

**139 OLD SOLOMONS  
ISLAND RD  
ANNAPOLIS, MD 21401**

**139  
PROFESSIONAL  
CENTER**  
Lower Level  
**PODIATRY GROUP  
of Annapolis**  
*Foot & Ankle Care Center*  
James M. McKee, DPM, FACFAS  
410-224-4448  
**GREENFIELD ASSOC.  
M.D., P.A.**  
Internal Medicine  
410-224-2222  
**FEARLESSLY INSPIRED  
THERAPEUTIC SOLUTIONS**  
301-679-7753  
Upper Level  
**PARKING ONLY  
FOR  
PODIATRY GROUP  
OF ANNAPOLIS**

**LEASING OPPORTUNITY  
IN PRIME ANNAPOLIS LOCATION**



# THE PROPERTY:

This turnkey medical facility, renovated just three years ago, offers 3,300+/- square feet of flexible space featuring a 12- person reception area, 7 exam rooms, a surgical room, multiple offices, storage areas, a staff breakout room, and three restrooms (one handicap accessible). The versatile layout can function as a complete medical suite or be divided into a primary medical space (2,200-2,700 sf) plus a separate suite (500-1,100 sf) suitable for either medical or retail use, providing excellent options for practice expansion or income generation through subleasing.



# HIGHLIGHTS:

- Spacious reception area
- 7 fully-equipped examination rooms
- Dedicated surgical room
- 2 private offices plus additional administrative office space
- Secure filing area
- 3 storage rooms for supplies and equipment
- 3 restrooms including one handicap-accessible facility
- Comfortable breakroom for staff

# OFFERING SUMMARY:

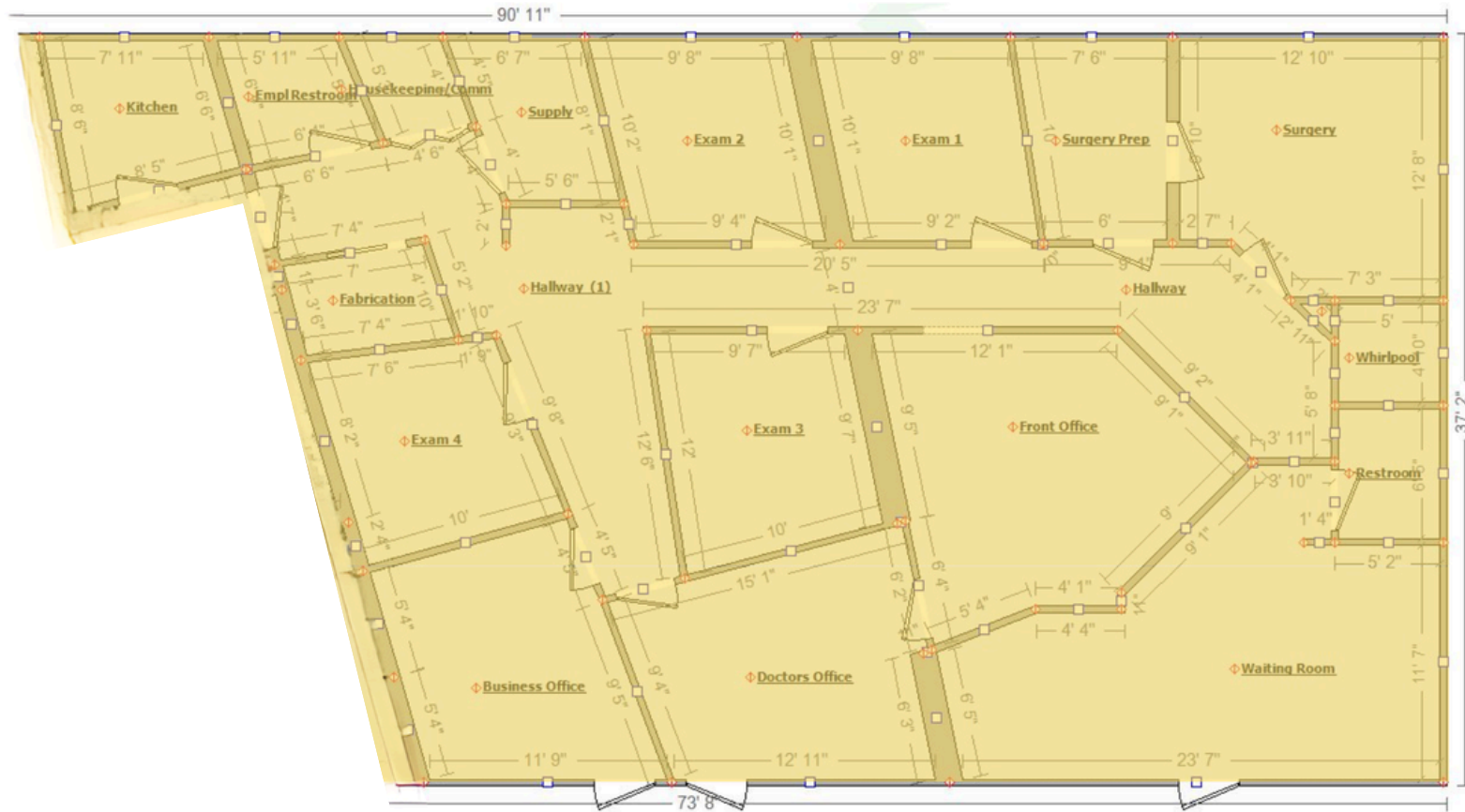
<b>Available SF:</b>	3,300± SQ.FT
<b>Lease Rate:</b>	\$29.00 SF/yr
<b>Lot Size:</b>	0.66 Acres
<b>Year Built:</b>	1980
<b>Building Size:</b>	3,300± SQ. FT
<b>Zoning:</b>	C2

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# FLOOR PLANS

2,300 ± SQ. FT



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# Devon Binns

Broker/Owner

Phone: (771) 222-2291

Email: [dbinns@greenpondrealty.com](mailto:dbinns@greenpondrealty.com)

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