



**MEDICAL SPACE
OFFERED FOR SALE/LEASE
Fully Built Out Dental Suite**

ADDRESS:	120 Sister Pierre Drive, Suite 103 Towson, Maryland 21204
OFFICE SIZE:	1,009 SF
LEASE RATE:	\$21.00 p.s.f. – Modified Gross, net of utilities and cleaning
SALE PRICE:	\$227,025 \$200,791 \$161,440
CONDO FEES:	\$556.07 per month, \$6,672.84 per year
REAL ESTATE TAXES:	\$2,608.48 (\$2.58p.s.f.) \$110.00 per year for two parking spaces
PARKING:	Includes two covered parking spaces
BUILDING SIZE:	46,319 SF
PARKING RATIO:	4.19/1000
TOTAL NUMBER OF LEVELS:	5
ELEVATOR:	2
CEILING HEIGHT:	9'
UTILITY SERVICE:	Electric, public water and public sewer
ELECTRIC SERVICE:	110V
HEATING/AIR CONDITIONING SYSTEM:	Split system heat pump serves the office
YEAR BUILT:	1986
AMENITIES:	<ul style="list-style-type: none">▪ On the grounds of University of Maryland St. Joseph Medical Center▪ Convenient to GBMC and Sheppard Pratt▪ Easy access from I-695 and I-83▪ Includes private storage room

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

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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.

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