

TriAlliance

MEDICAL SPACE OFFERED FOR SALE/LEASE

ADDRESS:	7600 Osler Drive, Suite 210 Towson, Maryland 21204
OFFICE SIZE:	1610 SF
LEASE RATE:	\$22.00 p.s.f. – net of cleaning
SALE PRICE:	\$217,350 (\$135 p.s.f)
CONDO FEES:	\$1,409 monthly, includes electric
REAL ESTATE TAXES:	\$1,920/yr
PARKING:	4.5/1000-Free and unreserved
BUILDING SIZE:	60,000 SF
TOTAL NUMBER OF LEVELS:	4
ELEVATOR:	2
CEILING HEIGHT:	8'
UTILITY SERVICE:	Electric, public water and public sewer included in condo fee
ELECTRIC SERVICE:	110V
HEATING/AIR CONDITIONING SYSTEM:	Heat pumps serve the offices
YEAR BUILT:	1975
AMENITIES:	<ul style="list-style-type: none">▪ Across the street from University of Maryland St. Joseph Medical Center▪ Convenient to GBMC and Sheppard Pratt▪ Easy access from I-695 and I-83

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

Lyn S. Jablonski

410-241-9729

Email: ljablonski@trialliance.com

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

913 Ridgebrook Road, Suite 100, Sparks, MD 21152 ▲ Tel: 410-472-3510 ▲ Fax: 410-472-3514 ▲ www.trialliance.com

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