

MEDICAL OFFICE FOR SALE. WALDORF, MD

11345 Pembroke Square



Sale Price: \$892,810

- Unit 104
- 4,826 square feet on two floors
- Medical office space
- Reception, offices, waiting area, 7 exam rooms, 5 restrooms, second floor offices
- Available for professional office users
- Ample parking
- Close to restaurants and shopping
- Located in the Pembroke office campus with signalized intersection
- Condo fee approx. \$3.75 p.s.f annually

For More Information
Please Contact:

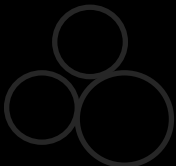
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4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695

Shasho.com

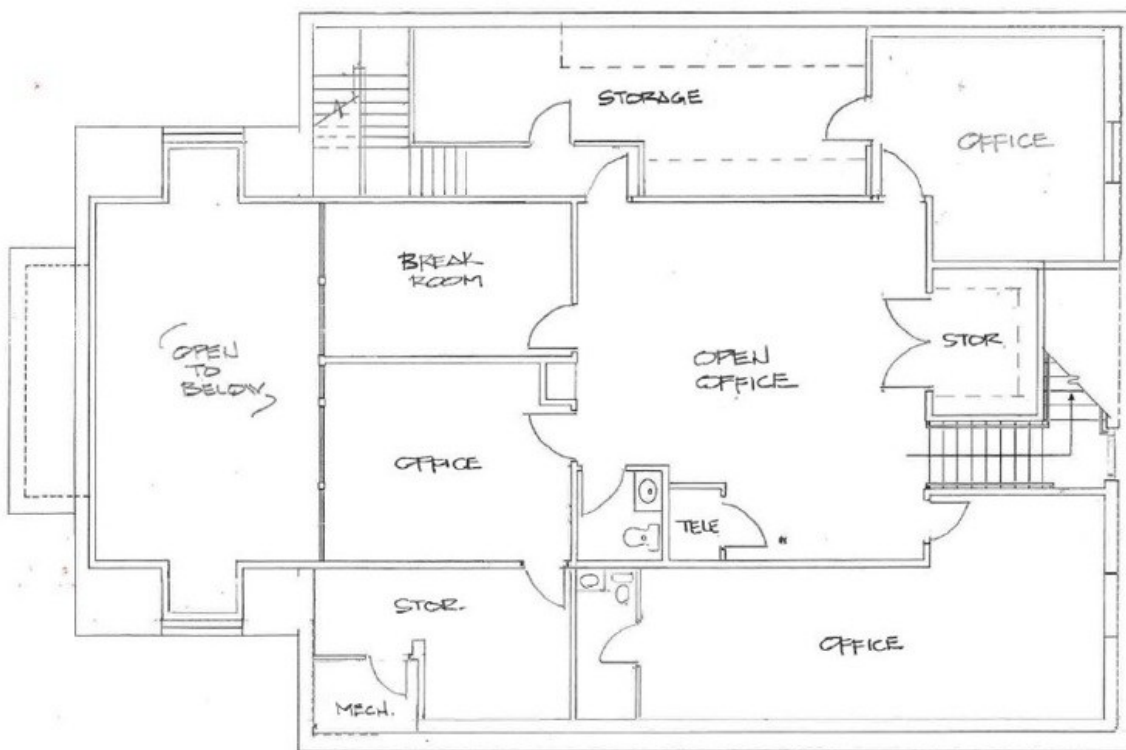


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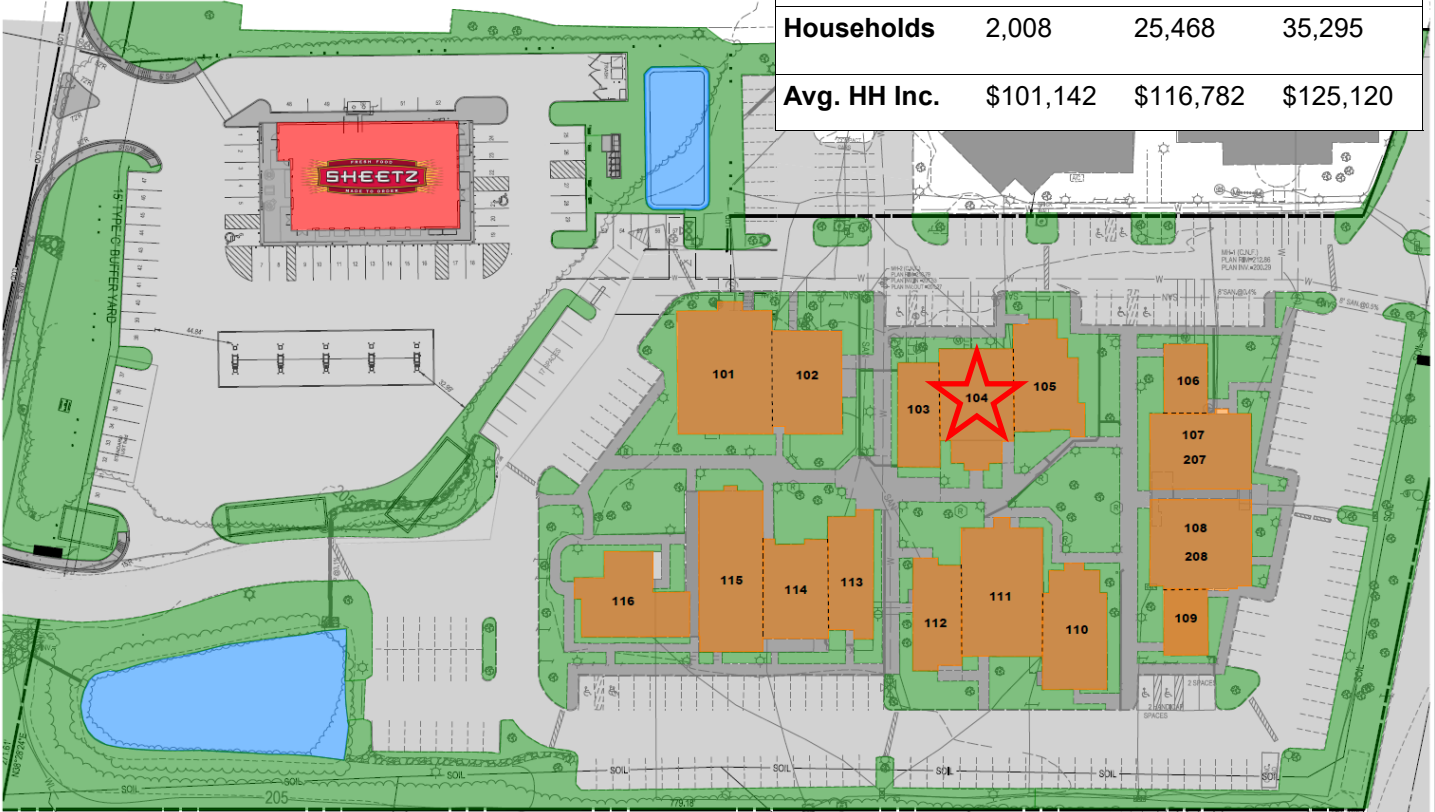
CONSULTING, P.A.
COMMERCIAL REAL ESTATE



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Demographics Est 2024	1 Mile	3 Mile	5 Mile
Population	5,556	70,685	99,821
Households	2,008	25,468	35,295
Avg. HH Inc.	\$101,142	\$116,782	\$125,120



- ◆ Campus style professional office space
- ◆ Short drive to St. Charles Town Center Regional Mall
 - ◆ Ample parking surrounding the campus
 - ◆ Signalized traffic entrance
- ◆ 8 miles to University of Maryland Charles Regional Medical Center
 - ◆ 10.4 Miles to MedStar Southern Maryland Hospital Center
 - ◆ One of the richest growing counties in Maryland
- ◆ Charles County blends historical significance with modern suburban life, making it a unique place to live and work
 - ◆ Central Business Zoning

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant must verify all information and bears all risk for any inaccuracies.

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