



FOR LEASE · MEDICAL OFFICE SUITE

23140 Moakley *Street*

Leonardtown, Maryland · St. Mary's County

SUITE
2,310 SF

RATE
\$24.70 /SF/YR

TYPE
Modified Gross

USE
Office / Medical

THE OPPORTUNITY

A premier address in the *heart of Leonardtown.*

Located directly across from St. Mary's County Hospital and the St. Mary's County Board of Education, this 2,310 SF medical office suite offers an excellent opportunity for medical, dental, or professional users.

The space features a reception area, patient waiting room, two restrooms, break room, and a functional layout with five private offices or treatment rooms equipped with sinks, along with a large open treatment area.

Ideal for a variety of uses including dental, orthodontics, dermatology, med spa, or wellness services, the suite benefits from strong proximity to the hospital and surrounding medical providers.



ASKING RATE

\$24.70 /SF/YR

Modified Gross · Property taxes & CAM included

The lease is structured as a modified gross lease, with property taxes and CAM included and subject to annual escalations. Water, sewer, and trash are included (subject to normal usage), with tenant responsible for electric, internet, and other utilities. Showings are available upon request.

PROPERTY HIGHLIGHTS

- Directly across from St. Mary's County Hospital
- Adjacent to St. Mary's Board of Education
- Heart of historic Leonardtown
- Established medical professional building
- Move-in ready medical build-out

LISTING SPACE

1st Floor, *Suite 3.*

SPACE AVAILABLE	2,310 SF	RENTAL RATE	\$24.70 /SF/YR
DATE AVAILABLE	Now	SERVICE TYPE	Modified Gross
BUILT OUT AS	Standard Medical	SPACE TYPE	Relet
SPACE USE	Office / Medical	LEASE TERM	5 – 10 Years

About the Space

Approximately 2,310 SF medical/dental suite located in an established medical office building in Leonardtown, MD. The space includes a reception area, patient waiting room, two restrooms, breakroom, and five private offices or treatment rooms equipped with sinks. A large open treatment area offers flexibility and can be reconfigured to accommodate additional private rooms. One room is currently configured as a processing room but can be repurposed as needed. The lease is structured as a modified gross lease, with property taxes and CAM included and subject to annual escalations. Water, sewer, and trash are included (subject to normal usage), with tenant responsible for electric, internet, and other utilities. Floor plan available for review.



EXTERIOR · EAST ELEVATION



EXTERIOR · SPRING

IN GOOD COMPANY

Major Building Tenants

01 Breton Bay Dentistry Dental

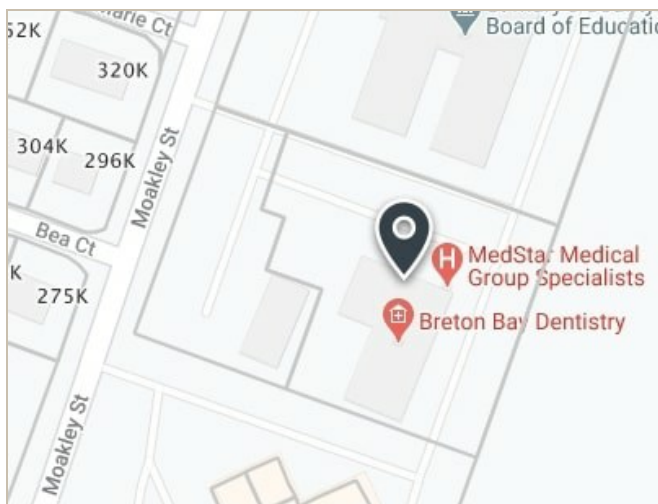
02 Dr. Joyce Neal, M.D. Medical

03 Hope & Healing Therapy & Wellness Center Wellness

04 MedStar Health Medical

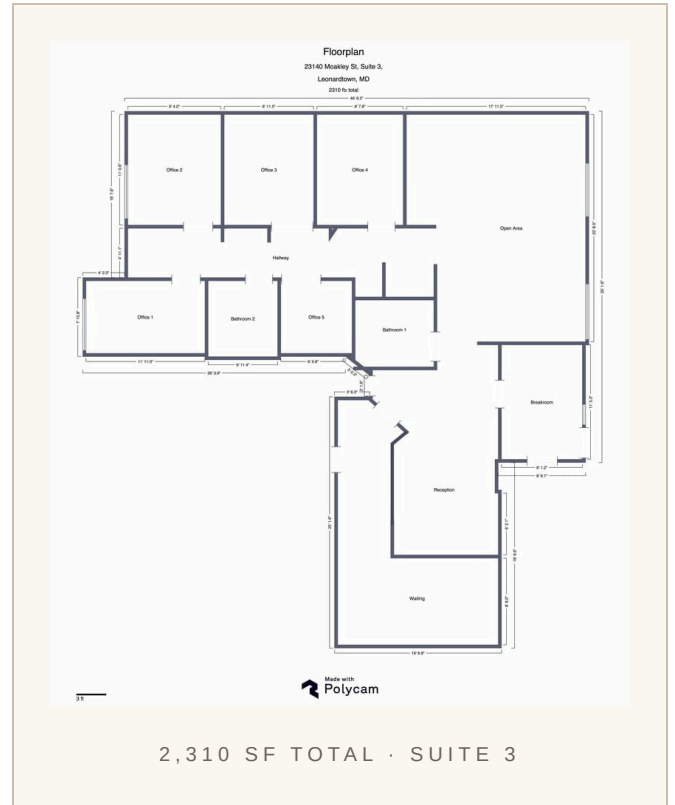
05 St. Mary's Health Center of Greater Baden Medical

PLAT MAP



SUITE 3

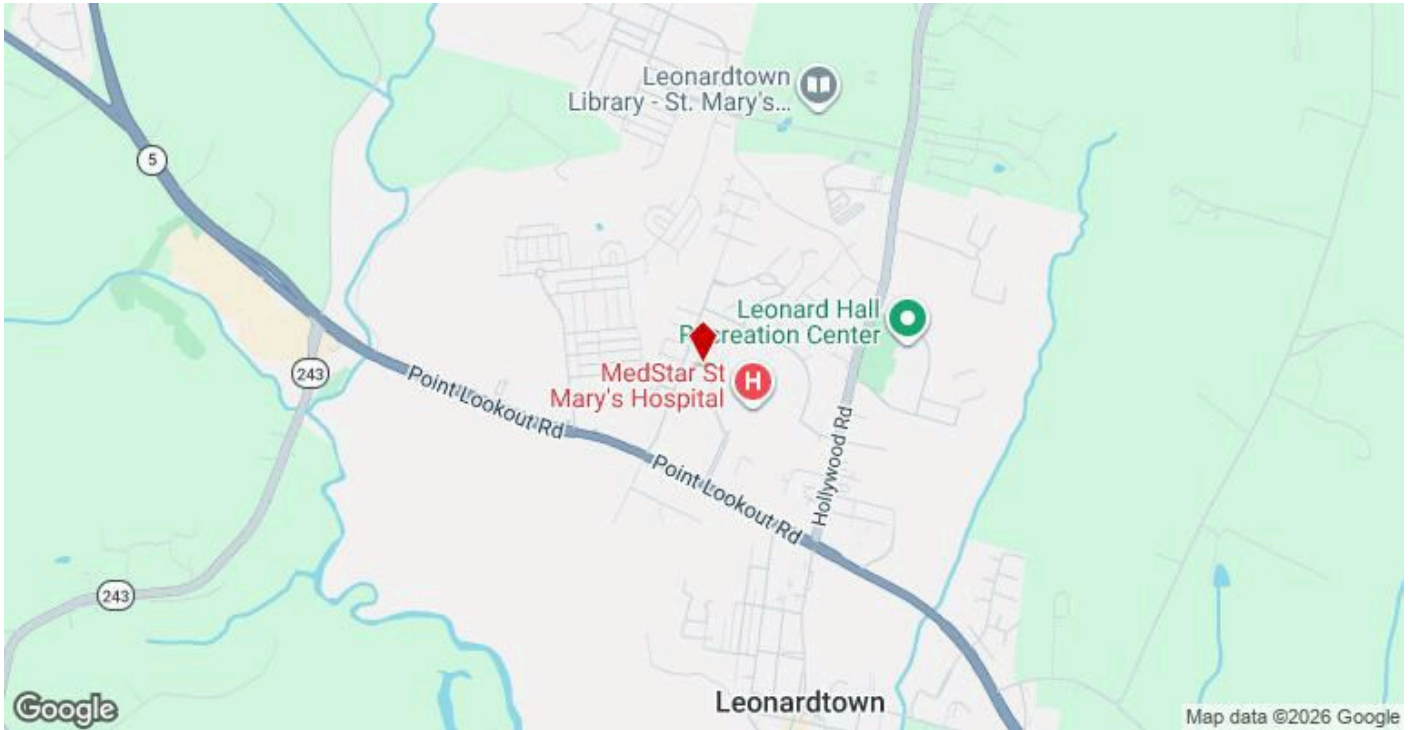
Floor Plan




Layout includes five offices or treatment rooms, two restrooms, a dedicated reception and waiting area, breakroom, and a generous open treatment area that may be reconfigured to suit a tenant's specific needs.

LOCATION

Where Leonardtown *comes together.*



<p>01</p> <p>ACROSS FROM St. Mary's County Hospital</p>	<p>02</p> <p>ADJACENT TO St. Mary's Board of Education</p>	<p>03</p> <p>SITUATED IN The Heart of Leonardtown</p>
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PRESENTED BY

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— Showings available upon request —