

# FOR SALE / LEASE

19638 LEITERSBURG PIKE SUITE 102,  
HAGERSTOWN, MD 21742



Move In Ready Office Suite  
with Direct Access

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## HIGHLIGHTS

- Move In Ready Suite
- First Floor Entry: ADA-accessible and easy for clients to find.
- Professional Reception Area: A welcoming first impression for patients or clients.
- 3 Private Executive Offices: Bright, spacious, and ready for executive desks, private exit for one office.
- Conference Room: Perfect for team meetings or client consultations.
- In-Suite Kitchenette & Full Bathroom: High-end convenience for you and your staff.
- IT/Filing Room: Secure space for servers, records, or storage.

## OFFERING



# FOR SALE / LEASE

## OFFICE SPACE

Sale Price	\$425,000
Lease Rate	\$25 SF/yr
Lease Type	NNN

### SPACES

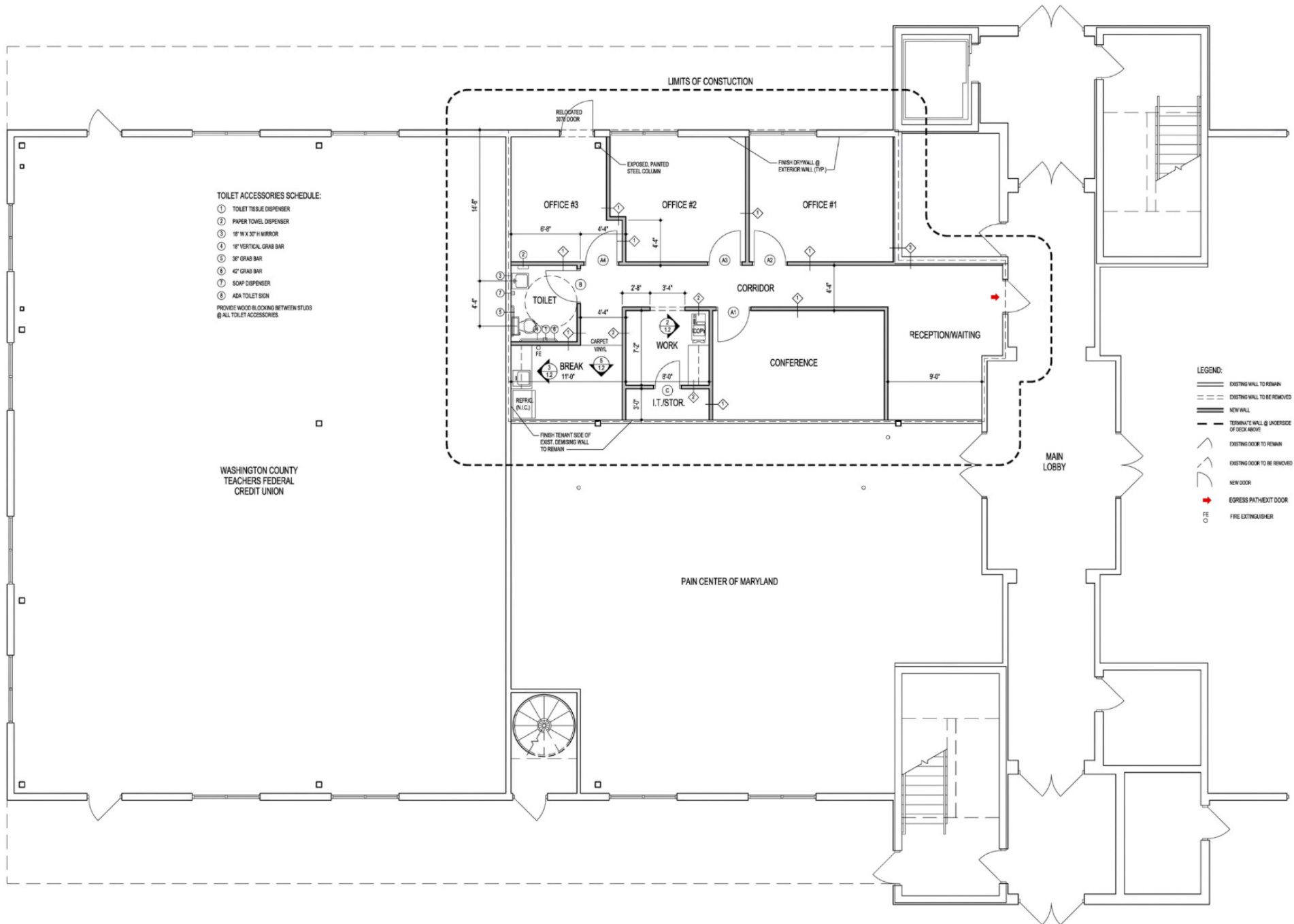
### SPACE SIZE

Suite 102	1,405 SF
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# INTERIOR PHOTOS





- TOILET ACCESSORIES SCHEDULE:**
- ① TOILET TISSUE DISPENSER
  - ② PAPER TOWEL DISPENSER
  - ③ 18" W X 30" H MIRROR
  - ④ 18" VERTICAL GRAB BAR
  - ⑤ 36" GRAB BAR
  - ⑥ 42" GRAB BAR
  - ⑦ SOAP DISPENSER
  - ⑧ ADA TOILET SIGN
- PROVIDE WOOD BLOCKING BETWEEN STUDS @ ALL TOILET ACCESSORIES

- LEGEND:**
- EXISTING WALL TO REMAIN
  - - - EXISTING WALL TO BE REMOVED
  - == NEW WALL
  - - - - - TERMINATE WALL @ UNDERSIDE OF DECK ABOVE
  - ⌢ EXISTING DOOR TO REMAIN
  - ⌢ EXISTING DOOR TO BE REMOVED
  - ⌢ NEW DOOR
  - ➔ EGRESS PATH/EXIT DOOR
  - FE FIRE EXTINGUISHER
  - FIRE EXTINGUISHER

# RETAILER MAP



PENNSYLVANIA  
MARYLAND

PENNSYLVANIA  
MARYLAND

**Logos:** BEST BUY, YUMMY BOWL, DOLLAR TREE, pop shelf, five BEL'W, sweetFrog, Jersey Mike's SUBS, FIVE GUYS, CHIPOTE, tropical SMOOTHIE CAFE, STARBUCKS COFFEE, INGRAM'S

**Fountainhead Plaza**

**Logos:** TRUIST, MARY'S, Bistro 11, KING PIZZA

**Logos:** United Bank, Wawa, Walgreens, CNB BANK, Patriot, AutoZone, T-Mobile, STARBUCKS COFFEE, M&T Bank

**Logos:** ups, FedEx, UPPER STEM BREWERY

**Walmart**

**Rita's**

**19638 Leitersburg Pike**

**Logos:** DUNKIN' DONUTS, EMERALD SQUARE, First United Bank & Trust

**Logos:** TRUIST

**Logos:** Dunkin' Donuts, PNC, Ameriserv Financial, Lowe's, Weis

**Marshalls**

**Logos:** MIKE'S TAVERN

**Logos:** Gordon's GROCERY, FAMILY DOLLAR

**McDonald's**

**BURGER KING**

**UNITED BANK**

**Long Meadow Shopping Center**

**Fulton Bank**

**Logos:** DOLLAR GENERAL, CVS pharmacy, McDonald's, SHEETZ

**SUNOCO**

**verizon**

**Logos:** SUBWAY eat fresh, PNC, TACO BELL, SHEETZ, DUNKIN' DONUTS, AutoZone



# CONTACT

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