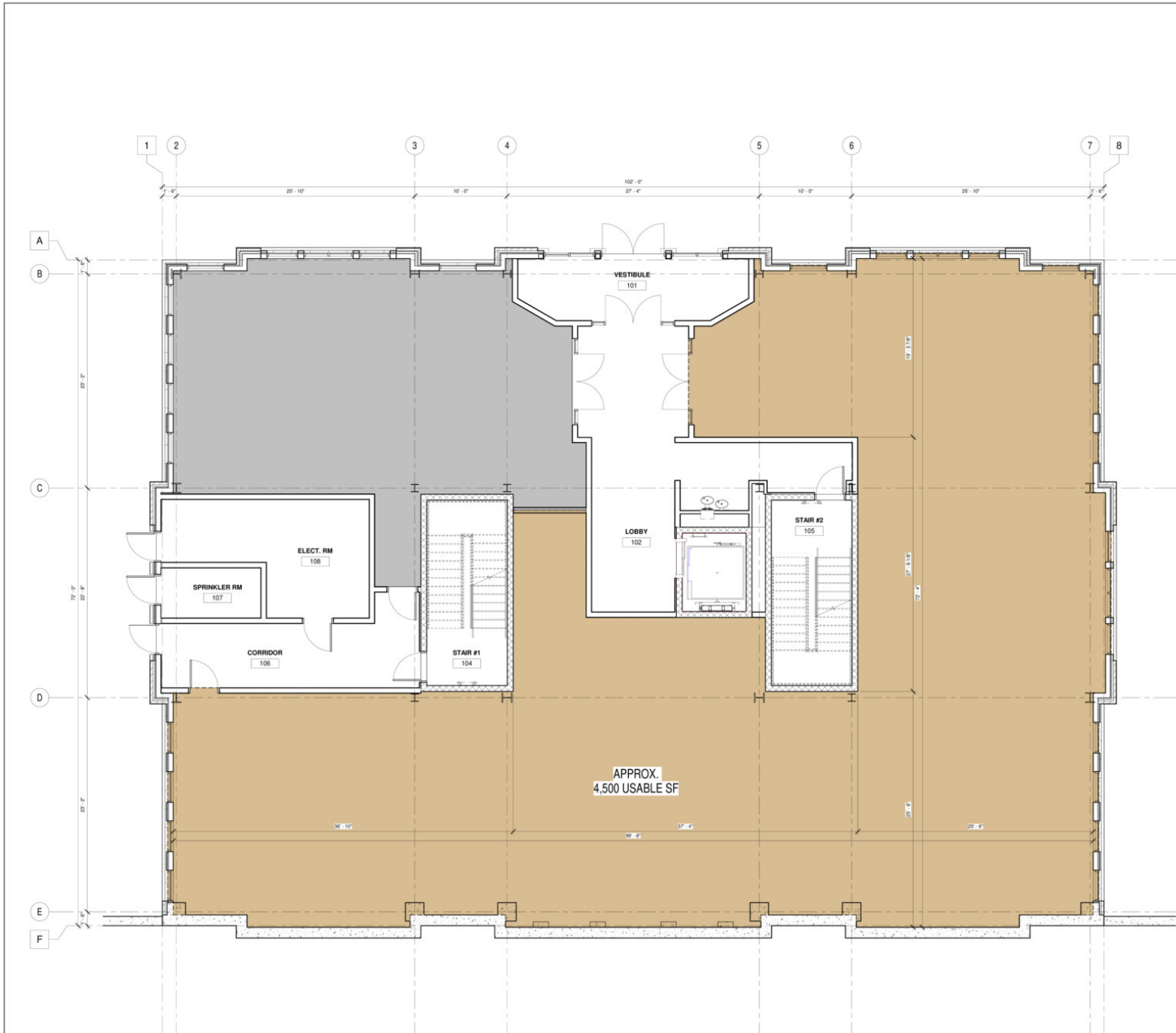
2,000 – 4,500 SF

Second Floor Build-to-Suit

3,500 – 7,500 SF



# 1ST FLOOR PLAN - 4,500 SF



**Bignell Watkins Hasser**  
**ARCHITECTS P.C.**  
 ONE PARK PLACE SUITE 200 ANNAPOLIS, MARYLAND 21401  
 Maryland: (410) 291-6225    Baltimore: (410) 841-8836  
 MD Fax: (410) 291-6482    Annapolis: (410) 294-2727  
 Website: www.bwha.com

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Revision Schedule		
#	Date	Revision

**LOD**

Client:  
DR. FARIS HAWIT

Location:  
125 STOKLEY ROAD  
PRINCE FREDERICK, MARYLAND  
20678

Project:  
STOKLEY MEDICAL  
OFFICE

**LEASING EXHIBIT -  
FIRST FLOOR**

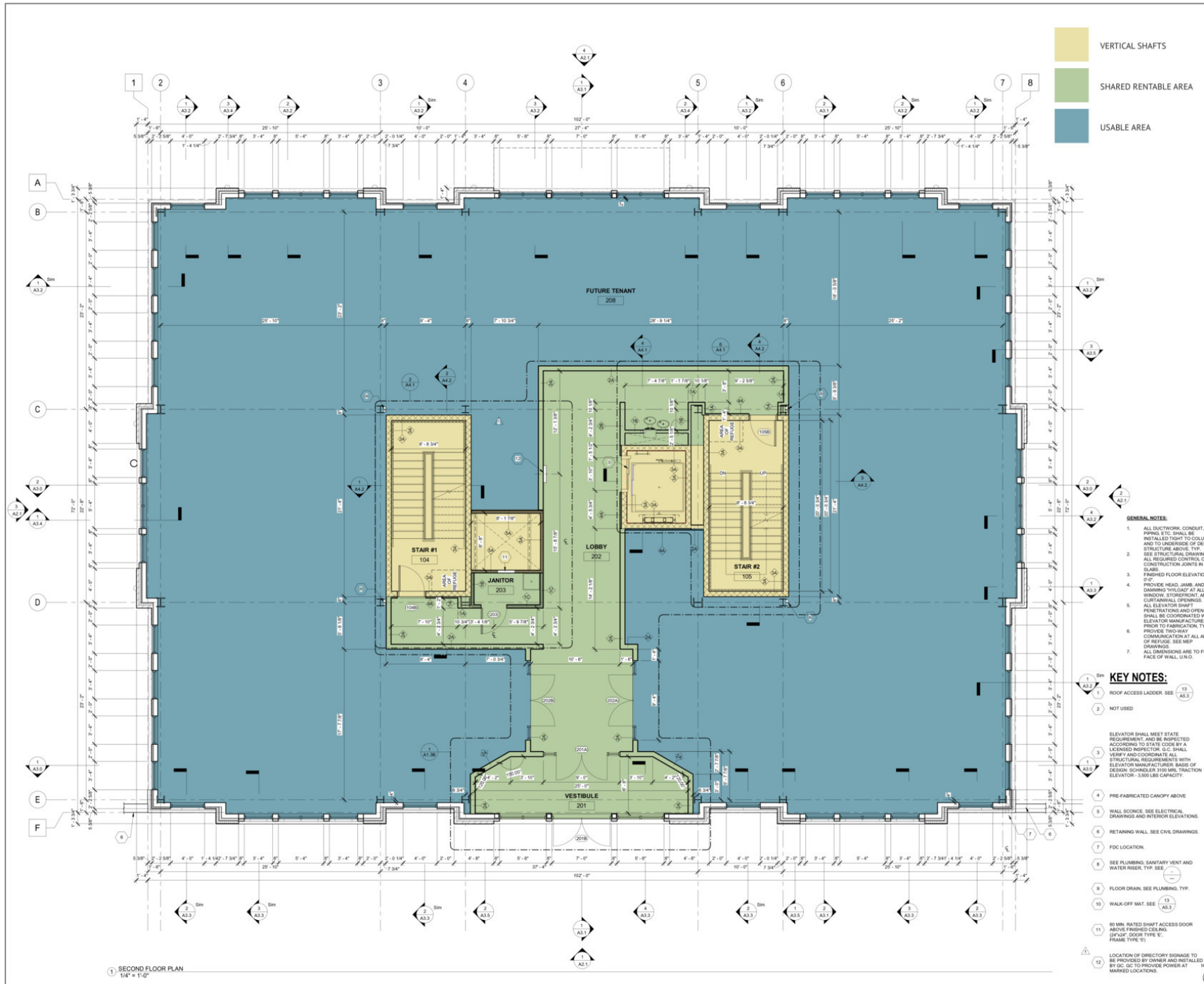
Drawn by:  
DR

Project No:  
20252.01

Date:  
08/21/25

**SD1.0**

# SECOND FLOOR PLAN - 7,500 SF



**VERTICAL SHAFTS**

**SHARED RENTABLE AREA**

**USABLE AREA**

**Bignell Watkins Hasser ARCHITECTS P.C.**

ONE PARK PLACE SUITE 200 ANNAPOLIS, MARYLAND 21401

1801 201-9225 1815 410-6556  
1815 201-4443 1815 201-4443  
www.bwh.com

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FLOOR	RENTABLE	USABLE AREA	SHARED AREA	VERTICAL PENETRATIONS	CORE FACTOR
1ST	2ND	3RD	TOTAL		
7,251.00	6,702.00	6,702.00	20,655.00		
5,481.00	5,756.00	5,761.00	16,998.00		
1,770.00	946.00	941.00	3,657.00		
-	584.00	584.00	1,168.00		
<b>CORE FACTOR</b>					21.5%

**Revision Schedule**

#	Date	Revision
1	02/22/22	RIG SET
2	10/14/22	ADDENDUM #2
3	02/15/23	IVE CONSTRUCTION SET

## CONSTRUCTION SET

**Client:** DR. FARIS HAWIT

**Location:** 125 STOKLEY ROAD  
PRINCE FREDERICK, MARYLAND  
20678

**Project:** STOKLEY MEDICAL  
OFFICE

## SECOND FLOOR PLAN

**Drawn by:** DRR

**Project No.:** 20252.01 **Date:** 02/15/23

Professional Certification  
I certify that these documents were prepared or approved by me, and that I am duly licensed under the laws of the State of Maryland.  
License No. 1386 Expiration Date 11-27-2025

**A1.1B**

- GENERAL NOTES:**
- ALL DUCTWORK, CONDUIT, PIPING, ETC. SHALL BE INSTALLED TO COLUMNS AND TO INSIDE OF DECK OR STRUCTURE ABOVE. TYP. SEE STRUCTURAL DRAWINGS OR ALL REQUIRED CONTROL OR CONSTRUCTION DETAILS IN FINISHED FLOOR ELEVATION.
  - PROVIDE HEAD, JAMB, AND SILL DAMMING "HYLOPAD" AT ALL WINDOW, STOREFRONT, AND CURTAIN WALL OPENINGS. ALL ELEVATOR SHAP-T PENETRATIONS AND OPENINGS SHALL BE COORDINATED WITH ELEVATOR MANUFACTURER PRIOR TO FABRICATION. TYP. PROVIDE TWO-WAY COMMUNICATION AT ALL AREAS OF PENETRATION. SEE MEP DRAWINGS.
  - ALL DIMENSIONS ARE TO FINISH FACE OF WALL, U.N.O.
- KEY NOTES:**
- ROOF ACCESS LADDER. SEE 13 A3.3
  - NOT USED
  - ELEVATOR SHALL MEET STATE REQUIREMENT, AND BE INSPECTED ACCORDING TO STATE CODE BY A LICENSED INSPECTOR. G.C. SHALL VERIFY AND COORDINATE ALL STRUCTURAL REQUIREMENTS WITH ELEVATOR MANUFACTURER. BASIS OF DESIGN: SCHINDLER 3100 MR. TRACTION ELEVATOR. 1300 LB. CAPACITY.
  - PRE-FABRICATED CANOPY ABOVE
  - WALL SOUNES. SEE ELECTRICAL DRAWINGS AND INTERIOR ELEVATIONS.
  - RETAINING WALL. SEE CIVIL DRAWINGS.
  - FDC LOCATION.
  - SEE PLUMBING, SANITARY VENT AND WATER RISER. TYP. SEE -
  - FLOOR DRAIN. SEE PLUMBING. TYP.
  - WALK-OFF MAT. SEE 13 A3.3
  - 60 MIN. RATED SHAFT ACCESS DOOR ABOVE FINISHED CEILING. (DOOR TYPE 'S', FRAME TYPE 'S')
  - LOCATION OF DIRECTORY SIGNAGE TO BE PROVIDED BY OWNER AND INSTALLED BY GC. GC TO PROVIDE POWER AT MARKED LOCATIONS.

1 SECOND FLOOR PLAN  
1/4" = 1'-0"

# RETAILER MAP



125 Stoakley Rd

Park Place Medical Center

Calvert Family Medicine

# DEMOGRAPHICS



## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	1,111	11,083	22,529
Households	408	3,786	7,626
Average Household Size	2.7	2.9	3
Average Age	42	40	40
Average Household Income	\$130,566	\$164,002	\$182,898



22,529

Population



3

Average HH Size



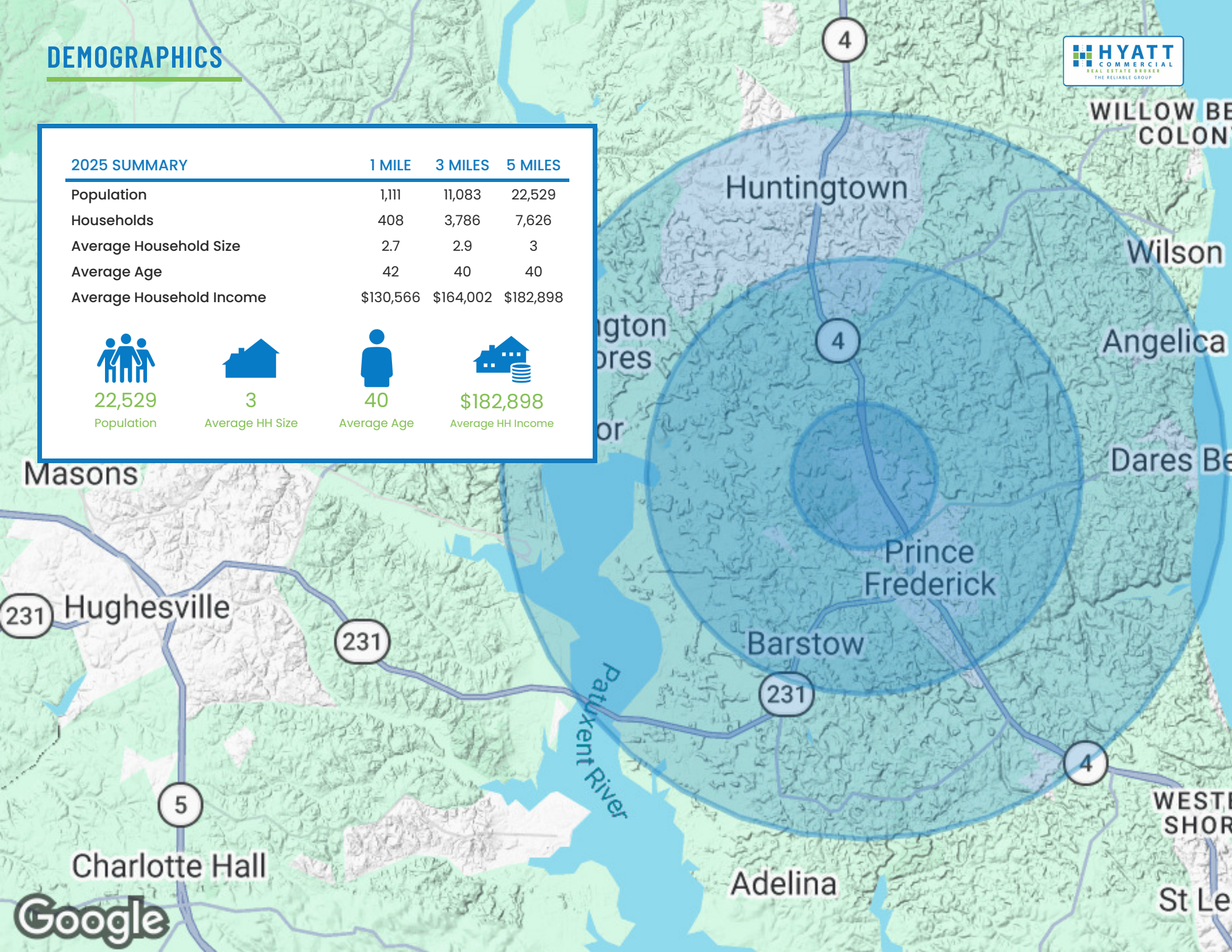
40

Average Age



\$182,898

Average HH Income





# CONTACT

## HYATT COMMERCIAL

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