



# For Lease

## Medical office space for lease

Full commission paid at lease execution

### Highlights

- Building size: 3 stories; 41,796 s.f.
- Available: 2,655 s.f. - Suite 106  
1,765 s.f. - Suite 200  
1,072 s.f. - Suite 206 (1/2023)  
4,402 s.f. - Suite 300
- Rental rate: \$22.50 p.s.f., net of utilities and janitorial
- Short distance from Metro and MTA bus stops
- Excellent amenities nearby; abundant shopping, dining, and personal services
- Strategically located:
  - I-695 0.25 miles
  - I-795 1.10 miles
  - I-83 4.0 miles

4000 Old Court Road  
Pikesville, MD

### Anne Marie Paintsil

Associate

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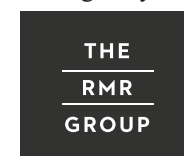
### Tony Gross

Senior Vice President

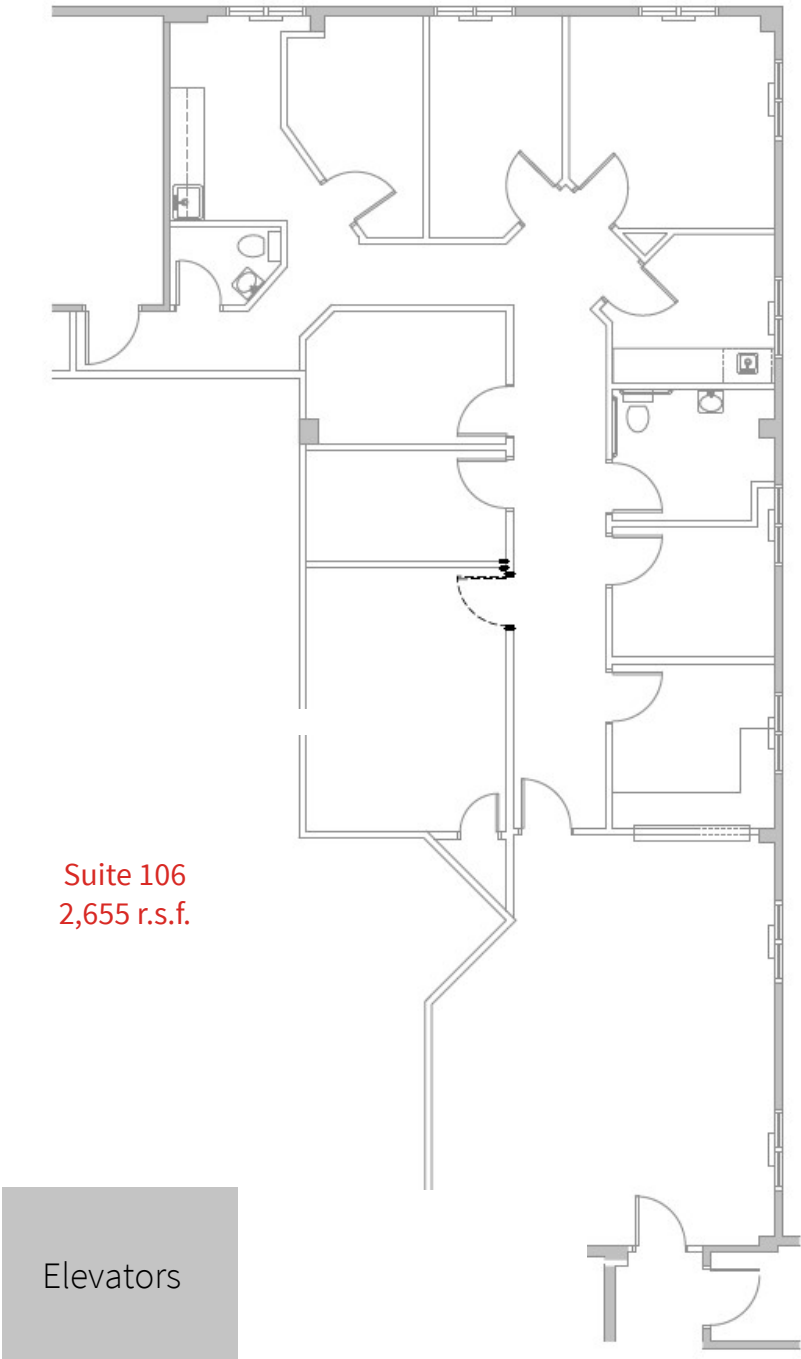
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Owned and  
Managed by:



4000 Old Court Road  
Floor plans

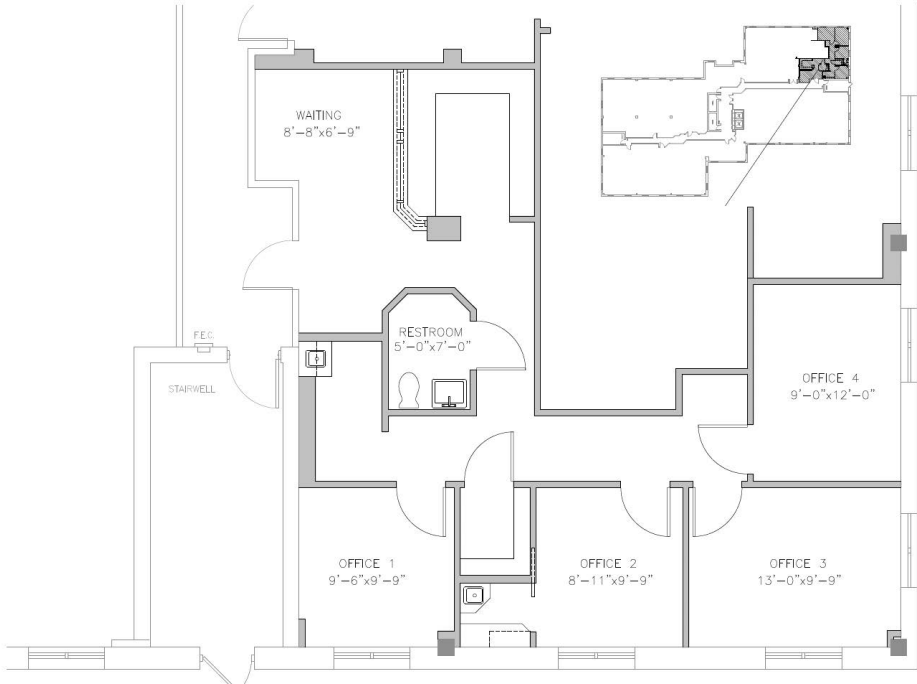
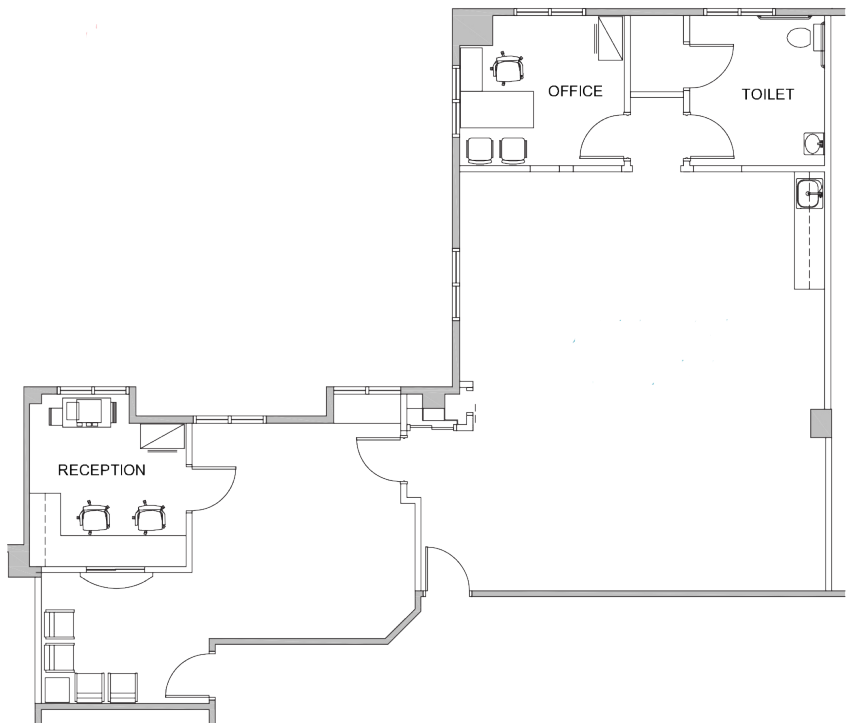


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4000 Old Court Road  
Floor plans

Suite 200  
1,765 r.s.f.



Suite 206  
1,072 r.s.f.  
(Available 1/2023)

Owned and  
Managed by:



## 4000 Old Court Road Floor plans

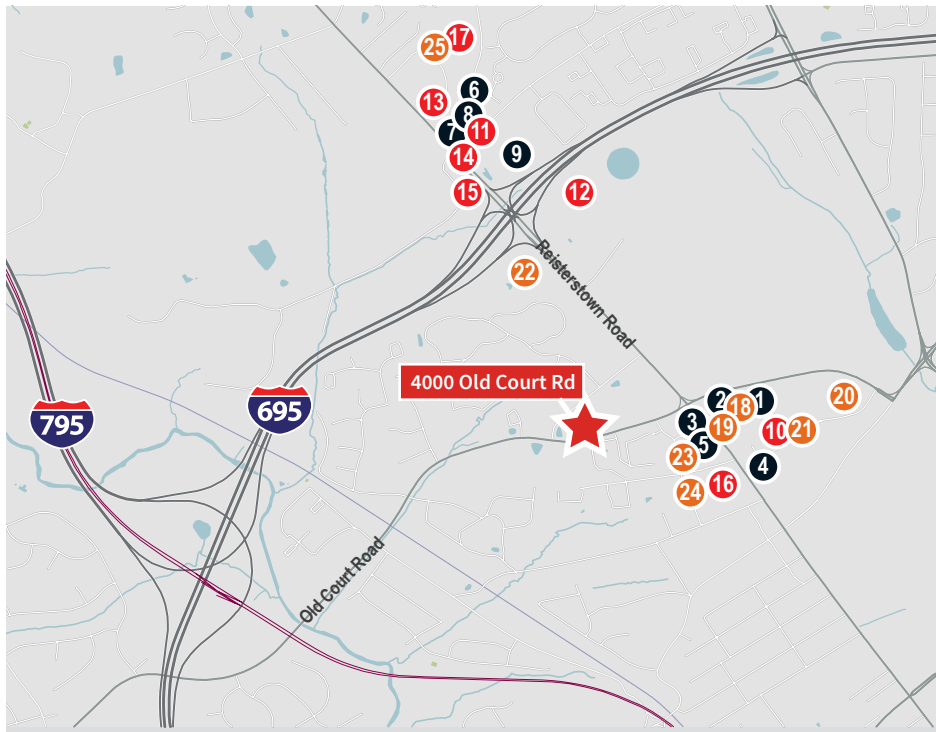
Suite 300  
4,402 r.s.f.

SUITE 301

Owned and  
Managed by:

THE  
RMR  
GROUP





## Current building medical specialties:

- Physical Therapy
- Imaging
- Audiology
- Cardiology
- Pediatrics
- Dentistry
- Podiatry

## Amenities

### Dining

- 1 Noodles and company
- 2 Ledo Pizza
- 3 Dunkin Donuts
- 4 Boston Market
- 5 Goldberg's New York Bagels
- 6 Corner Bakery
- 7 Starbucks
- 8 Chipotle
- 9 Ruth's Chris Steak House

### Shopping

- 10 Giant Food
- 11 Trader Joe's
- 12 Target
- 13 Barnes & Noble
- 14 Pier 1
- 15 Men's Warehouse
- 16 Staples
- 17 Walgreens

### Personal Services

- 18 M&T Bank
- 19 Wells Fargo
- 20 Bank of America
- 21 PNC Bank
- 22 Double Tree by Hilton
- 23 The UPS Store
- 24 US Post Office
- 25 Life Bridge Fitness Center

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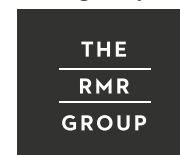
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