

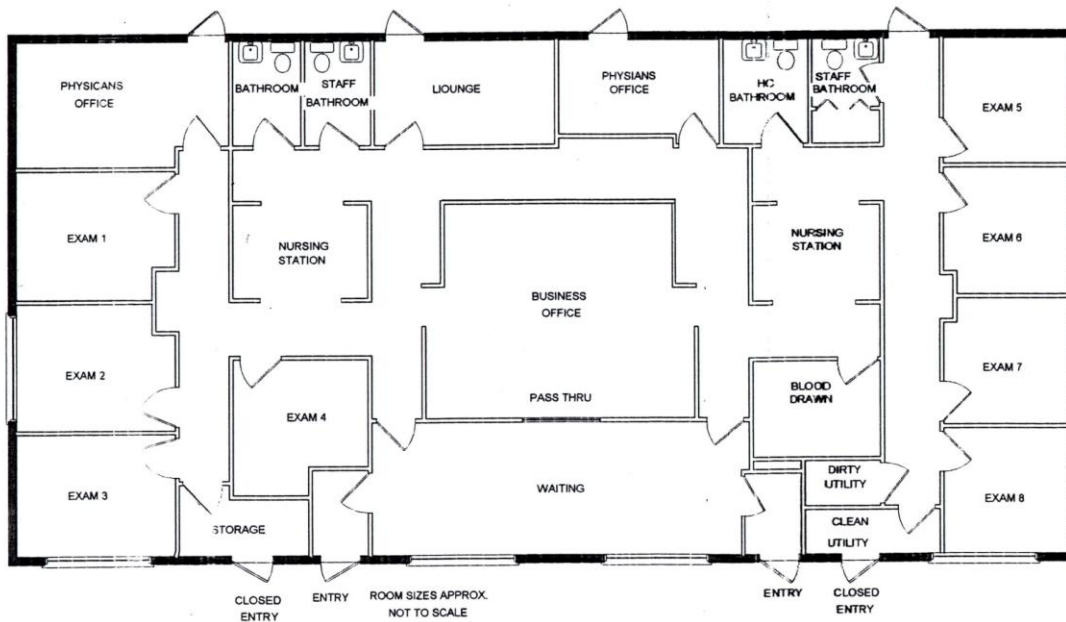
Four Corners Commercial Center, LLC

Family Practice/Medical Facility ~ Available Spring of 2015



3200 Square Feet Improved Ready Medical Office Space

Perfect for new doctor, shared practice or relative medical field



**Located 3/4 mile north of Route 50 and 1/2 mile south of Ocean Pines on Racetrack Road (MD Route 589) Excellent Road front Visibility with Large Signage
Facility is set up as a practicing medical office with cabinets and fixtures in place
(Currently Occupied by PRMC's Family Practice)**

10514 Racetrack Road, Berlin MD 21811

Four Corners Commercial Center, LLC

Family Practice Facility Details 10514 Racetrack Road, Berlin/Ocean Pines Perfect for Medical Practice looking to Relocate or Expand

General Information:

- 3200 Square Feet, 40' x 80'
- Excellent Visibility
- Large Road Front Signage
- Space is set up as a practicing medical office with cabinets and fixtures in place.
- Physician's Offices, Patients rooms, Nurses stations, reception areas – See Below.
- Rent plus NNN (includes water & septic).
- Ample parking with H/C accessibility.
- Owners/Landlords hands-on and available.

Description of Leased Premises for Family Practice:

- 3200 Square Feet, 40' x 80'
- Space is set up as a practicing medical office and has cabinets and fixtures in place. Move-in ready.
- Space includes: (Note: room sizes approximate but fairly accurate)
- Waiting Room – 28' x 10'
- Business Office Area – 20' x 15'6"
- 1-2(8) Patient Exam Rooms – 9'6" x 9'6"
- (2) Nurses Stations – 8' x 10'6"
- (2) Physician's Offices – 9'6" x 13'
- (2) Unisex Bathrooms (1 H/C)
- Employee Lounge/Lunchroom – 8' x 14'
- Plus additional areas for storage, utilities, etc.
- ADA Compliant

Total monthly \$4250 (\$16/sq. ft.): Rent is \$3,750 (\$14/sq. ft.), discounted triple net of \$500/month for first two years of rental, then graduates \$100/month yearly for approx. 3 years to meet current NNN of \$780/month.

Triple net includes: Trash Removal (non-medical waste only), Grounds Keeping including Snow Removal and Grass Cutting, Water and Septic, Common Area Maintenance, Property Taxes, and Property & Liability Insurance.

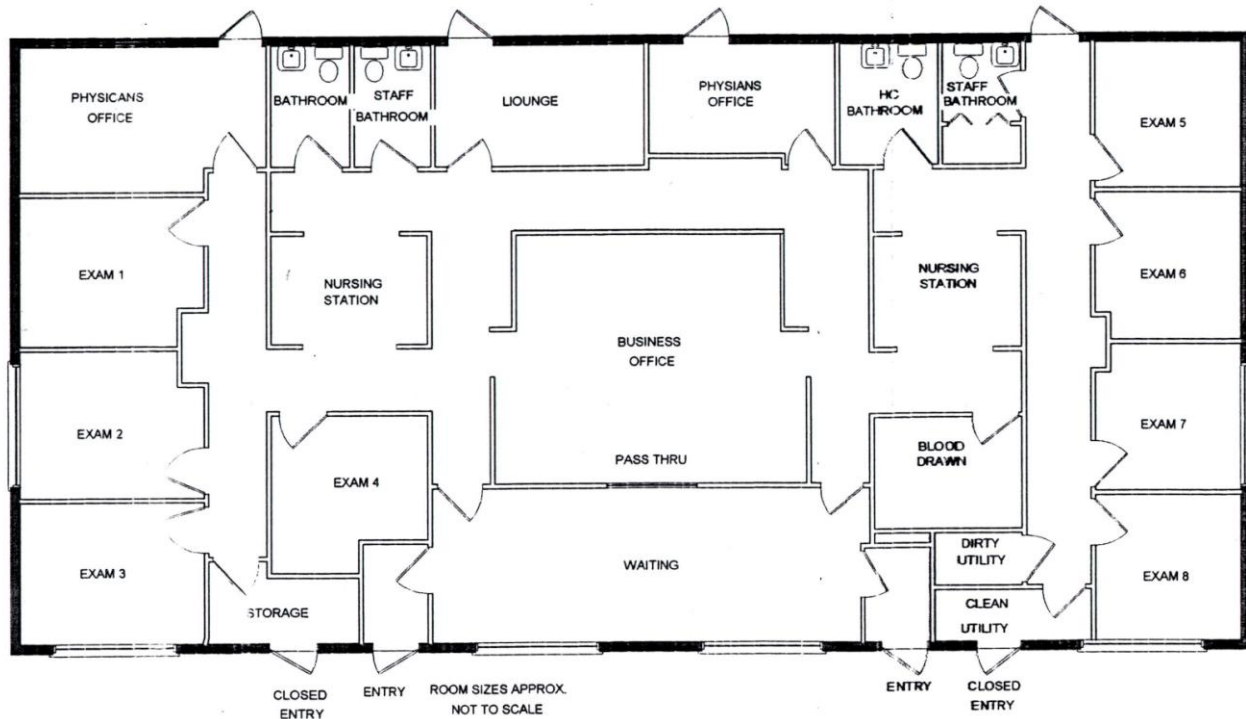
Please feel free to call us to make an appointment to view the facility by contacting us at **410-430-8568**. You may also reach us via **email at visions44@mschi.com**. If you know of an interested party for this location we would very much appreciate your sharing this information with them.

Joe & Tracey McGarry
Landlords/Property Managers/Owners

10514 Racetrack Road, Berlin MD 21811

Four Corners Commercial Center, LLC

Medical Space Available



Ready medical office space - perfect for new doctor, shared practice or relative medical field

CONTACT Joe McGarry 410-430-8568 for further information

This is excellent medical office space Great Opportunity for medical offices bring your practice here!

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