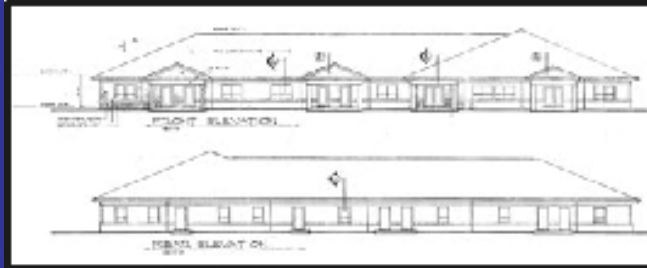




**MEDICAL OFFICES - IDLEWILD AVENUE, EASTON, MD  
PRE-CONSTRUCTION PRICING - "TURN KEY"  
FOR LEASE - \$20 PSF NNN**



**THE OFFERING**

**OXFORD COMMERCIAL LLC** has been retained as the exclusive leasing agent for 22,500 square feet of first-class, modern medical offices on Idlewild Avenue - the heart of Easton's medical community. Pre construction lease rates starting at \$20 psf

**THE INVESTMENT**

- New, modern medical office suites as small as 1,200 square feet or as large as 11,250 square feet;
- Allows for a tenant to customize the space to its specifications;
- The project will be highly landscaped and provide for ample off-street parking;
- The development is scheduled to begin delivery in late summer 2005;
- This property is well located within the Easton Medical Community;
- Competitively priced to lease at \$20 per square foot NNN – turnkey.



## **MARKET OVERVIEW**

The Easton medical office market comprises approximately 250,000 square feet with an overall vacancy rate of less than 5.0%. Based on strong growth and an aging population, the medical community anticipates that the demand for space will remain strong and average rental rates will continue to increase.