

# FOR LEASE

1165 Imperial Dr, Hagerstown, MD 21740



**Plug and Play Medical  
Space - Timeshare Flexibility**

**Treva Ghattas**

301.991.6334

[tghattas@hyattcommercial.com](mailto:tghattas@hyattcommercial.com)

**Laurie Murphy-Zuiderhof**

443.756.5102

[lzuiderhof@hyattcommercial.com](mailto:lzuiderhof@hyattcommercial.com)

## LOCATION DESCRIPTION

Strategically located within minutes of Meritus Medical Center and School of Osteopathic Medicine.

## HIGHLIGHTS

- Time share with flexibility
- Suite includes a staffed reception desk, nurses station, private office, 3 exam rooms, restroom
- Supplies include computers, phones and a copier
- Shared waiting area
- Procedure rooms available
- Meritus needs assesment to identify the following: primary care, geriatric medicine, cardiology, ophthalmology, urology endocrinology

## OFFERING



## FOR LEASE MEDICAL SPACE

Property Type: Office/Medical  
Building Size: ..... 54,843 SF  
Number of Units: ..... 8  
Space Size: ..... ±600 SF (each unit)  
Lease Rate: ..... Negotiable



Reception Waiting Area



Nurses' Station



Lobby






**Western Maryland Hospital Center**  
10 min drive, 6 miles



**JOHNS HOPKINS MEDICINE**  
Johns Hopkins Community Physicians  
24 min drive, 7.1 miles



**INOVA Children's Hospital**  
Inova Children's Cardiology



**Anne Arundel Dermatology**



**HUB CITY Family Practice**  
Hub City Family Practice, LLC  
11 min drive, 4.2 miles



**Primary Care ASSOCIATES OF HAGERSTOWN**  
Where Communication and Quality Count  
Primary Care Associated of Hagerstown



**Allegeny Medical**

**Opal Medical Group**



**SUBJECT**




**James Family Practice**  
James Family Practice



**FAMILY HEALTHCARE OF HAGERSTOWN**  
Hagerstown Family Medicine



**DERMATOLOGY & Surgery Associates**  
Dermatology Associates and Surgery Center



**Antietam Pediatric and Adolescent Care**

**Trilogy Conference Center**  
1165 Imperial Drive  
Medical Tenants

First Floor  
101 - The Breast Imaging Center of Capital Women's Care

Second Floor  
200 - Shady Grove Fertility Center



**CVL Capitol Vein & Laser Centers**



**CAPITAL WOMEN'S CARE**  
"Working Together for Women's Health"

Mitesh Kotari MD  
Andrew Oh, MD

THE HOFFBERGER



**Breast Center**  
AT MERCY

202 - TLC Pertinal, PA  
203 - TLC Conference Center

Third Floor  
300 - Capital Women's Care



**CAPITAL WOMEN'S CARE**  
"Working Together for Women's Health"



**HYATT COMMERCIAL**  
REAL ESTATE BROKER  
THE RELIABLE GROUP

**HagerstownSmiles DENTAL CARE**  
Hagerstown Smiles Dental Care

**Meritus Medical Center**  
Emergency Room



**MARYLAND VASCULAR SPECIALISTS**  
Maryland Vascular Specialists



**U.N.I. Urgent Care**



**TOOTHMAN orthodontics**  
Toothman Orthodontics

**Meritus Cardiac Rehabilitation**

**Meritus Women's Health Specialists - Robinwood**


**Meritus Home Health**




**Meritus Medical Center**  
Meritus Health General Hospital

# DEMOGRAPHICS


2023 SUMMARY	5 MILES	10 MILES	20 MILES
Population	90,941	159,096	419,369
Households	36,507	60,651	160,864
Families	22,239	39,293	108,427
Average Household Size	2.44	2.49	2.52
Owner Occupied Housing Units	20,994	39,364	115,677
Renter Occupied Housing Units	15,513	21,287	45,187
Median Age	40.2	40.8	41.4
Median Household Income	\$58,069	\$64,197	\$75,205
Average Household Income	\$83,427	\$90,220	\$102,238




**419,369**  
Population




**2.52**  
Average HH Size




**41.4**  
Median Age

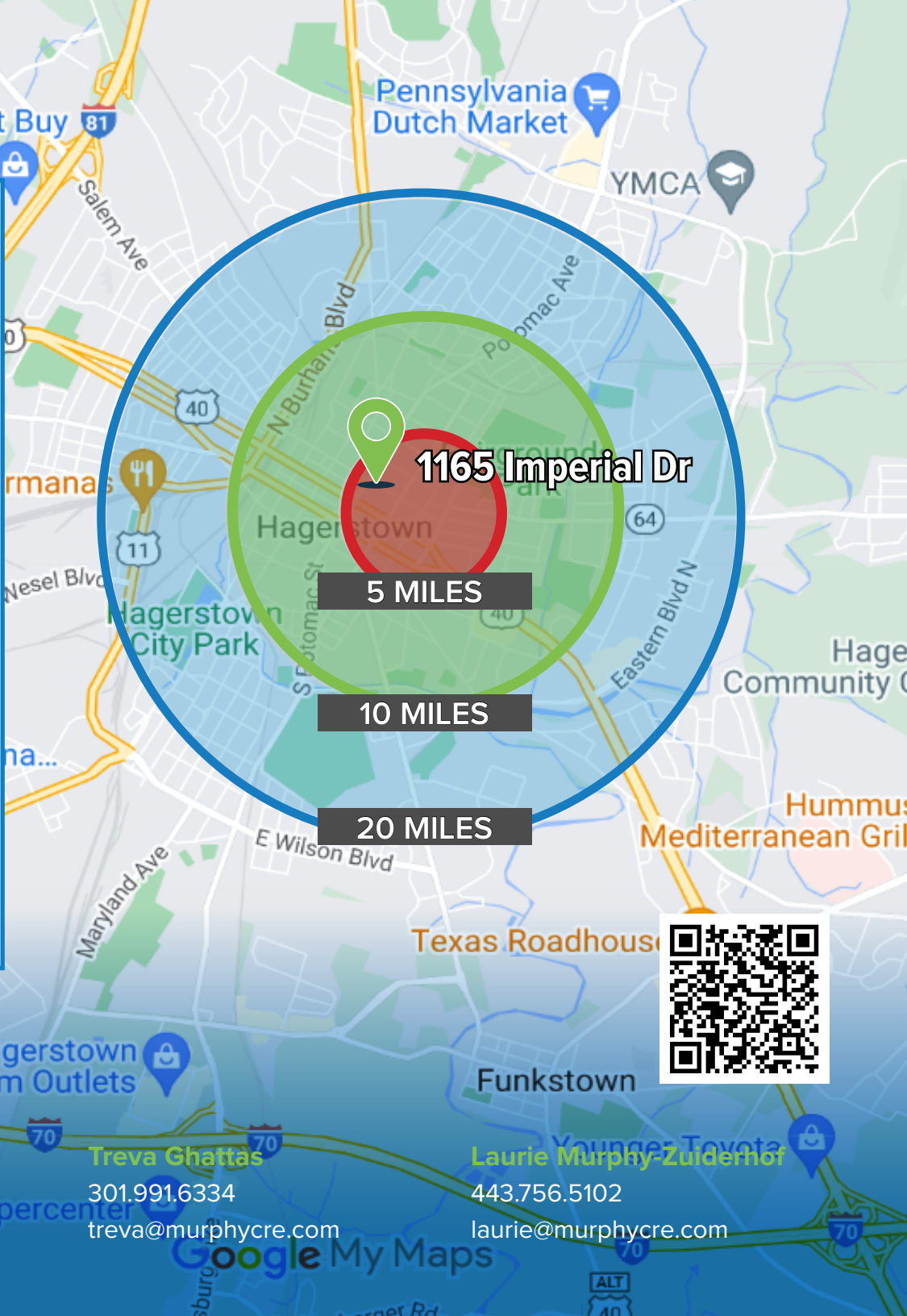


**\$75,205**  
Median HH Income



[VIEW FULL REPORT](#)





## CONTACT

**HYATT COMMERCIAL**  
 410-266-8800  
 2568A Riva Rd., Annapolis, MD 21401

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 301.991.6334  
 treva@murphycre.com

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