

MEDICAL OFFICE SPACE FOR LEASE

21 Crossroads Drive
Owings Mills, MD 21117



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MULTI-SPECIALTY MEDICAL PARK WITH EXCELLENT
NEARBY RETAIL AMENITIES INCLUDING LINWOOD'S
RESTAURANT

63,804 RSF BUILDING LOCATED WITHIN MCDONOGH
CROSSROADS WITH EASY ACCESS TO I-695 AND PUBLIC
TRANSPORTATION

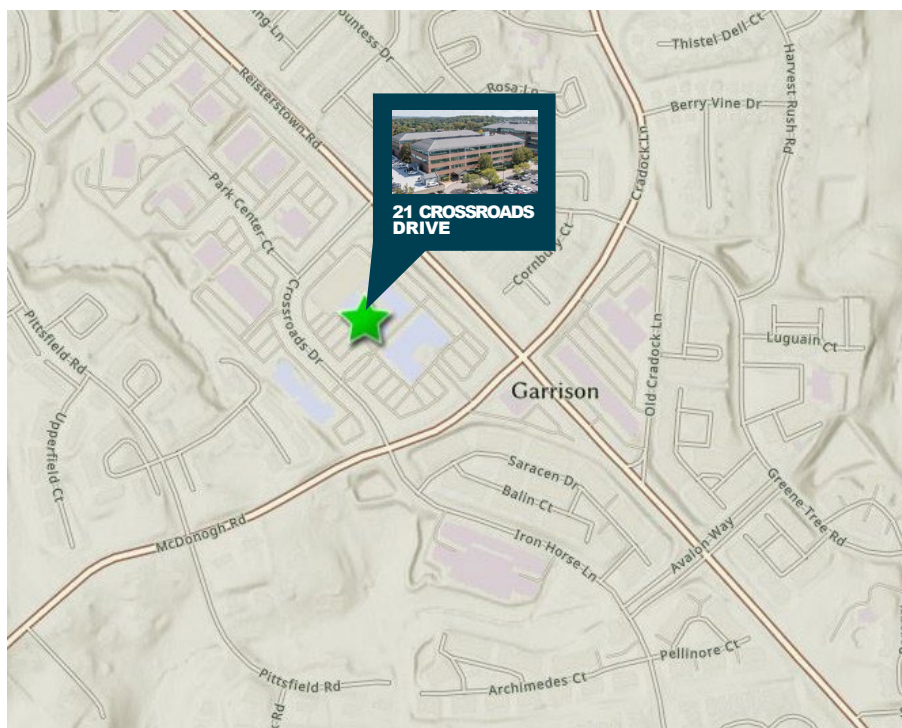


21 CROSSROADS DRIVE

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ADDITIONAL FEATURES

- Building renovations completed recently for improved tenant and patient experience
- High visibility medical office park along Reisterstown Road
- Established medical community, with on-site Radiology
- Ready-to-go medical suites and build-to-suit spaces available
- Suites available from 1,255 RSF to 13,311 RSF
- Free abundant surface and garage parking



POPULATION

35,170

% COMMERCIALLY INSURED

92.2%

PERSONS 65+ YEARS OLD

11%

TOTAL LOCAL HOUSEHOLDS

13,926

TOTAL HEALTHCARE SPEND

\$181,636,000

AVERAGE AGE:

35.1 YEARS

MEDIAN HH INCOME

\$98,843

SPENDING POTENTIAL INDEX

123



AVAILABILITIES

SUITE	AVAILABLE SPACE	PRICE
205	1,578 rsf	\$26.50 p.s.f*
310***	3,101 rsf	\$26.50 p.s.f*
338/340***	1,633 rsf	\$26.50 p.s.f*
355***	1,432 rsf	\$26.50 p.s.f*
400**	4,227 rsf	\$26.50 p.s.f*
415**	1,255 rsf	\$26.50 p.s.f*
425**	7,829 rsf	\$26.50 p.s.f*

*net of utilities and cleaning

**can be combined up to 13,311 rsf

***can be combined up to 6,166 rsf



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JOIN OUR MEDICAL PRACTICES

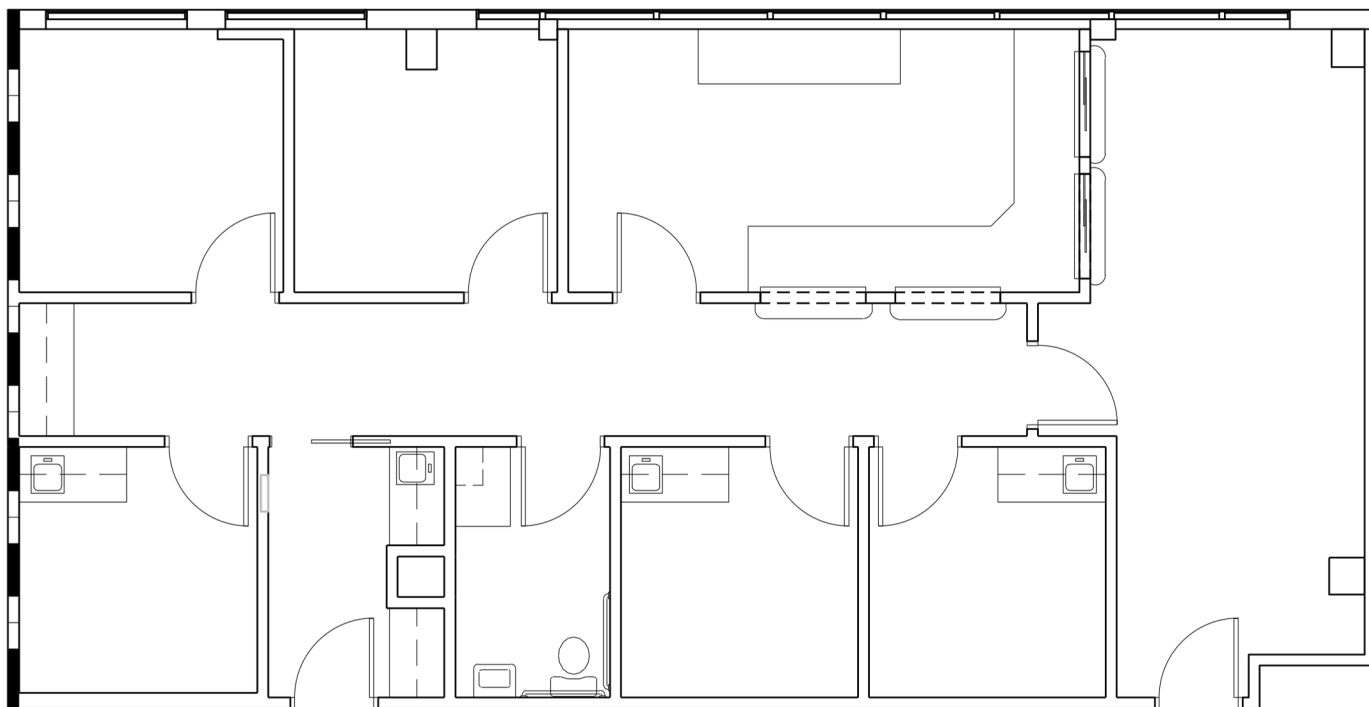
Radiology/Diagnostic Imaging
Dermatology
Plastic Surgery
General Surgery

Plastic Surgery
General Surgery
Urology

Medical Oncology
Rheumatology
Acupuncture

Suite 205

1,578 rsf

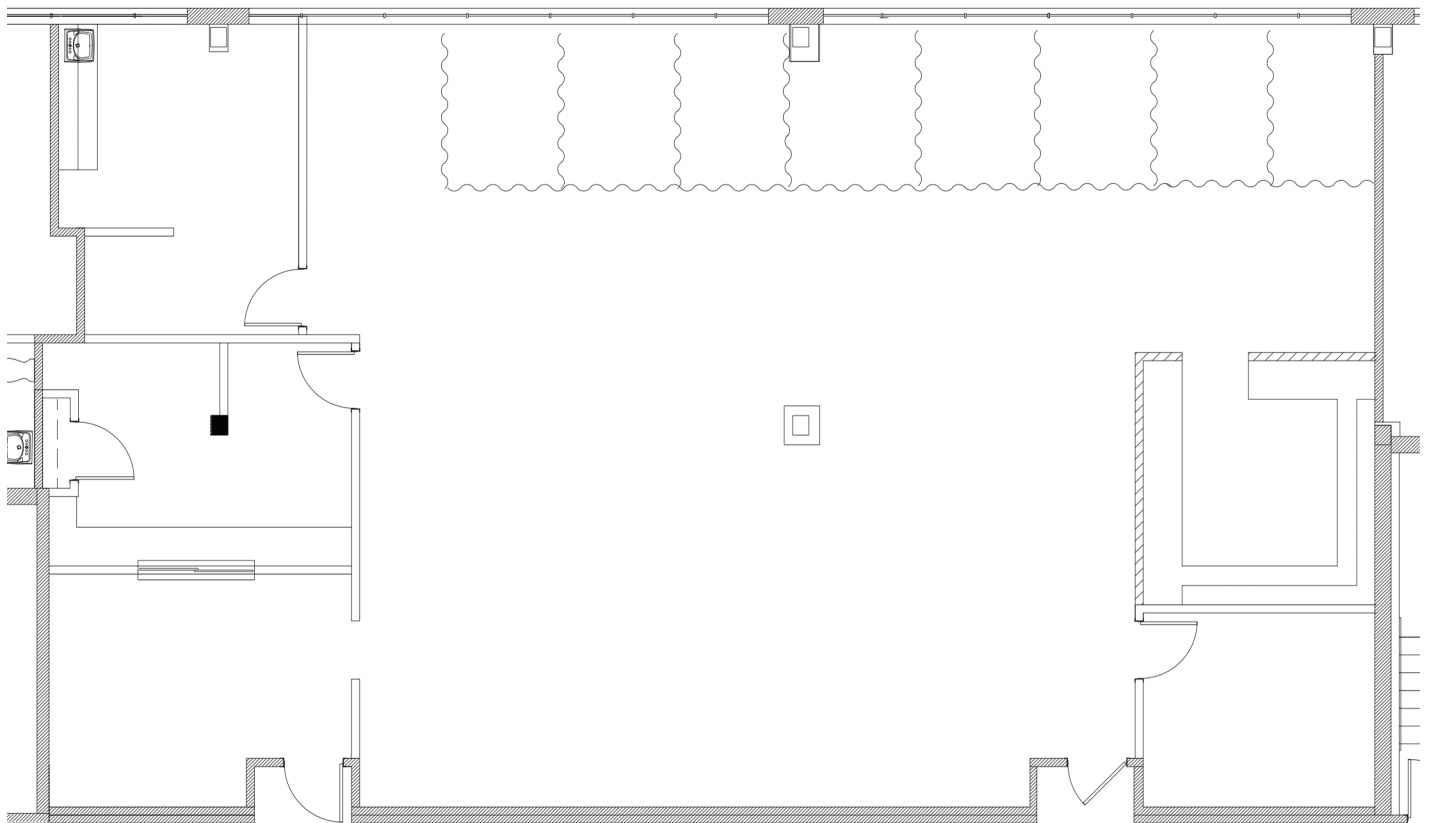
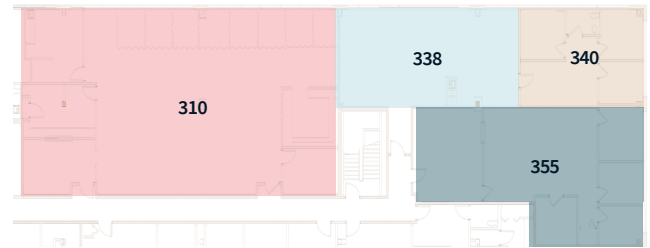


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Suite 310

3,101 rsf



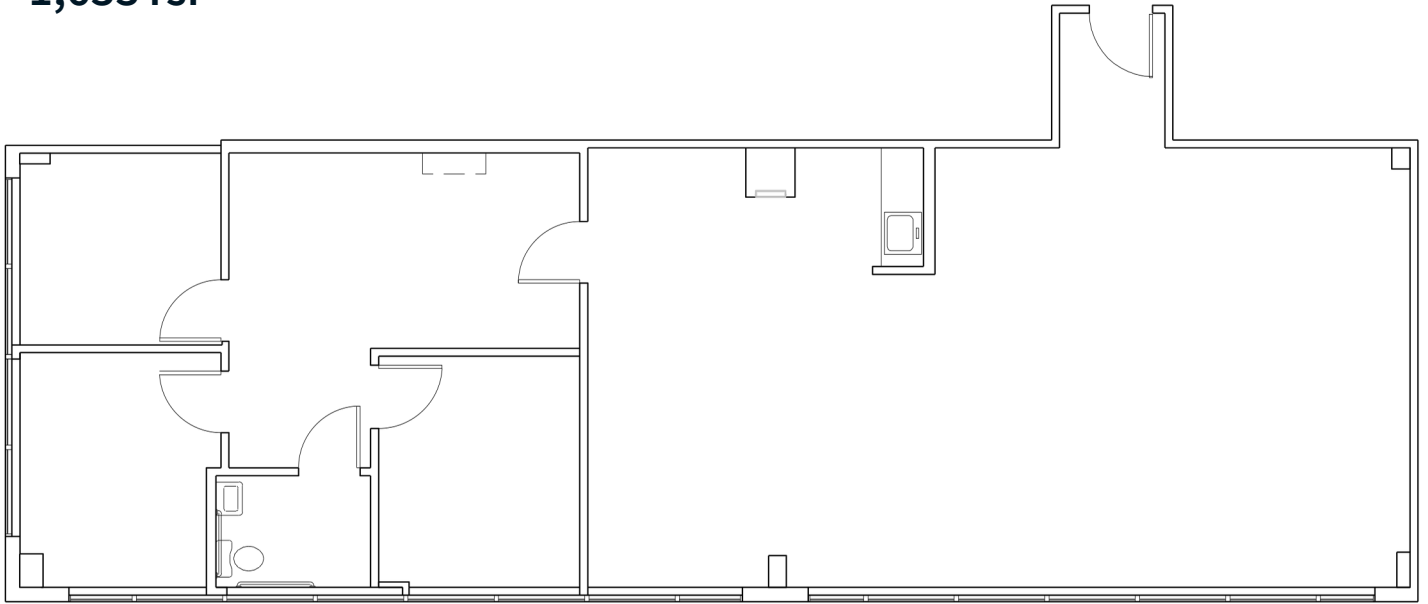
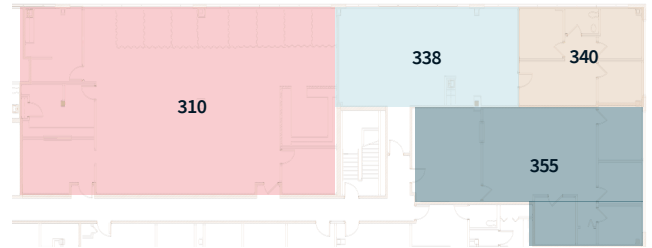
** can be combined with Suite 338/340 + 355 for up to 6,166 rsf

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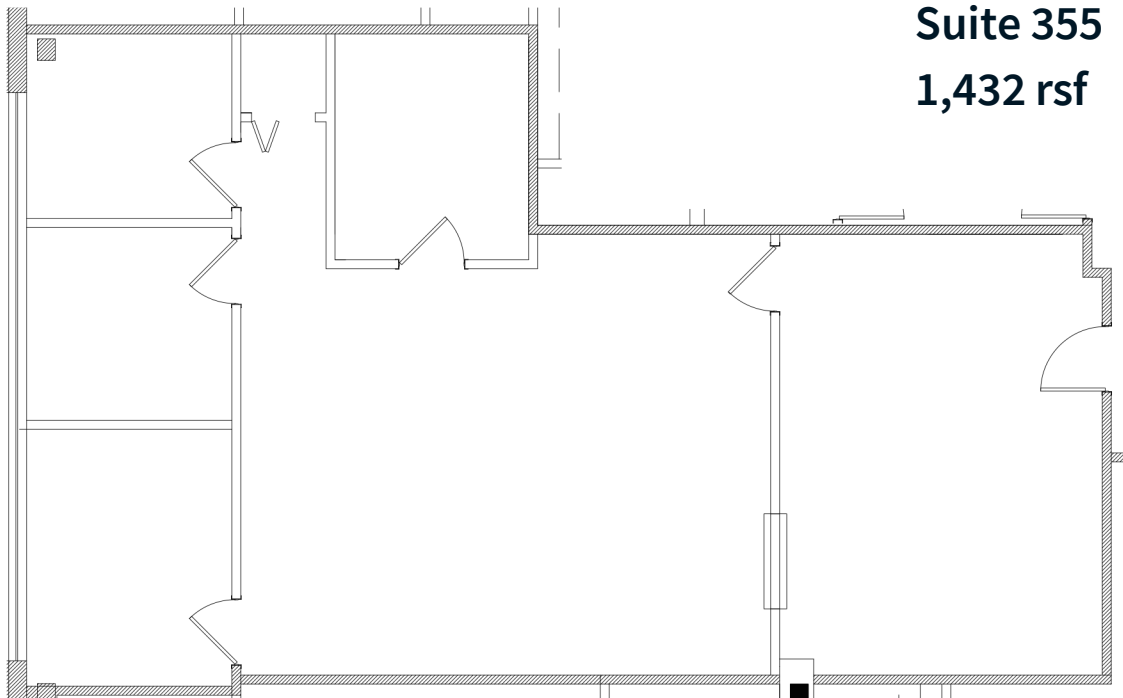
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Suite 338/340

1,633 rsf



** can be combined with Suite 310 + 355 for up to 6,166 rsf



Suite 355
1,432 rsf

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Suite 425**
7,829 rsf

Suite 400**
4,227 rsf

Suite 430
1,991rsf
Potentially
Available 6/26

Suite 415**
1,225 rsf

** can be combined up to 13,311 rsf





For more leasing information please contact:

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