



Medical Space For Lease

20250 Century Boulevard
Germantown, MD 20874

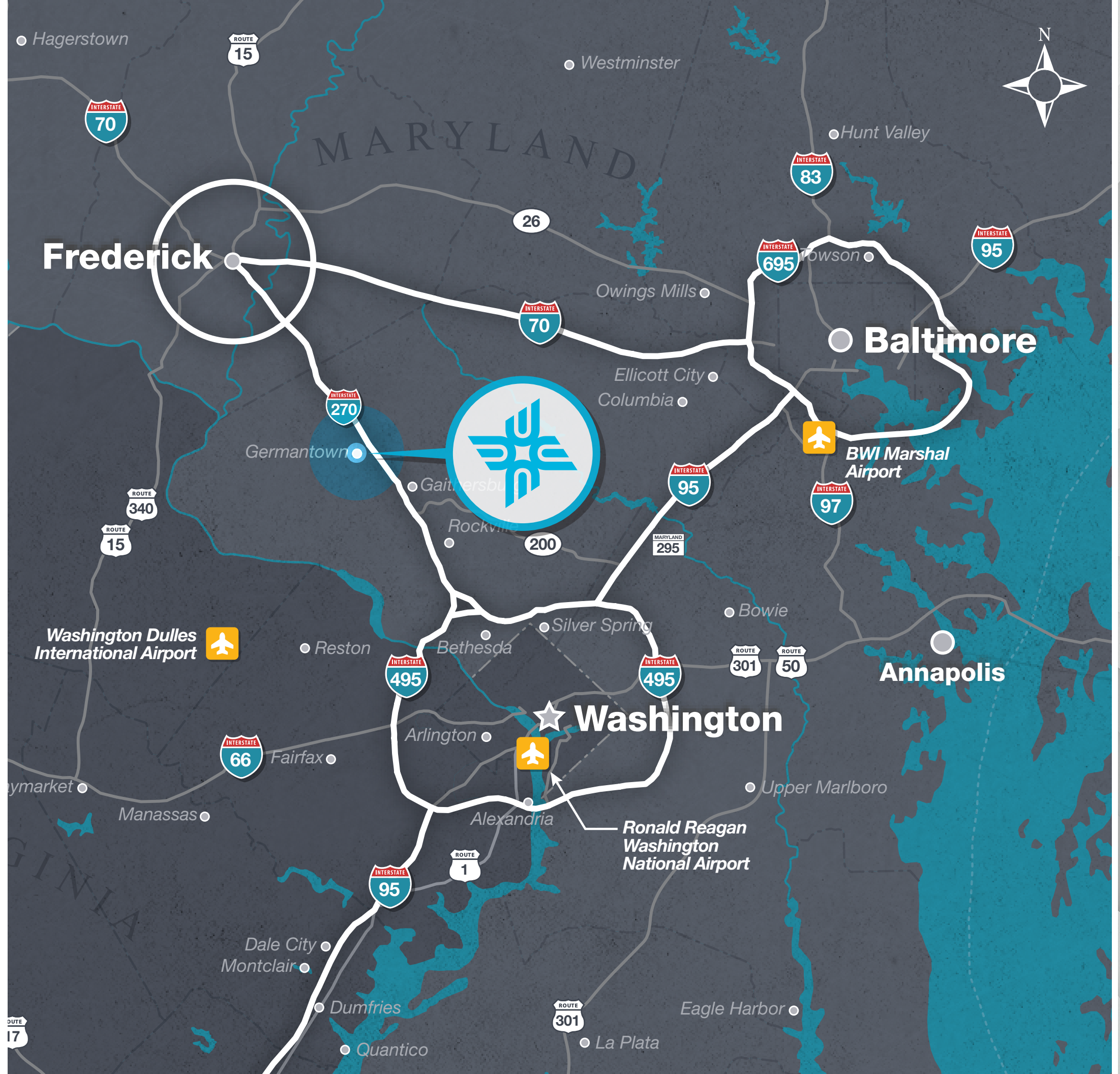
Prepared by:





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Century Medical Center

First-class **medical space** / first time to market in **Upper Montgomery County**





±65,000
RSF Available



±21,000
RSF Full Floor



±2,400
RSF Minimum

First to Market

The only Class A, large-block medical opportunity in Upper Montgomery County. Nothing else in the submarket offers contiguous space at this scale, in this condition, under single ownership.

Built for Clinical Use

Concrete slab, two lines of 480V three-phase power, 14-ft slab-to-slab and a gurney-sized freight elevator — the infrastructure imaging, surgical, observation and cath lab programs actually require.

Blocks That Flex

Two full floors of ±21,000 RSF, demisable to any size down to ±2,400 RSF. Take a floor with your name on the building, a windowed at-grade block with its own entrance, or a suite off the lobby.

Payer Mix

56.5% employer / private · 15.9% Medicaid · 7.85% Medicare · 6.3% uninsured — a commercial mix that supports elective and specialty ambulatory care.

Demographics

Median age 36.8 · median household income \$122,406. Clarksburg: \$176,678 median income, growing 3.76% a year and up 25.1% since 2020.

Supply

Competing availabilities are 1,000–7,600 SF suites in 1980s and 1990s stock. Ambulatory capacity has fallen while population has grown.

Germantown has grown past 90,000 residents with a 56.5% commercial payer mix and a median age of 36.8 — and Clarksburg, the fastest-growing community in Maryland, feeds it from the north. No new medical product has been built here.

THE BUILDING

Building	±106,795 SF · True Class A
Built / Renovated	1995 · renovated 2019
Available	±65,000 RSF
Divisibility	±2,400 RSF to full floor
Full Floors	±21,000 RSF — third and fourth
Structure	Concrete slab — supports imaging, procedural and heavy equipment loads
Slab to Slab	14 ft
Power	Two lines of 480V, three-phase
Elevators	Gurney-sized freight cab + two passenger cabs
Pad sites	Generator, supplemental HVAC and equipment
Parking	3.5 / 1,000 SF · surface, at grade · expandable
Signage	Building face · tenant façade · monument

Clinical Capability

- **Concrete slab** — floor loading for MRI, CT and PET/CT
- **Two lines of 480V three-phase power** in place
- **14-ft slab-to-slab** — MEP depth for OR and procedure rooms
- **Gurney-sized freight elevator** — stretcher access for ASC accreditation, with two passenger cabs carrying ordinary patient traffic
- **Pad sites** for generator, supplemental HVAC and equipment
- Fully equipped for high-acuity use — ASC, imaging, oncology, gastro, multi-specialty and procedure-based programs
- **Clinical spec suites underway** — move-in ready medical space
- Turnkey build-outs on full floors

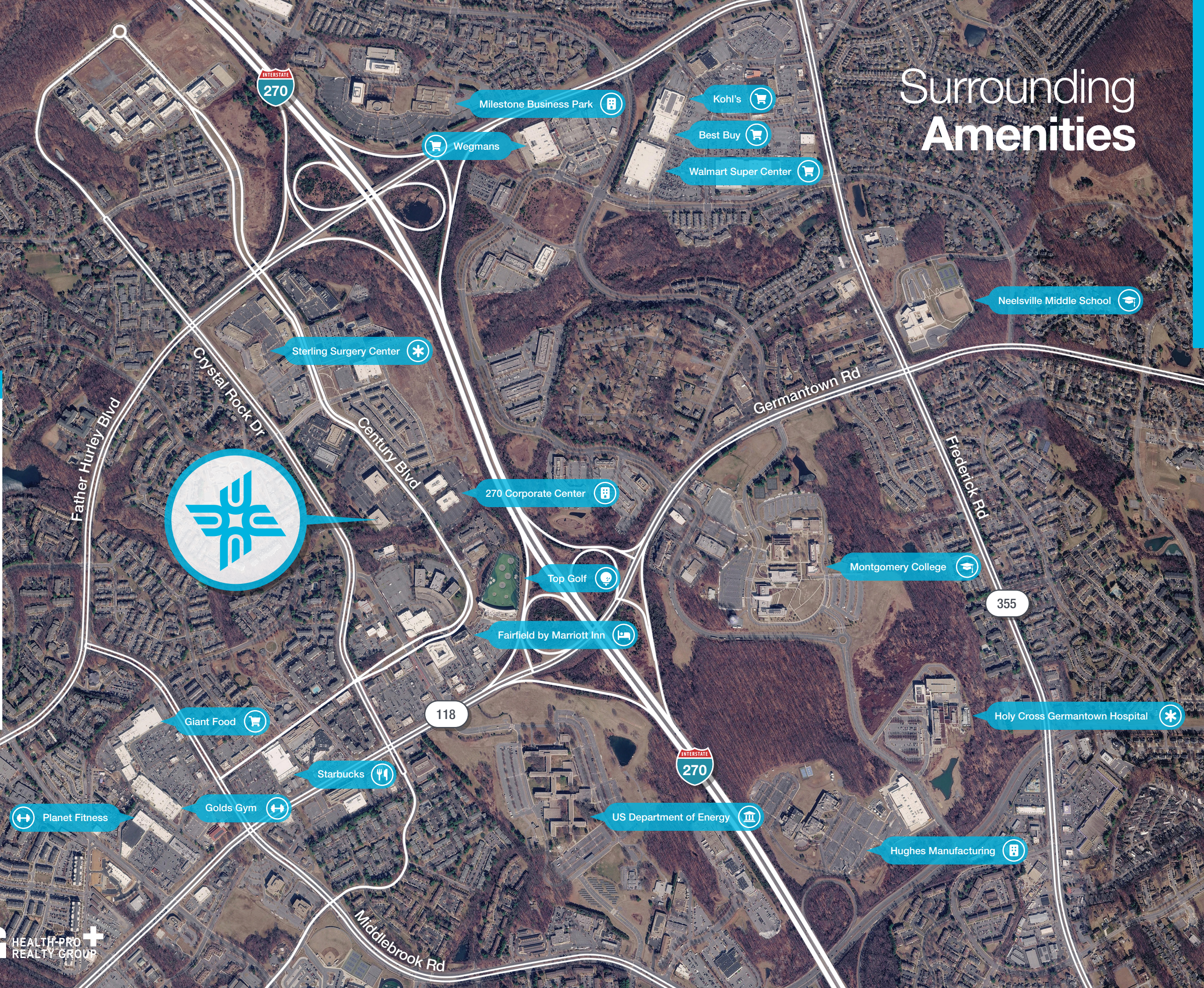
Amenities

- Conference Center
- Renovated lobby and common areas
- At-grade surface parking
- Updated building façade and monument signage
- **Underway:** covered patient drop-off awning at the front entrance and a call box at the front door for after-hours access.



Surrounding Amenities

Approximate Driving Distances	
I-270	1 mi
Rockville	10 mi
Bethesda	18 mi
I-495	15 mi
I-70	18 mi
Frederick	20 mi
I-95	25 mi
Washington, D.C.	26 mi
Dulles International Airport	33 mi
Ronald Reagan Nat. Airport	33 mi
BWI Marshal Airport	44 mi
Baltimore	48 mi
Richmond, VA	129 mi



Floor Plans & Availability

First Floor

Available	Details
±10,000 RSF	Below the lobby, windowed and at grade, with side entrances into the space. Ideal for imaging.
±3,000 RSF	Fitness Area: Amenity space available to a user. Windowed and at grade at the rear, plumbing and showers in place.

Floor plan shown is speculative and can be customized to accommodate tenant-specific needs.



Floor Plans & Availability

Second Floor

Available	Details
±10,000 RSF	Directly off the lobby entrance.

Floor plan shown is speculative and can be customized to accommodate tenant-specific needs.



Floor Plans & Availability

Third Floor

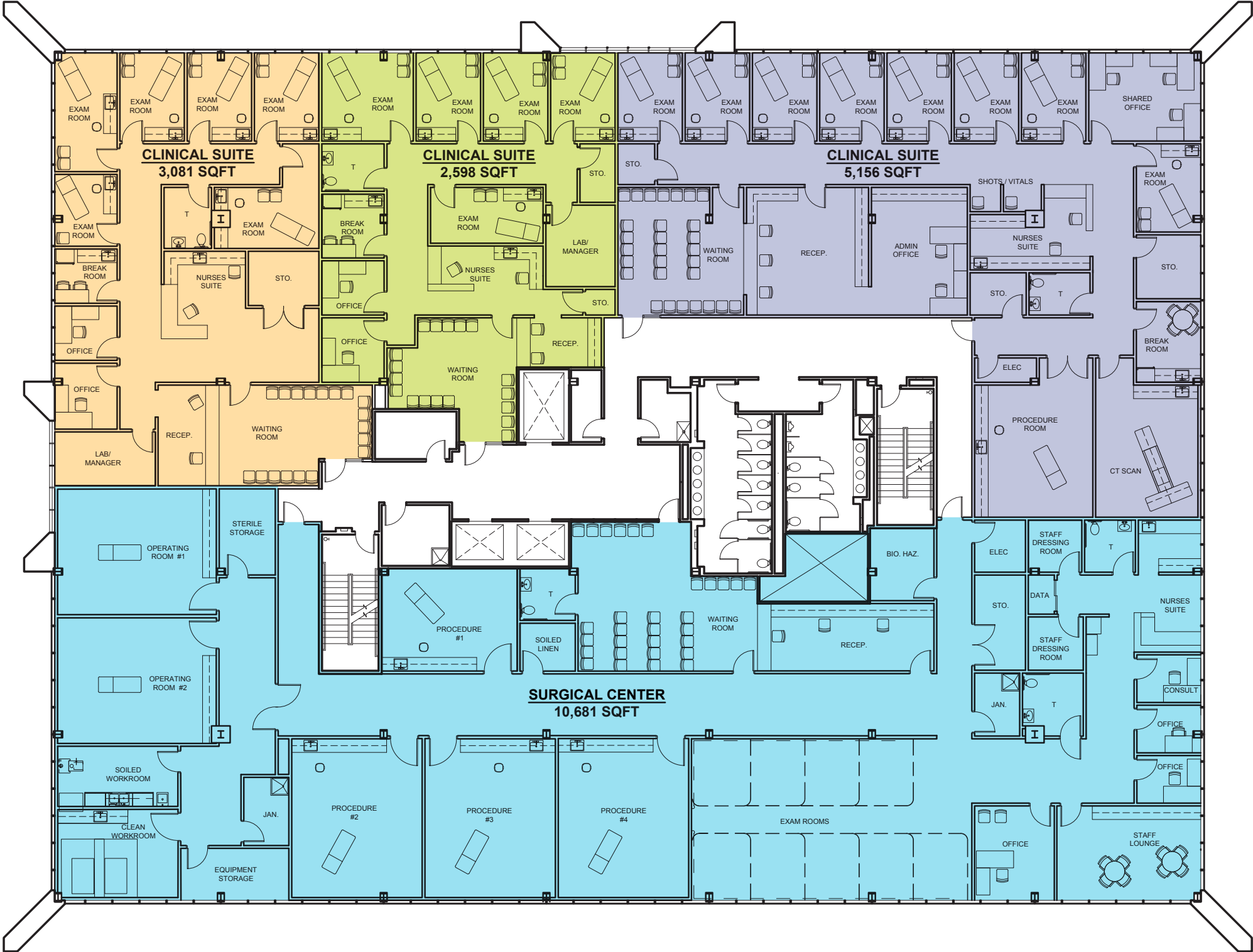
Available

Details

±21,000 RSF

Full Floor available.
Willing to demise to any size.

Floor plan shown is speculative and can be customized to accommodate tenant-specific needs.



Floor Plans & Availability

Fifth Floor

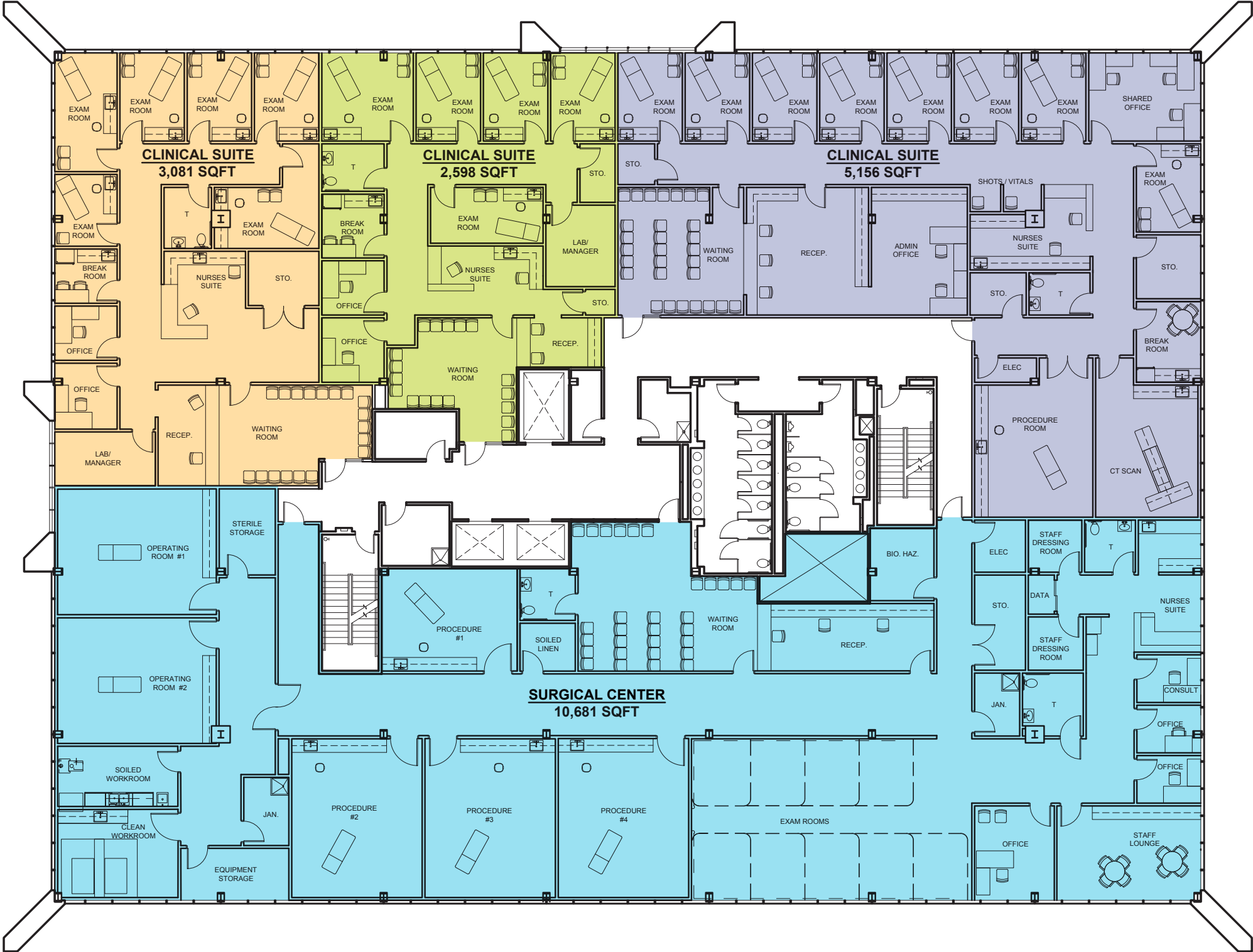
Available

Details

±21,000 RSF

Full Floor available.
Willing to demise to any size.

Floor plan shown is speculative and can be customized to accommodate tenant-specific needs.





Covered Patient Drop-off
Awning **Underway**



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