



## Building Highlights

### Free-Standing Medical office building

Former Surgery Center

- > 10,972 Sf Available
- > Rental rate \$19.00/+UTIL
- > 16 Exam rooms & 4 Operating rooms
- > 3.01 Acre Lot
- > CB Zoning
- > 136 Parking spaces
- > Built in 2004
- > Located in Pembroke Square Medical Center and across from Cambridge Professional Center

11370 Pembroke Sq  
Waldorf, MD 20603

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Dominic Digiovannantonio  
*Associate*  
+1 443 452 1505  
[dom.digi@am.jll.com](mailto:dom.digi@am.jll.com)

Josh Bregman  
*Associate*  
+1 443 452 1503  
[josh.bregman@am.jll.com](mailto:josh.bregman@am.jll.com)

Rob Freedman  
*Managing Director*  
+1 443 931 3346  
[rob.freedman@am.jll.com](mailto:rob.freedman@am.jll.com)

Gary D. Applestein  
*Managing Director*  
+1 443 931 3345  
[gary.applestein@am.jll.com](mailto:gary.applestein@am.jll.com)

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## Location Highlights



Demographics	3 mile radius
> Population:	70,299
> Median Household Income:	\$89,370
> Households:	24,921

## Interior

