



Accelerating success.



125 Potomac Passage, National Harbor, MD 20745

Surgery Center in National Harbor For Sublease

\$35.00^{PSF}
NNN

Term Thru

July 2034

Adam Schindler
Vice Chair
+1 202 534 3604
adam.schindler@colliers.com

View online at [colliers.com](https://www.colliers.com)

Colliers
1625 Eye Street NW, #950
Washington, DC 20006
+1 202 534 3000

125 Potomac Passage, National Harbor, MD 20745

Prime Location

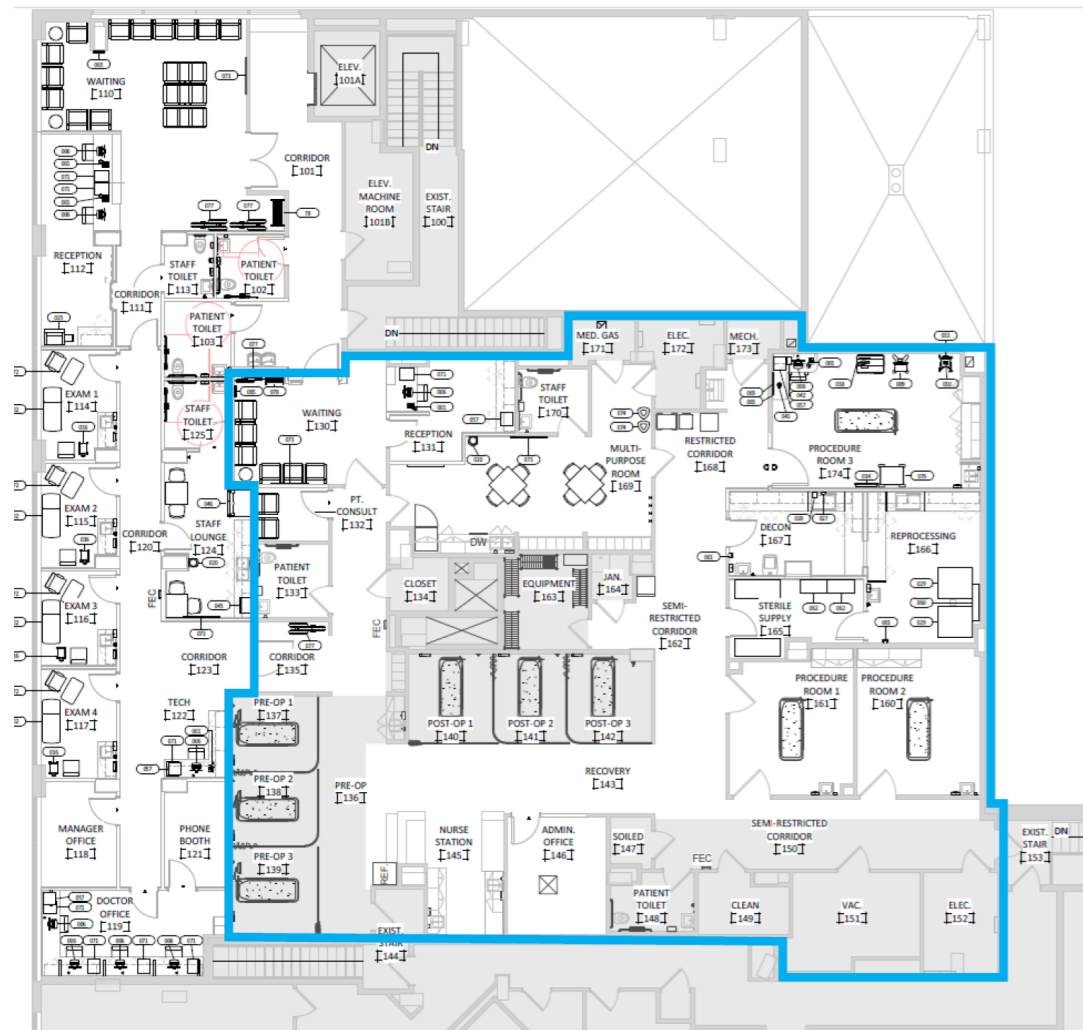
Positioned in the heart of National Harbor, the property benefits from a vibrant, walkable waterfront setting with immediate access to parking, hotels, dining, retail, and entertainment, creating a highly amenitized environment for both patients and providers.

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



Adam Schindler

Vice Chair

+1 202 534 3604

adam.schindler@colliers.com

Colliers

1625 Eye Street NW, #950

Washington, DC 20006

+1 202 534 3000

[View online at colliers.com](https://www.colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com