



Turtle Town
REAL ESTATE
LLC



FOR LEASE

Medical Office Space / 4,023

2960 Technology Place, Suite 103, Waldorf, Maryland

Highlights



- ◆ Located in an attractive, well-managed building with excellent tenant mix.
- ◆ Fully finished and turn-key
- ◆ Space features lobby, waiting room, offices, conference room, examination rooms, and open areas suitable for physical therapy and other ambulatory activities.
- ◆ Convenient storefront, street level entrance.
- ◆ Ample parking in both front and rear. 60 spaces
- ◆ Perfect for general medical practice, dental office or specialty medical use.
- ◆ Rear loading dock and room for truck deliveries.
- ◆ Located in the growing and high-traffic Business Rt. 5 corridor of west Waldorf, just 20 minutes from the Washington Beltway.

Estimated Demographics

Population / Avg. Household Income

1 Mile	6,700	\$115,645
5 Miles	98,284	\$104,383

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Property Overview

Waldorf Technology Park is a growing business park serving medical offices, professional services companies, and flexible-space users in west Waldorf, located just 20 minutes south of the Washington Beltway. The area is well served by shops, restaurants, and hotel accommodations, all within easy walking distance.

Building construction is all brick, and its street-level entrances offer safe and easy access for medical office users.



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Rate and Terms

\$18/SF NNN / Flexible Lease Term

Available April 2022

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