









# 125 Stoakley Road Medical Offices

125 Stoakley Road office building is a 22,032 Sq. Ft. Class “A” office building located in Prince Frederick, MD. The project consists of three floors. 7,344 Sq. Ft. each, with high end finished lobby access at both the Ground level and the Second level on grade entrance facing Stoakley Road.

The project is conveniently located on Stoakley Road near its intersection with Solomons Island Road (Rt. 2). Calvert Memorial Hospital is located nearby as well as several other medical buildings and pharmacies. Market Square Shopping Center with multiple restaurants and stores is located across the street.

**Exterior Shell:**  
Face Brick exterior with architectural masonry and metal accents. All exterior walls are thermally insulated.

**Lobbies:**  
Lobbies are located at the ground floor facing the large parking field, and on the second floor facing Stoakley Road and an additional parking field. All lobby floors are polished granite flooring with authentic wood paneling and custom ceilings and light fixtures. Walk off drained matt at the vestibules.

**Elevators:**  
Otis Gen 2 gearless traction elevators or equal, 200 FPM, 3,500 pound rated capacity, allowing minimum waiting time.

**Windows:**  
All office windows are 1” insulated glass with low E coating, 7'-4” high.

**Window Frames:**  
Storefront 2” x 4-1/2” deep frames, outside glazed, 2 coat Kynar with 2” x 6” Curtainwall at central features.

**Structure:**  
Steel frame with 100 psf live load in Corridors, Office Areas and Stairs and Exits.

**Floors:**  
Concrete, ready to receive tenant finishes on office upper floors. Floor to Floor Height is 13'-4” minimum with 9 ft. ceilings minimum.

**Columns:**  
All interior tenant spaces are column free for the most part allowing maximum layout flexibility.  
Perimeter and Interior columns: Painted Drywall finish

**Roof:**  
1.5” 22 gauge metal deck over steel bar joists & structural steel girders. Single-ply TPO roofing over R-30 insulation board.  
Roof Load: Minimum uniform live load of 30 psf and a designated area for future mechanical units.

**Sprinklers:**  
Building is fully sprinklered.

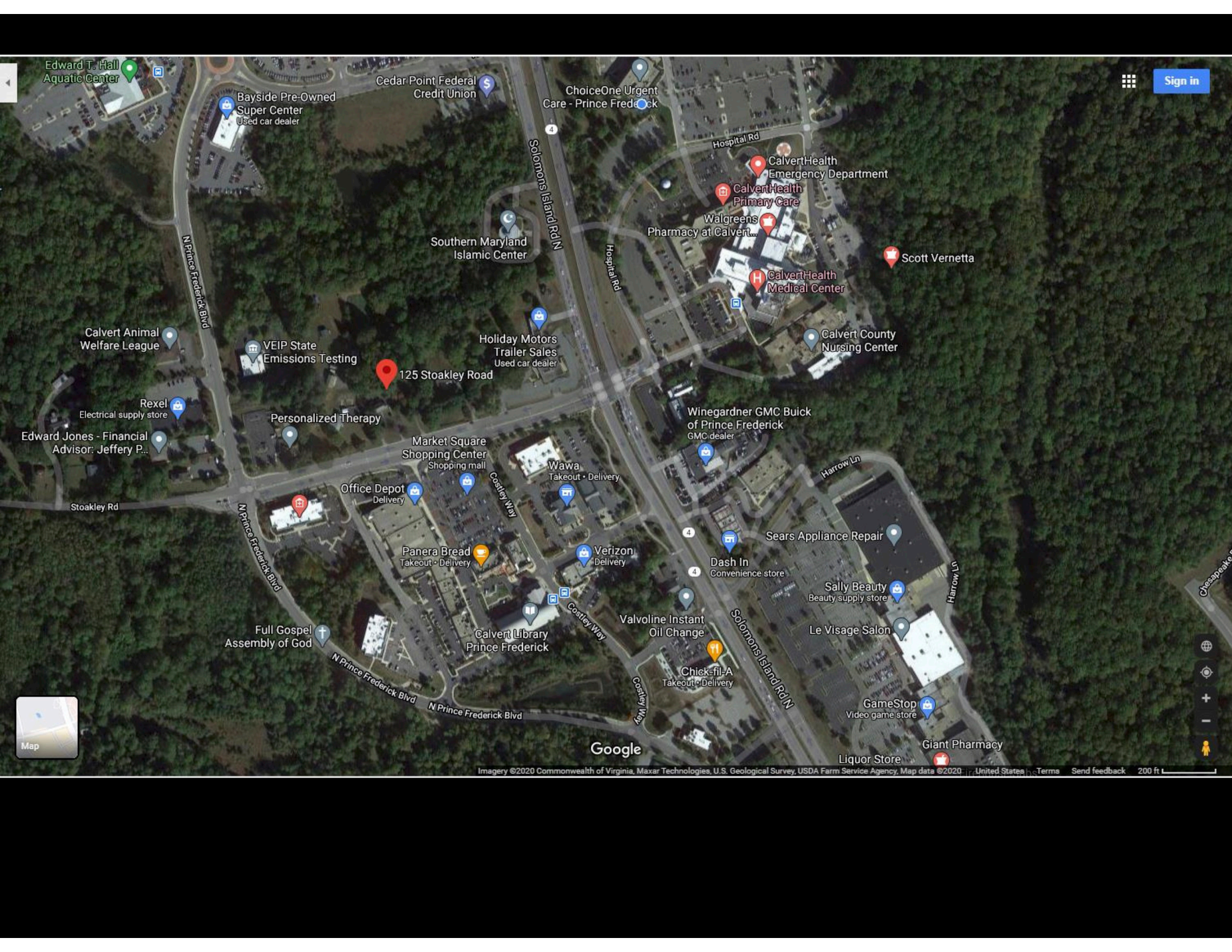
**Window Treatment:**  
1” wide slat horizontal mini-blinds

**Parking:**  
This project has ample parking at both entrances fulfilling 89 parking spaces including 7 handicap parking spaces.



# STOAKLEY MEDICAL OFFICE BUILDING

3-STORY BUILDING | 19,282 GLA



Edward T. Hall Aquatic Center

Bayside Pre-Owned Super Center  
Used car dealer

Cedar Point Federal Credit Union

ChoiceOne Urgent Care - Prince Frederick

Southern Maryland Islamic Center

CalvertHealth Emergency Department  
CalvertHealth Primary Care  
Walgreens Pharmacy at Calvert...

Scott Vernetta

Calvert Animal Welfare League

VEIP State Emissions Testing

Holiday Motors Trailer Sales  
Used car dealer

125 Stokley Road

Calvert County Nursing Center

Rexel  
Electrical supply store

Personalized Therapy

Winegardner GMC Buick of Prince Frederick  
GMC dealer

Edward Jones - Financial Advisor: Jeffery P...

Market Square Shopping Center  
Shopping mall

Wawa  
Takeout • Delivery

Stokley Rd

Office Depot  
Delivery

Office Depot  
Delivery

Wawa  
Takeout • Delivery

Winegardner GMC Buick of Prince Frederick  
GMC dealer

Harrow Ln

N Prince Frederick Blvd

Office Depot  
Delivery

Panera Bread  
Takeout • Delivery

Verizon  
Delivery

Dash In  
Convenience store

Sears Appliance Repair

Harrow Ln

Full Gospel Assembly of God

Calvert Library  
Prince Frederick

Valvoline Instant Oil Change

Sally Beauty  
Beauty supply store

N Prince Frederick Blvd

N Prince Frederick Blvd

Chick-fil-A  
Takeout • Delivery

GameStop  
Video game store

Liquor Store

Giant Pharmacy

Google

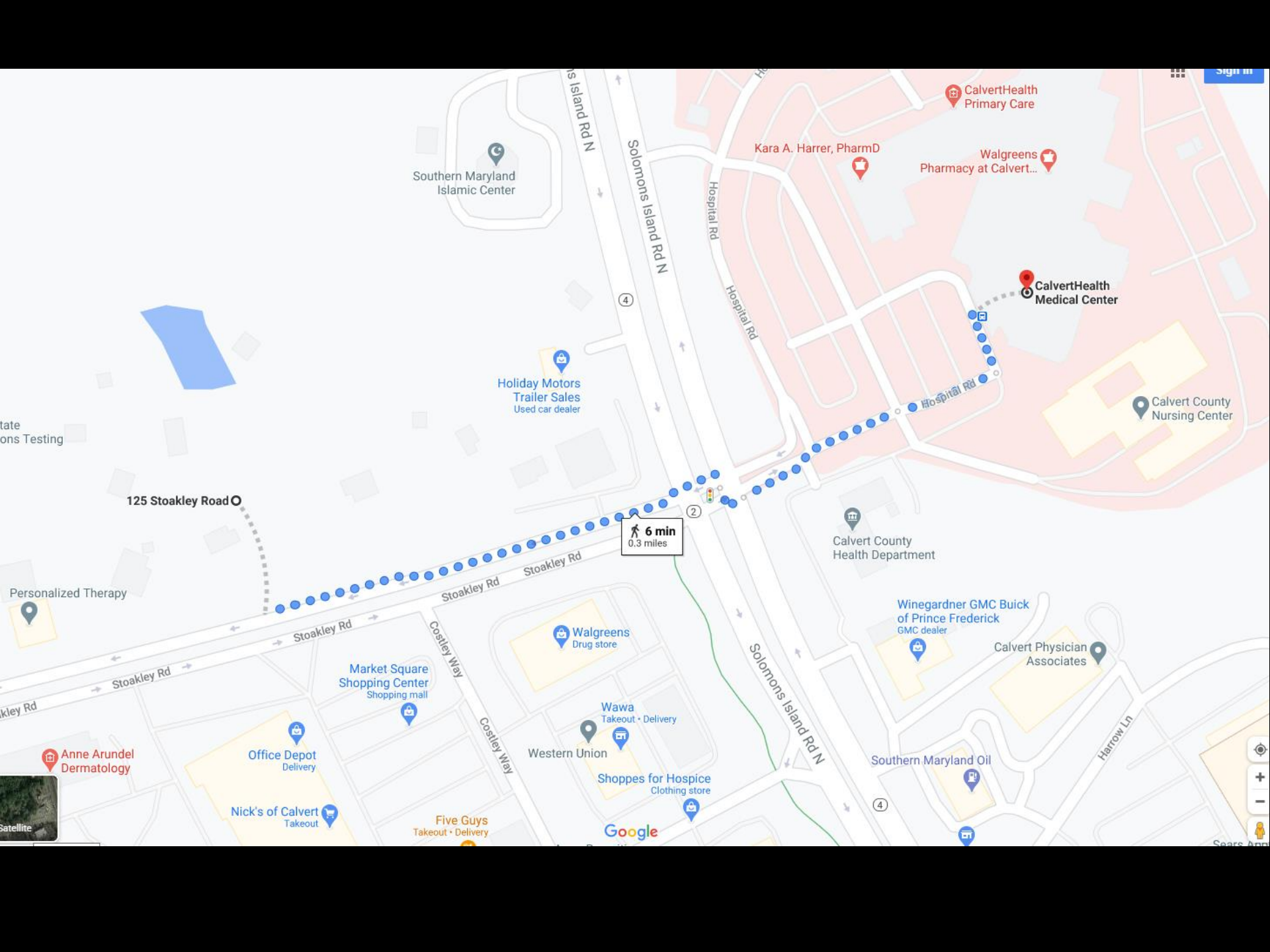


Market Square Shopping Center

Walgreens

Health Department

CHMC



CalvertHealth Primary Care

Kara A. Harrer, PharmD

Walgreens Pharmacy at Calvert...

Southern Maryland Islamic Center

CalvertHealth Medical Center

Calvert County Nursing Center

Holiday Motors Trailer Sales Used car dealer

125 Stoakley Road

6 min 0.3 miles

Calvert County Health Department

Winegardner GMC Buick of Prince Frederick GMC dealer

Calvert Physician Associates

Walgreens Drug store

Market Square Shopping Center Shopping mall

Wawa Takeout • Delivery

Western Union

Shoppes for Hospice Clothing store

Southern Maryland Oil

Anne Arundel Dermatology

Office Depot Delivery

Nick's of Calvert Takeout

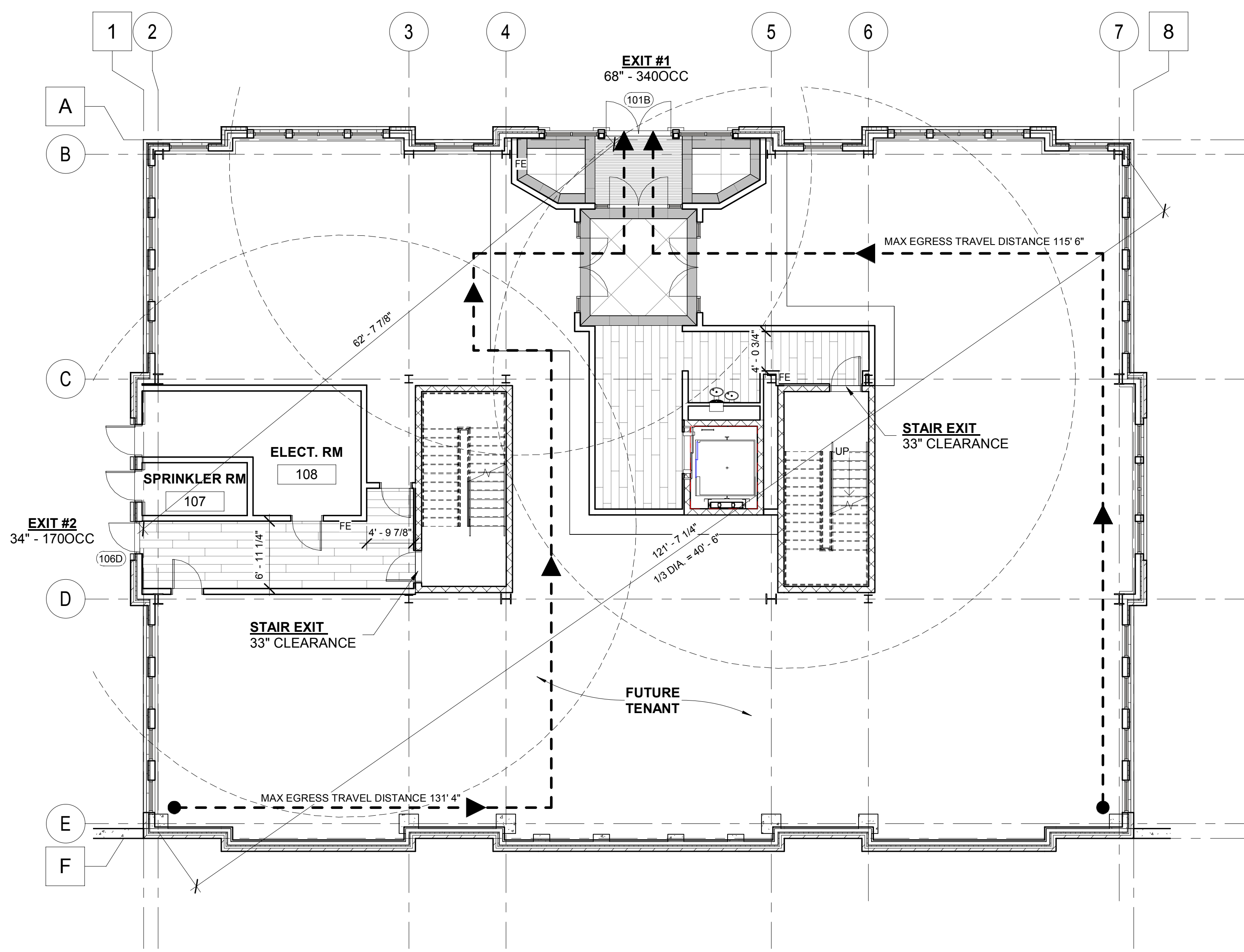
Five Guys Takeout • Delivery

Google

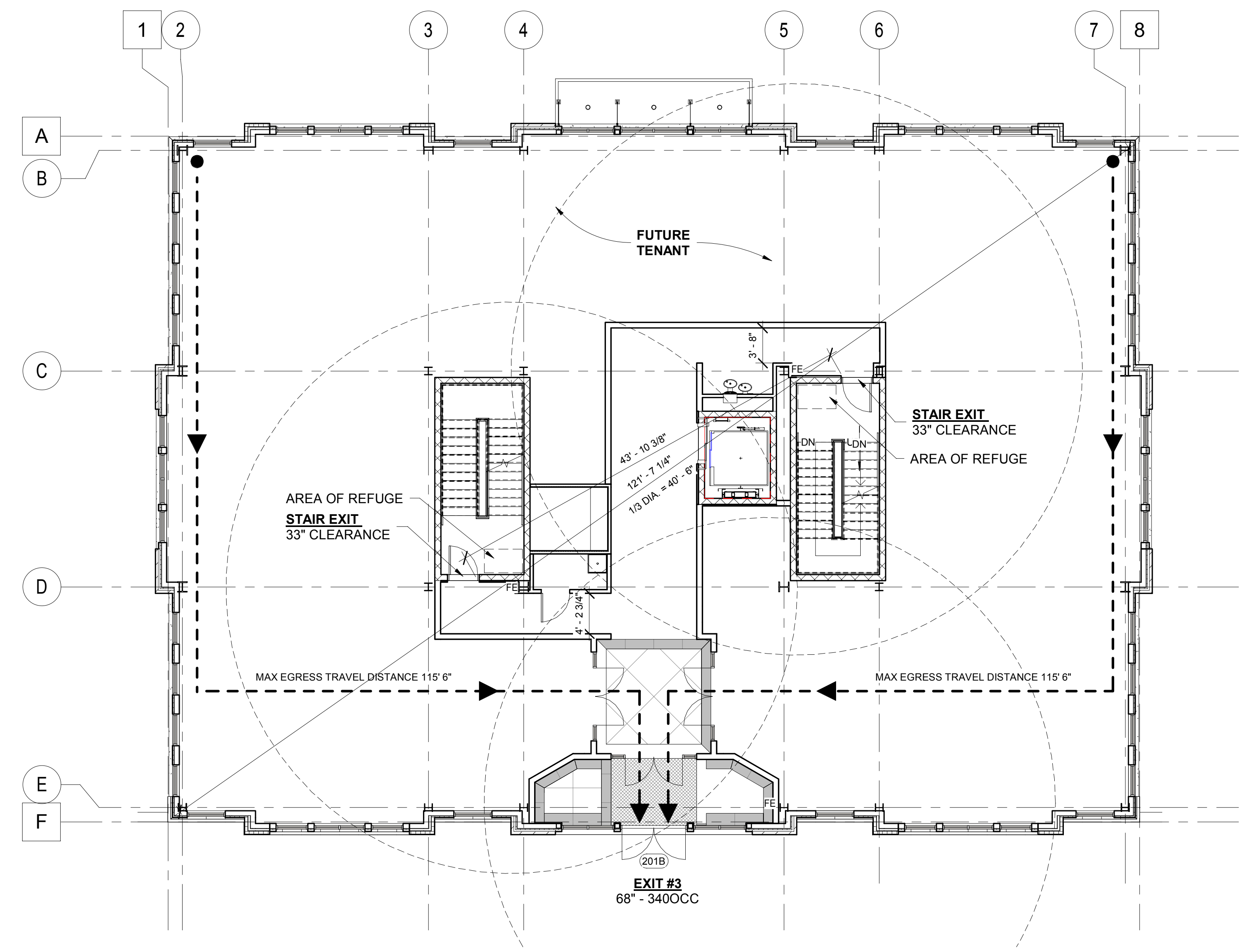
Satellite

Sears Ann

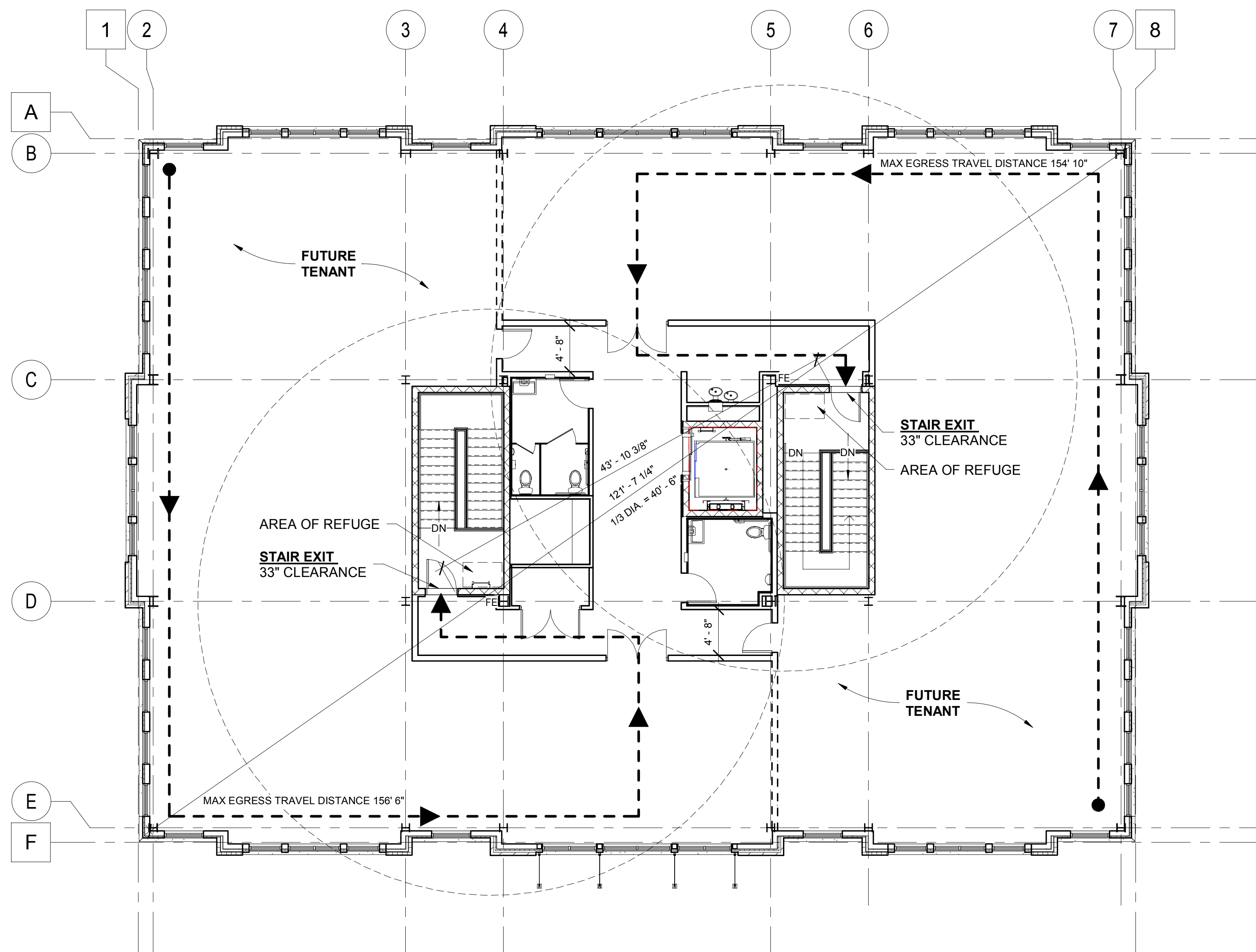




① FIRST FLOOR OCCUPANCY  
1/8" = 1'-0"



② SECOND FLOOR OCCUPANCY  
1/8" = 1'-0"



③ THIRD FLOOR OCCUPANCY  
1/8" = 1'-0"