

# MEDICAL OFFICE SPACE FOR SALE OR LEASE



## WHAT MATTERS TO YOU >

### LOCATION

QUICK ACCESS TO I-270, CLOSE PROXIMITY TO HOLY CROSS GERMANTOWN HOSPITAL AND ADVENTIST HEALTHCARE GERMANTOWN EMERGENCY CENTER

### SIZE

4,208 RSF

## TREVION CORPORATE PARK

12800 MIDDLEBROOK RD, SUITE 333  
GERMANTOWN, MD 20874

### ADDITIONAL FEATURES

- Turnkey medical suite, available 11/1/2026
- Reception with dedicated check-in/check-out, 7 exam rooms with sinks, 3 private offices, nurses' station and billing area, on-site lab, kitchen / break area, rear suite entry, 3 in-suite restrooms
- Served by public bus transportation and close to the Germantown MARC Train Station
- Ample parking available for both patients and staff
- Nearby retail amenities including shopping, banking, restaurants and hotels



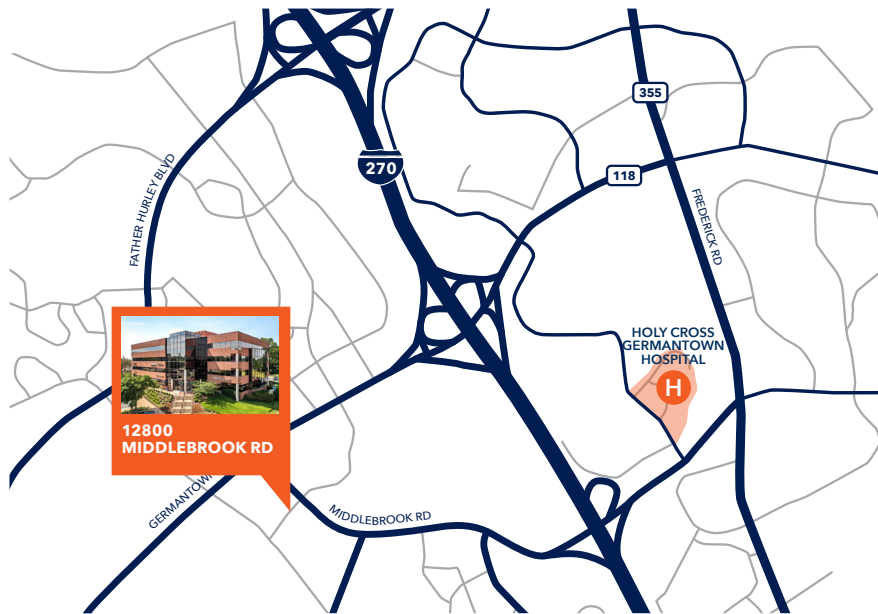
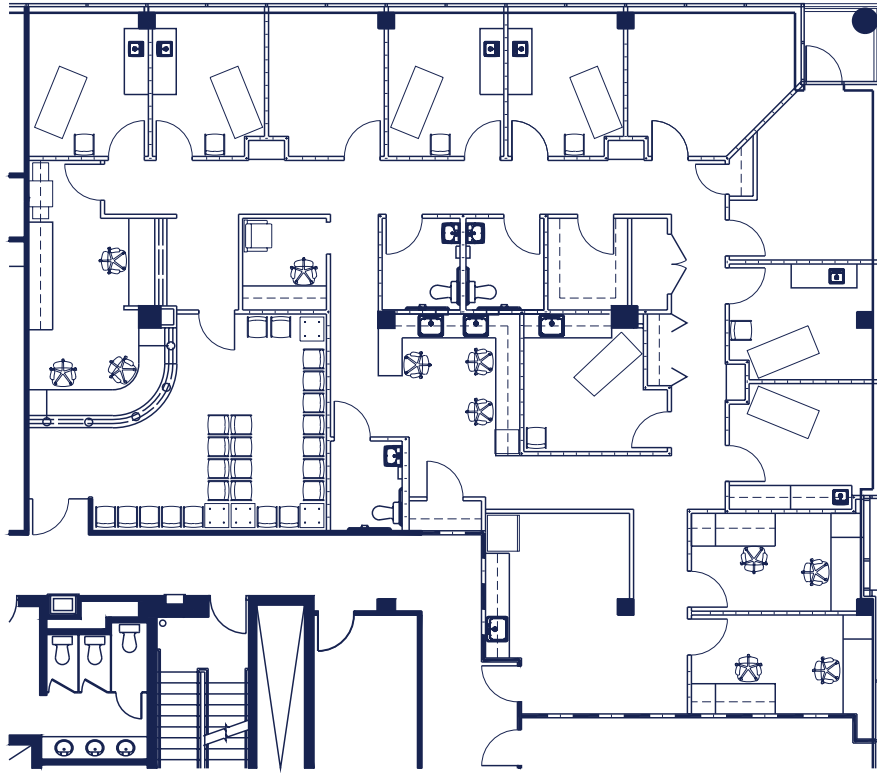
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301.235.1300 // [gzrealty.net](http://gzrealty.net)

CONTACT US TODAY

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