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# PREMIER WALDORF AMBULATORY SURGERY CENTER

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11370 PEMBROOKE SQUARE, WALDORF, MD 20603

10,972 SF AMBULATORY SURGERY CENTER  
WITH 4 OPERATING ROOMS

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# AERIAL

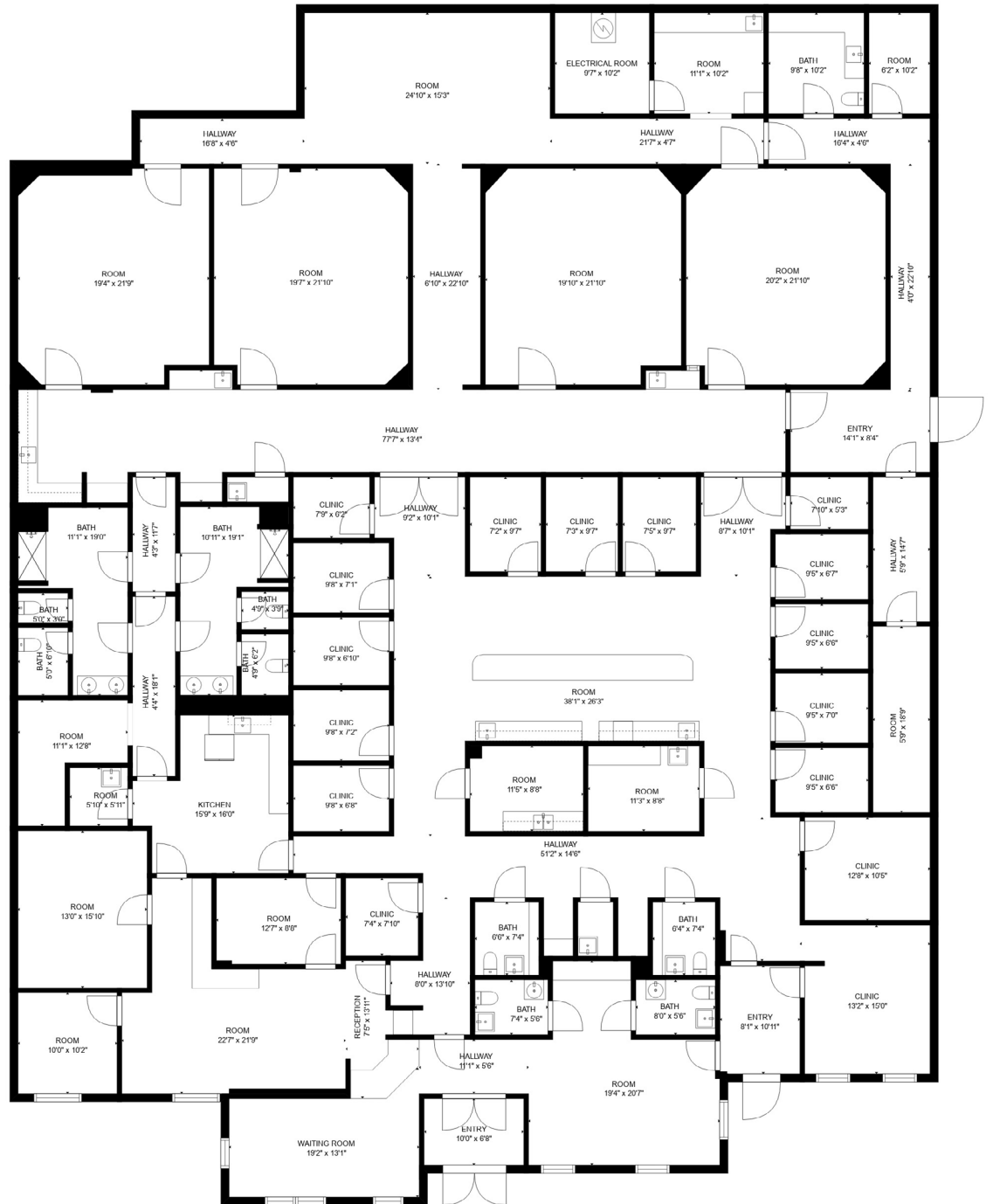
Formerly Pembroke Square Surgery Center, this free standing ASC is in excellent condition with 4 ORs and 16 Exam Rooms!

Located in Waldorf, MD off 301 on Old Washington Rd as part of a large outpatient medical campus this fully built-out facility offers a great opportunity to open a surgery center with significant cost savings.



# FLOOR PLAN

## 10,972 SF AMBULATORY SURGERY CENTER WITH 4 OPERATING ROOMS



# SPACE OVERVIEW



ASC in Excellent Condition



16 Exam Rooms



4 Operating Rooms



# BUILDING OVERVIEW



**Covered Patient  
Drop-Off**



**Ambulance Entry**



**136 Parking Spaces**



**Opportunity for  
Monument Signage**

# DYNAMIC SERVICE LINE GROWTH WITHIN 5 MILES

Service Line	5 Year Growth	10 Year Growth
Cardiology	12.5%	26.4%
Cosmetic Procedures	6.4%	8.1%
Dermatology	5.6%	11.7%
Endocrinology	26.8%	43.5%
ENT	12.0%	25.5%
Gastroenterology	2.9%	5.3%
General Surgery	4.0%	9.1%
Lab	10.7%	21.9%
Nephrology	6.7%	11.8%
Neurology	7.5%	15.7%
Neurosurgery	5.3%	16.5%
Oncology	7.5%	15.0%
Ophthalmology	11.5%	23.0%
Orthopedics	9.1%	21.6%
Pain Management	10.2%	20.1%
Physical Therapy/Rehabilitation	16.7%	34.1%
Podiatry	11.4%	24.4%
Psychiatry	18.2%	28.6%
Radiology	6.5%	14.0%
Spine	15.3%	27.1%
Thoracic Surgery	5.3%	12.4%
Trauma	6.7%	13.9%
Urology	2.3%	7.6%
Vascular	12.4%	25.6%





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