

MEDICAL OUTPATIENT BUILDING

COLEWOOD MEDICAL CENTRE

10801 LOCKWOOD DR

SILVER SPRING, MD



CAPITAL MARKETS | MID-ATLANTIC

THE OFFERING

Transwestern is pleased to present the opportunity to acquire the fee simple interest in Colewood Medical Centre (“The Property”), a core-plus medical office building located in the heart of Montgomery County, Maryland. The 71,468 SF Property is currently 87% leased to a diverse and highly reputable roster of healthcare providers, making it a compelling investment in one of the nation’s most demographically attractive submarkets.

Strategically situated near two major healthcare institutions, Holy Cross Hospital and Adventist HealthCare White Oak Medical Center, Colewood Medical Centre functions as a key outpatient care hub for several regional and nationally recognized tenants, including Children’s National, Capital Women’s Care, and Capital Digestive Care.

This offering provides investors with the opportunity to acquire a legacy medical office asset in a top-tier infill location, surrounded by critical healthcare demand drivers. The investment is further underscored by the ability to push rents through property enhancements, while benefiting from a strong in-place yield and attractive roll-over schedule.

PROPERTY AT-A-GLANCE

Address	10801 Lockwood Dr, Silver Spring, MD
Rentable Square Footage	71,468 SF
Occupancy	87%
Medical Occupancy (Total RSF)	77%
Medical Occupancy (Occupied RSF)	88%
Clinical %	100%
Medical WALT	4.3 Yrs
Weighted Average Medical Tenure	18.1 Yrs
Parking Ratio	3.2 / 1,000
Year Built	1987
Stories	3
Lot Size	4.14 AC
Typical Floor Plate	24,000 SF



INVESTMENT HIGHLIGHTS



Stable In-Place Cash Flow

87% leased with secure cash flow from entrenched medical tenancy who have an average tenure of over 18 years



Upside

Create value through the lease up of the vacancies, rolling the 3 non-medical tenants to medical, implementing medical spec suite program, establishing OpEx pass throughs, reduce OpEx, and renovating the common areas.



Diverse Medical Tenant Roster

Strong mix of regional and nationally recognized healthcare tenants including Children's National, Capital Women's Care, and Capital Digestive Care. This diverse roster supports stable income across multiple clinical specialties.



Proximity to Major Hospital Systems

Strategically located within minutes of Holy Cross Hospital and Adventist Healthcare White Oak Medical Center.



Unrivaled Demographics – Healthcare Dream

Located within one of the nation's wealthiest counties coupled with an aging population that spends 1.5x more than the average American on healthcare annually



National Healthcare Market Tailwinds

Increased medical tenant demand as demographic shift requires additional medical services to support an aging population

INSIDE COLEWOOD MEDICAL CENTRE: AN OUTPATIENT CARE HUB

Colewood Medical Centre has established itself as a cornerstone of the regional medical community, offering investors a compelling blend of stability and growth. The property features a well-diversified roster of healthcare tenants, exceptional accessibility, and consistently high patient throughput. Purpose-built infrastructure supports a wide range of clinical operations, positioning the asset as a true medical outpatient hub in one of the nation's most demographically attractive submarkets.

IN PLACE MEDICAL OVERVIEW:



16

Medical Tenants



4.3 Yrs

Medical WALT



100%

Clinical Use



88%

MOB of Occupied SF



18.1 Yrs

Weighted Average Medical Tenure

ANCHOR TENANTS:



Children's National.



CAPITAL
WOMEN'S
CARE



CAPITAL
DIGESTIVE
CARESM

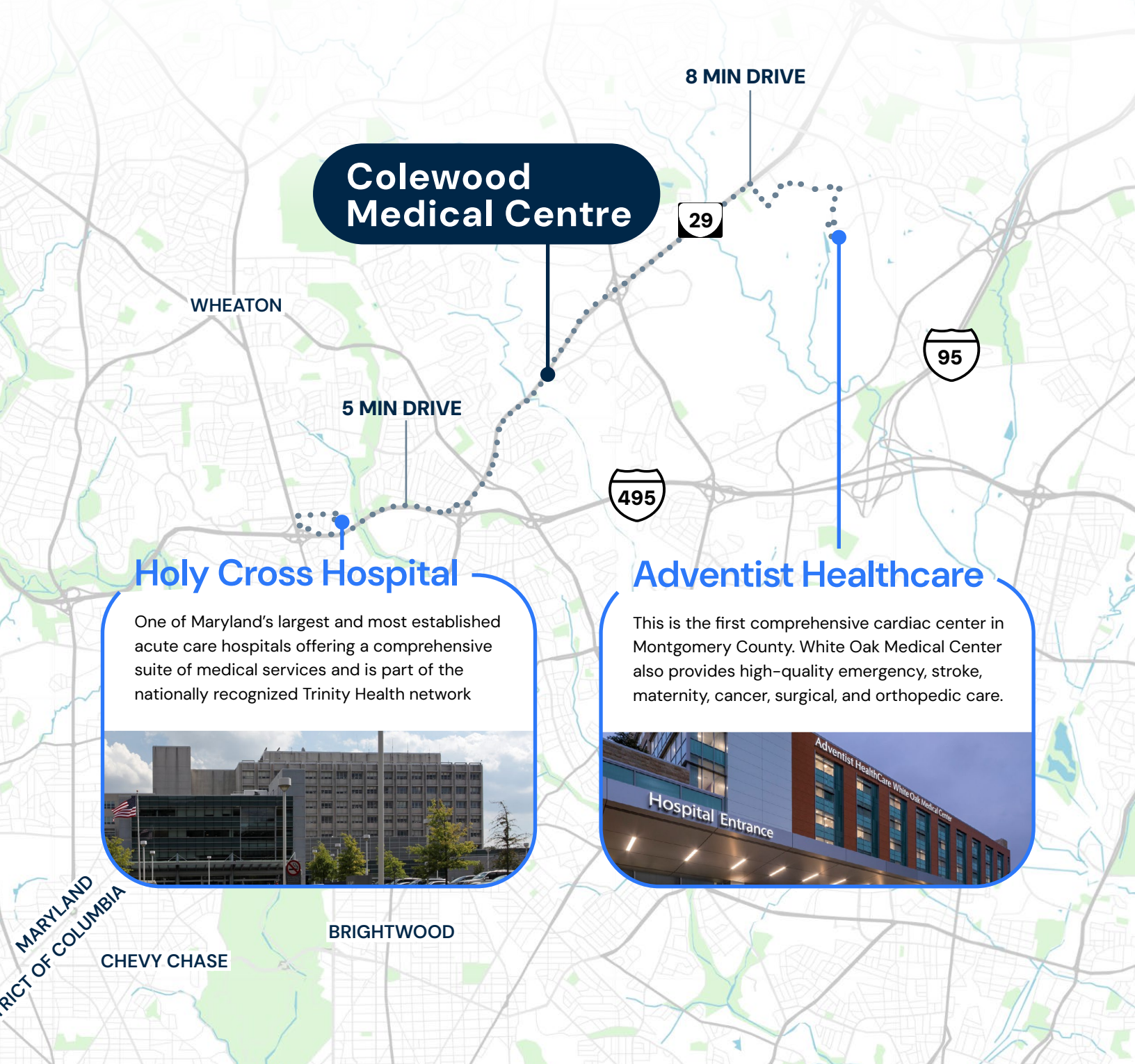
First in Digestive Health



COMMUNITY
RADIOLOGY
ASSOCIATES

IMMEDIATE ACCESS TO MAJOR HOSPITAL CAMPUSES

Strategically positioned within a premier healthcare corridor, offering immediate access to Holy Cross Hospital and Adventist HealthCare White Oak Medical Center—two of the region's most prominent medical institutions.



INVESTMENT SALES

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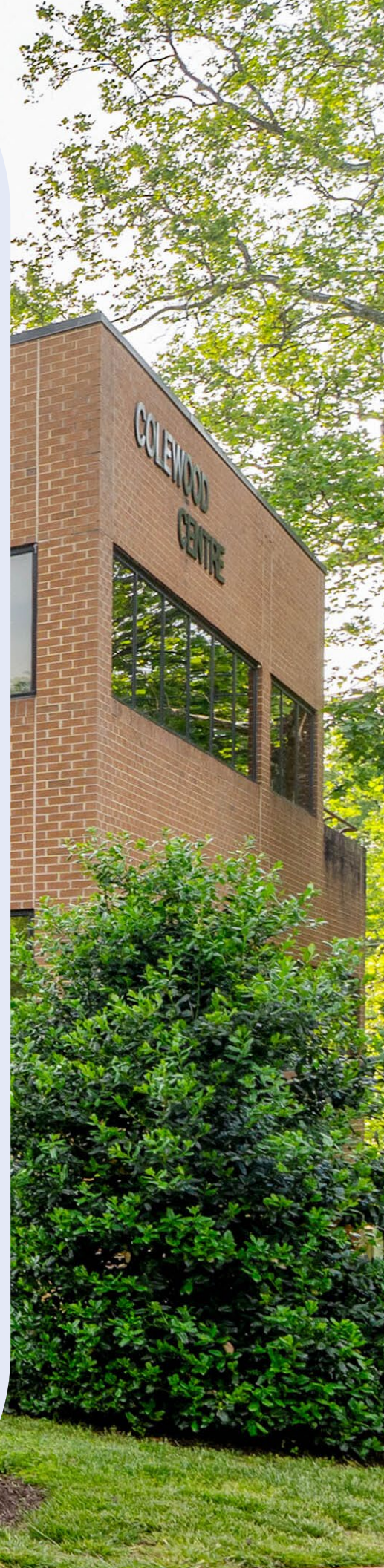
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CONFIDENTIALITY AGREEMENT

**RE: Colewood Centre
10801 Columbia Pike
Silver Spring, Maryland (the "Property")**

Dear Investor:

TRANSWESTERN ("TW") is acting as the exclusive agent in the sale of the above referenced Properties. The above referenced Properties' owner is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which TW [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
3. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 2 above;
4. That Recipient, and the persons described in paragraph 2 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Properties.
5. That the Information will not be retained by Recipient or by the persons described in paragraph 2 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to TW.
6. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Properties; and will not, under any circumstances whatsoever, make any claim against Owner or TW for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Properties.
7. That Recipient will not contact the lender of the above referenced Properties without written permission from Owner.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing this letter where indicated and returning it to TW at your earliest convenience.

TRANSWESTERN

If you are in agreement with the foregoing, please sign this Agreement and return it to **Jim Cardellicchio (Email: jim.cardellicchio@transwestern.com)**.
Accepted and Agreed To This _____ Day of _____, ____.

Signature: _____

Address: _____

Name: _____

Title: _____

Telephone: _____

Company: _____

Email: _____