



Accelerating success.



125 Potomac Passage, Oxon Hill, MD 20745

Surgery Center in National Harbor For Sublease

\$35.00^{PSF}
NNN

Term Thru

July 2034

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Prime Location

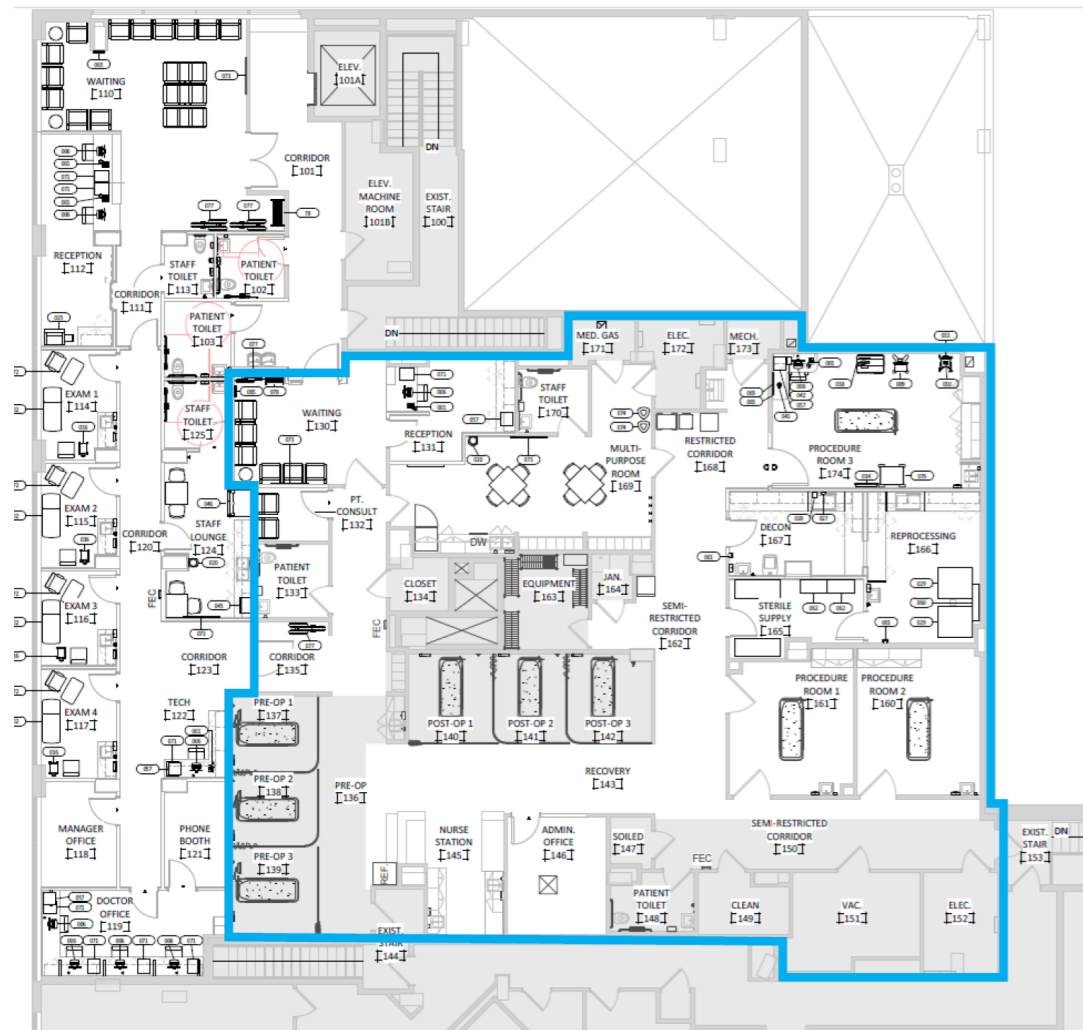
Positioned in the heart of National Harbor, the property benefits from a vibrant, walkable waterfront setting with immediate access to parking, hotels, dining, retail, and entertainment, creating a highly amenitized environment for both patients and providers.

Modern Medical Design & Flexible Layouts

This modern, move-in ready outpatient facility provides a functional and flexible layout designed to accommodate both surgical and endoscopy operations, with fully equipped procedure suites and recovery areas ideal for healthcare providers seeking a turnkey solution.

Suite 200

6,414 SF



State-of-the-Art Amenities

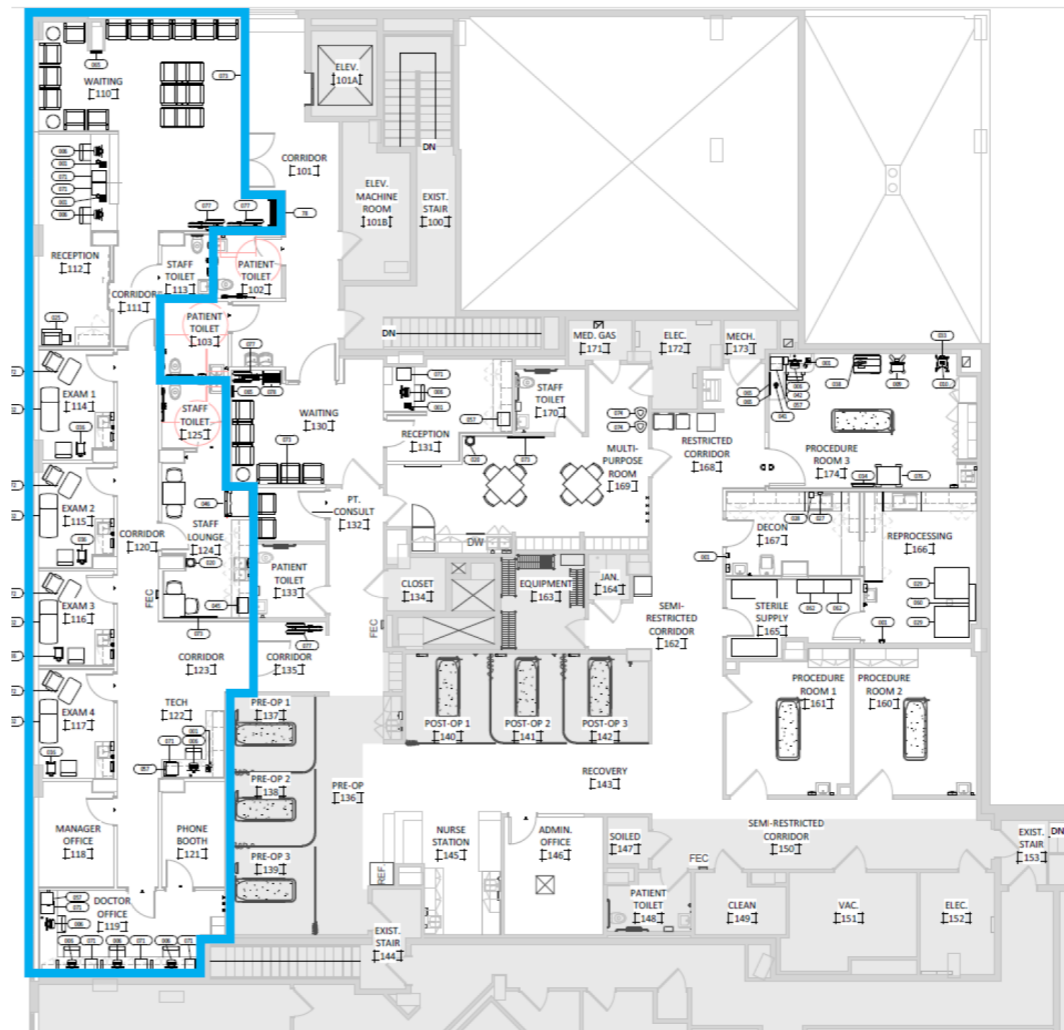
Turnkey medical space with existing infrastructure in place, allowing for immediate occupancy and minimal upfront investment.

24/7 Security & Access

Enjoy peace of mind for both patients and providers with 24/7 building access and top-tier security features, including keycard entry, surveillance, and an on-site management team, paired with highly convenient access that supports smooth patient arrivals and departures.

Suite 250

2,629 SF



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Suite 200 & 250

