

# MEDICAL OFFICE SPACE FOR SALE OR LEASE



## WHAT MATTERS TO YOU >

### LOCATION

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

### SIZE

7,896 RSF

## TREVION CORPORATE PARK

12800 MIDDLEBROOK RD, SUITE 206  
GERMANTOWN, MD 20874

### ADDITIONAL FEATURES

- Built out medical space with waiting area, reception, large conference room, multiple offices, 3 ADA restrooms, lab area, 10 exam rooms. This is a great opportunity for a turn-key medical office that is move-in ready.
- 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.



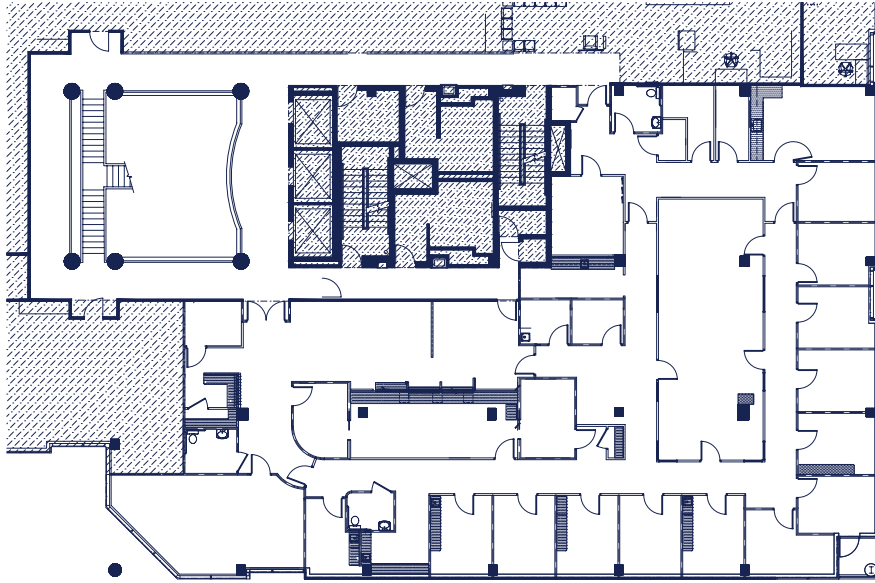
3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814  
301.235.1300 // gzrealty.net

CONTACT US TODAY

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