



# EXECUTIVE SUMMARY

## PROPERTY DETAILS

|                       |                           |
|-----------------------|---------------------------|
| Address               | 12800 Middlebrook Rd #410 |
| Sale Price            | \$1,074,000               |
| Price Per Square Foot | \$300 PSF                 |
| Lease Rate            | \$28.50 PSF               |
| Size                  | 3,582 SF                  |
| Elevators             | 3                         |
| Zoning                | CR                        |

## PROPERTY HIGHLIGHTS

- Fully equipped move in ready Medical Suite
- Has waiting / reception area, 5 examination rooms with sinks, kitchen, 2 bathrooms and 2 consult rooms
- Conveniently located off of I-270, less than 2 miles from Holy Cross Germantown Hospital
- Ample Parking for both patient and staff
- Prime Location in Trevion Corporate Park
- Other tenants include a diverse blend primary care, physical therapy, OB/GYN and other practices



**CLICK HERE FOR**  
**3D TOUR**



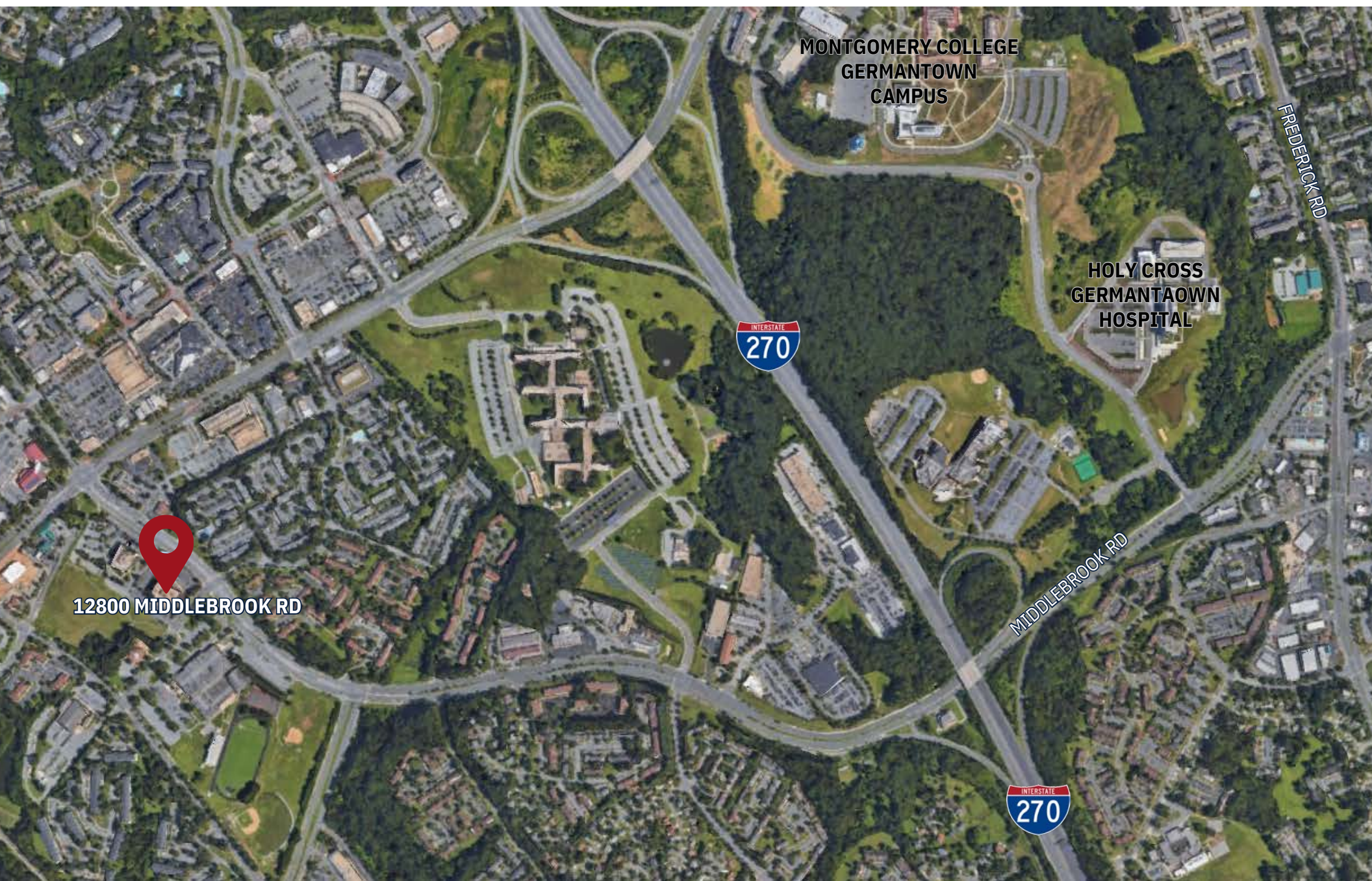
# FLOOR PLAN

## SUITE 410



SIZE AND DIMENSIONS ARE APPROXIMATE: ACTUAL MAY VARY

# AERIAL MAP



# ADDITIONAL PHOTOS



ulsakergroup.com



Connect With Us

**Erik Ulsaker**  
Director  
703.861.0373  
[eu@lnf.com](mailto:eu@lnf.com)

**Christina Cha**  
Associate  
410.303.5520  
[ccha@lnf.com](mailto:ccha@lnf.com)