

Premier Medical Center

6201 Greenbelt Road, College Park, MD

Multi-tenant medical outpatient complex



Property Summary

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The opportunity

Avison Young, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Premier Medical Center, a 46,665-square-foot medical office campus located at 6201 Greenbelt Road in College Park, Maryland. The Property is 87% leased to a diverse roster of 26 tenants spanning behavioral health, physical therapy, oral surgery, diagnostic services, primary care, and specialty medicine, with a tenant base averaging over a decade of occupancy at the Property. Premier Medical Center is positioned at a signalized intersection on Greenbelt Road directly across from the 900,000-square-foot Beltway Plaza Mall, less than one mile from the Capital Beltway (I-95/495), and within close proximity to Luminis Health Doctors Community Medical Center, University of Maryland Capital Region Medical Center, and Kaiser Permanente Largo Medical Center. An investor will find stable in-place cash flow, meaningful near-term leasing momentum across the vacant suites, and a retail-like location that has consistently attracted and retained neighborhood healthcare users for over 50 years.

Property Summary

Address	6201 Greenbelt Rd, College Park, MD
Parcel ID	21-2393874 / 21-2393866
Type	Medical Office
City, State	College Park, MD
Rentable Area	46,665
Leased %	87%
Zoning	CGO
Acreage	2.09
Year Built	1974
Stories	2/3
# of Parking Spaces	156
Parking Ratio	3.34 / 1,000 SF



Investment highlights



87%

Leased medical office campus with stable in-place cash flow and active leasing momentum across vacant suites



Retail-like location directly across from the **900,000 SF Beltway Plaza Mall** with over **50,000 vehicle trips per day** along Greenbelt Road



Diverse rent roll of **26 healthcare tenants** with a **weighted average tenant tenure of 14.5 years**, reflecting the Property's longstanding position as a neighborhood outpatient destination



Small, efficient suites with virtually no core factor and dense clinical buildout, all tenants separately metered for electric and HVAC



Established neighborhood outpatient destination located less than **one mile from the Capital Beltway (I-95/495)**



156 surface parking spaces (3.34/1,000 SF) with direct access from Greenbelt Road and 62nd Avenue



Proximity to **Luminis Health Doctors Community Medical Center, University of Maryland Capital Region Medical Center, and Kaiser Permanente Largo Medical Center**

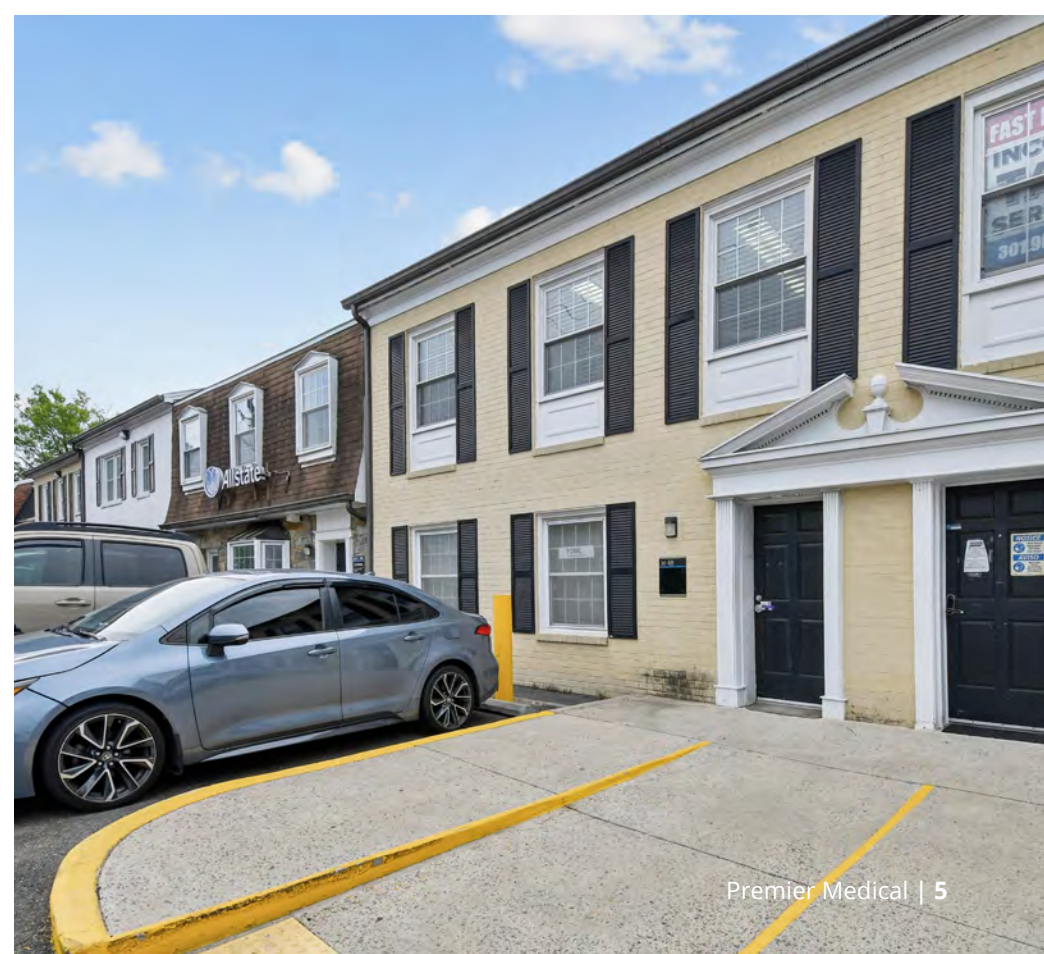


Capital-light leasing profile (weighted average tenant improvement spend across the existing tenancy's most recent lease terms is approximately **\$10 PSF**)

Location and market



ALL PHOTOS SOURCED FROM BELTWAY PLAZA LEASING SITE



If you would like more information, please get in touch.

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