

SALE/LEASE



Washington County, MD

TRILOGY PROFESSIONAL CENTER II

1185 IMPERIAL DRIVE | HAGERSTOWN, MARYLAND 21740

AVAILABLE

- ▶ 1st Floor: 8,430 sf ±
- ▶ 2nd Floor: 8,636 sf ±

LOT SIZE

2.22 Acres

ZONING

POM
(Professional Office Mixed-Use)

OCCUPANCY

Immediate

RENTAL RATE

\$23.00/sf, Net of Utilities

HIGHLIGHTS

- ▶ 36,000 sf Class A new construction building for sale or lease in Hagerstown
- ▶ Adjacent to Capital Women's Care (Trilogy Prof. Center I)
- ▶ Close proximity to numerous amenities
- ▶ Just minutes to US-40
- ▶ 7/1,000 parking ratio



Ginny Vernick

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Mackenzie Commercial Real Estate Services, LLC

Matt Mueller

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Henson Ford

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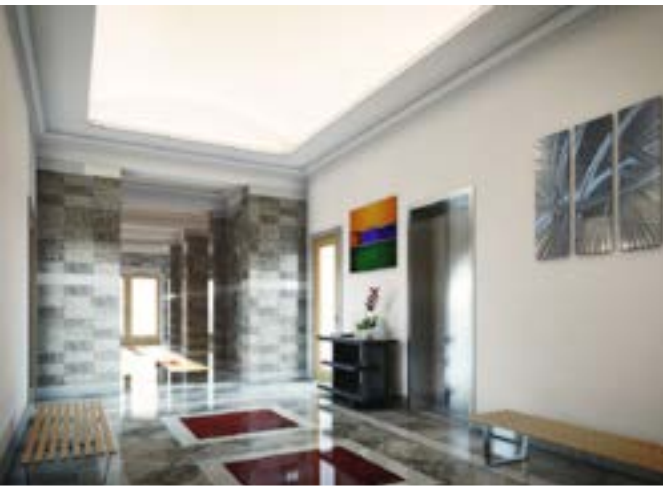
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INTERIOR PHOTOS

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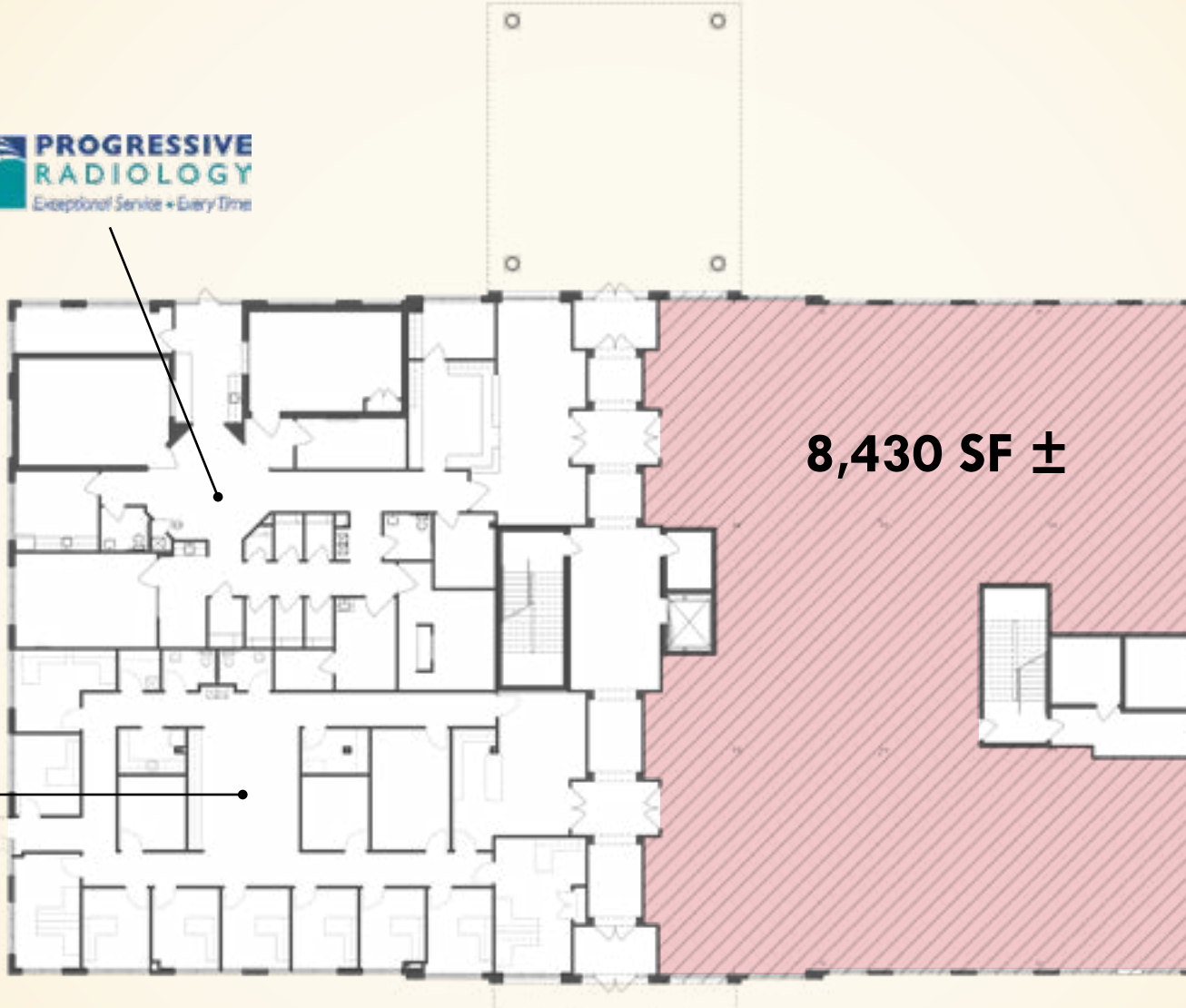
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1ST FLOOR PLAN

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8,430 SF ±



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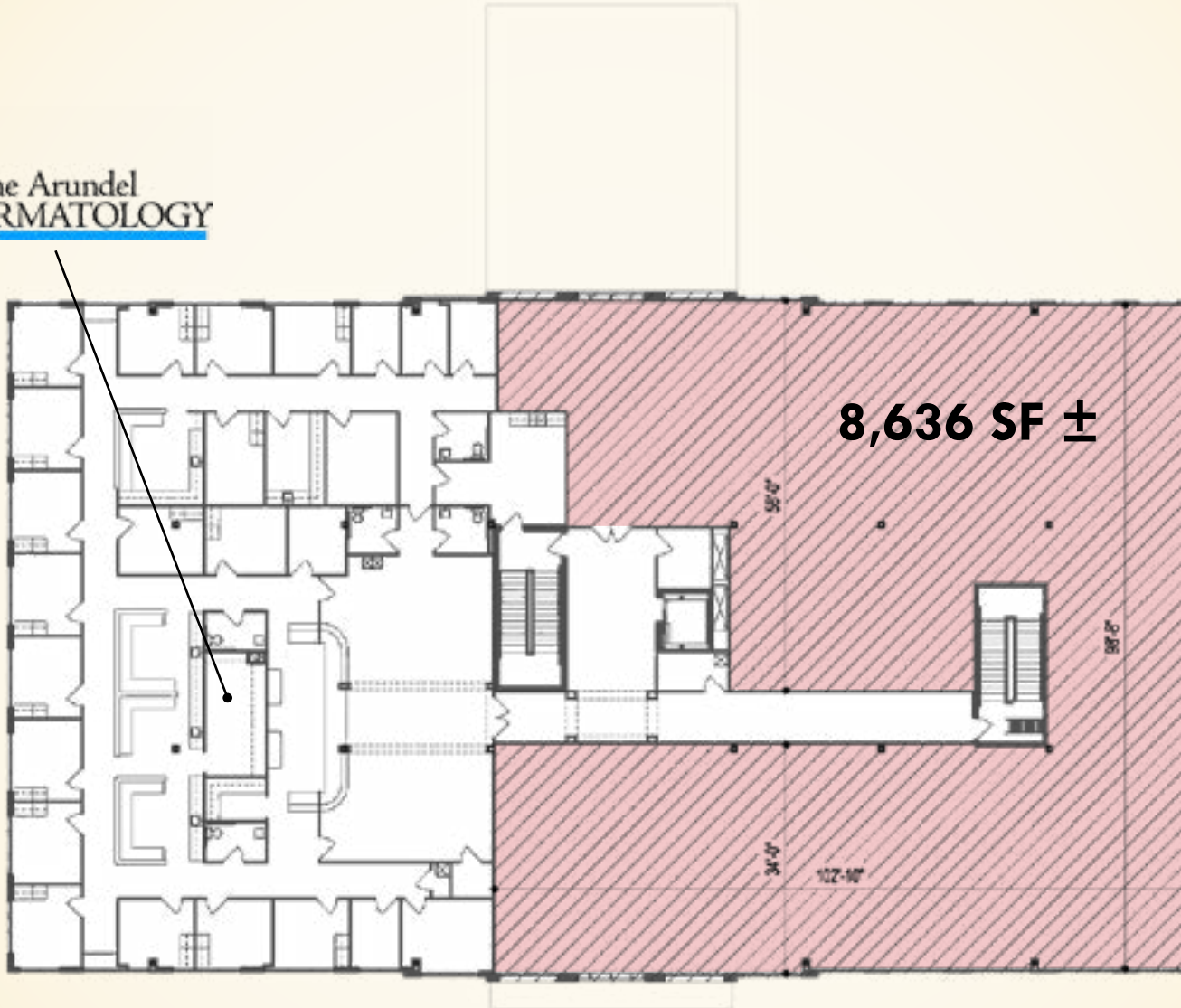
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2ND FLOOR PLAN

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Anne Arundel
DERMATOLOGY



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LOCATION

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