

Columbia

Medical Campus



FOR LEASE

**Class A medical space
in Columbia, MD**

5450 & 5500
Knoll North Drive
Columbia, MD



FEATURES

Two-building medical office complex totaling 155,314 s.f. on a 36.18 acre campus setting

Common area renovations and capital improvements completed

Suites ranging from 1,252 s.f. to 22,823 s.f

Pharmacy, lab and radiology on site

739 free parking spaces

Great highway access and minutes to Columbia Town Center



MEDICAL DISCIPLINES

Audiology
Cardiology
Clinical LAB
Dentistry
Gastroenterology
Internal Medicine
Multi-Care

Oncology
Orthopedics
Pain Management
Pediatric Dentistry
Pharmacy
Physical Therapy

JOIN OUR PRESTIGIOUS TENANT ROSTER INCLUDING

Johns Hopkins Medicine
University of Maryland Medical System
LifeBridge Health

Chase Brexton
Columbia Medical Practice
Advanced Radiology
LabCorp

AVAILABILITY

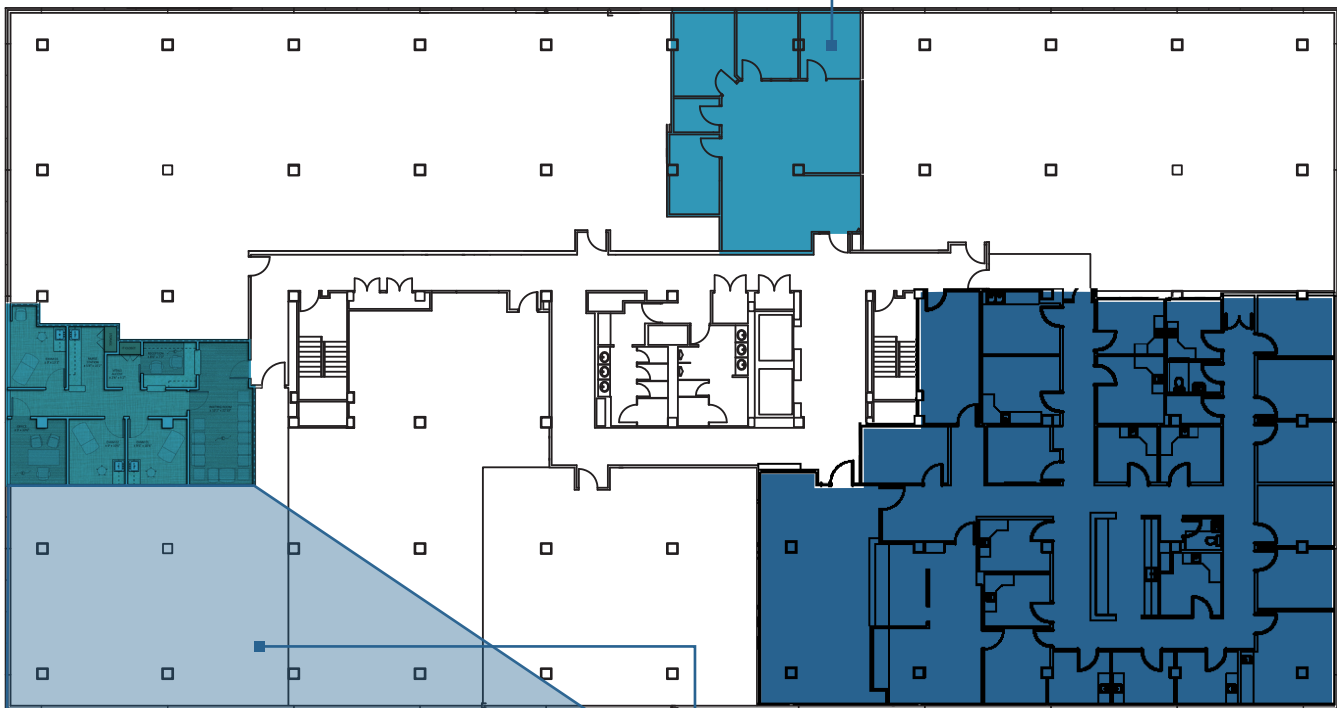
5450 Knoll North Drive

3rd Floor | 1,252 s.f. & 1,277 s.f.



5450 | 3rd Floor

Suite 370
1,277 s.f.



Suite 350 - Spec Suite
1,252 s.f.



Suite 350 - Spec Suite 1,252 s.f.



AVAILABILITY

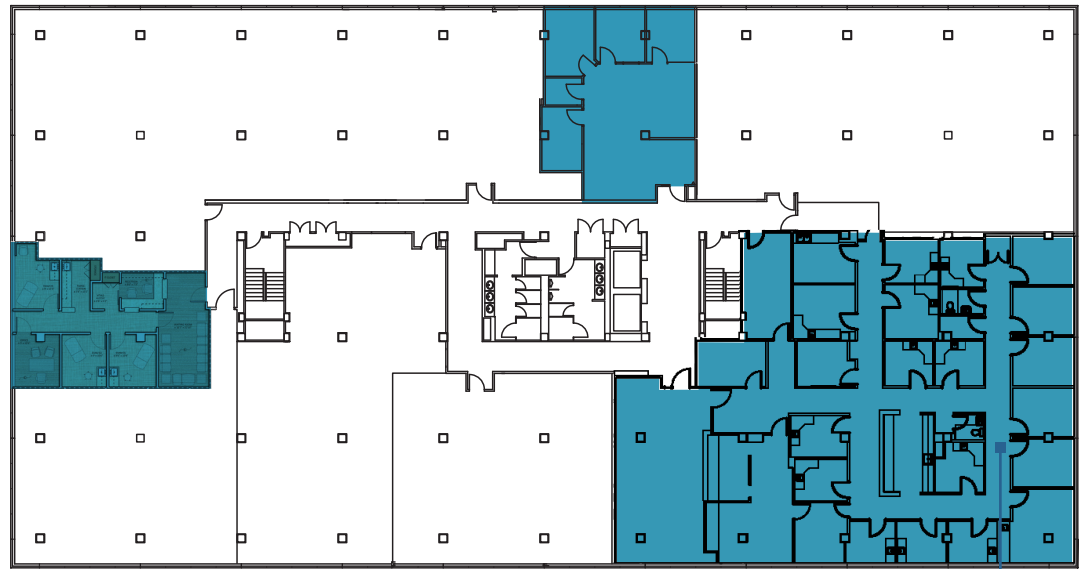
5450 Knoll North Drive

3rd Floor

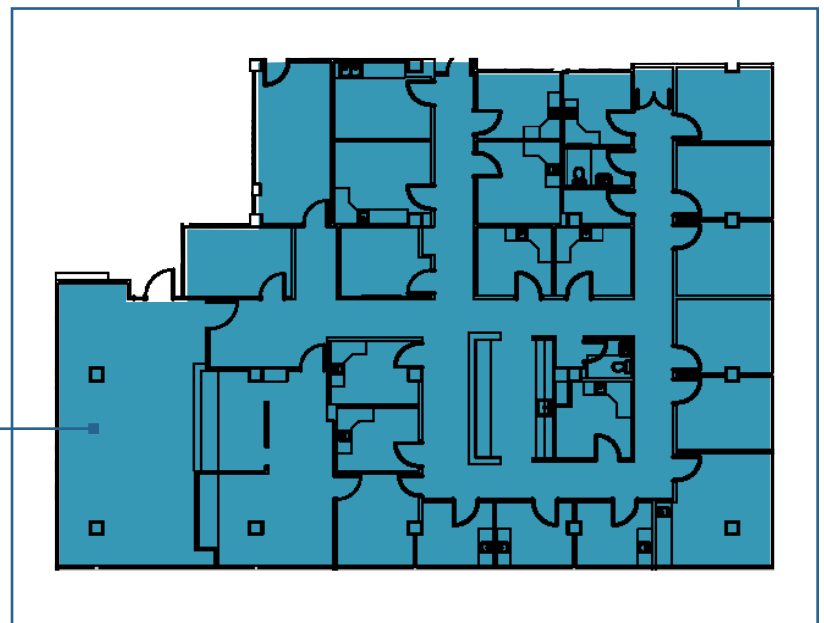
Suite 300 - 6,154 sf | Available Q4 2023



5450 | 3rd Floor



Suite 300
6,154 s.f.



AVAILABILITY

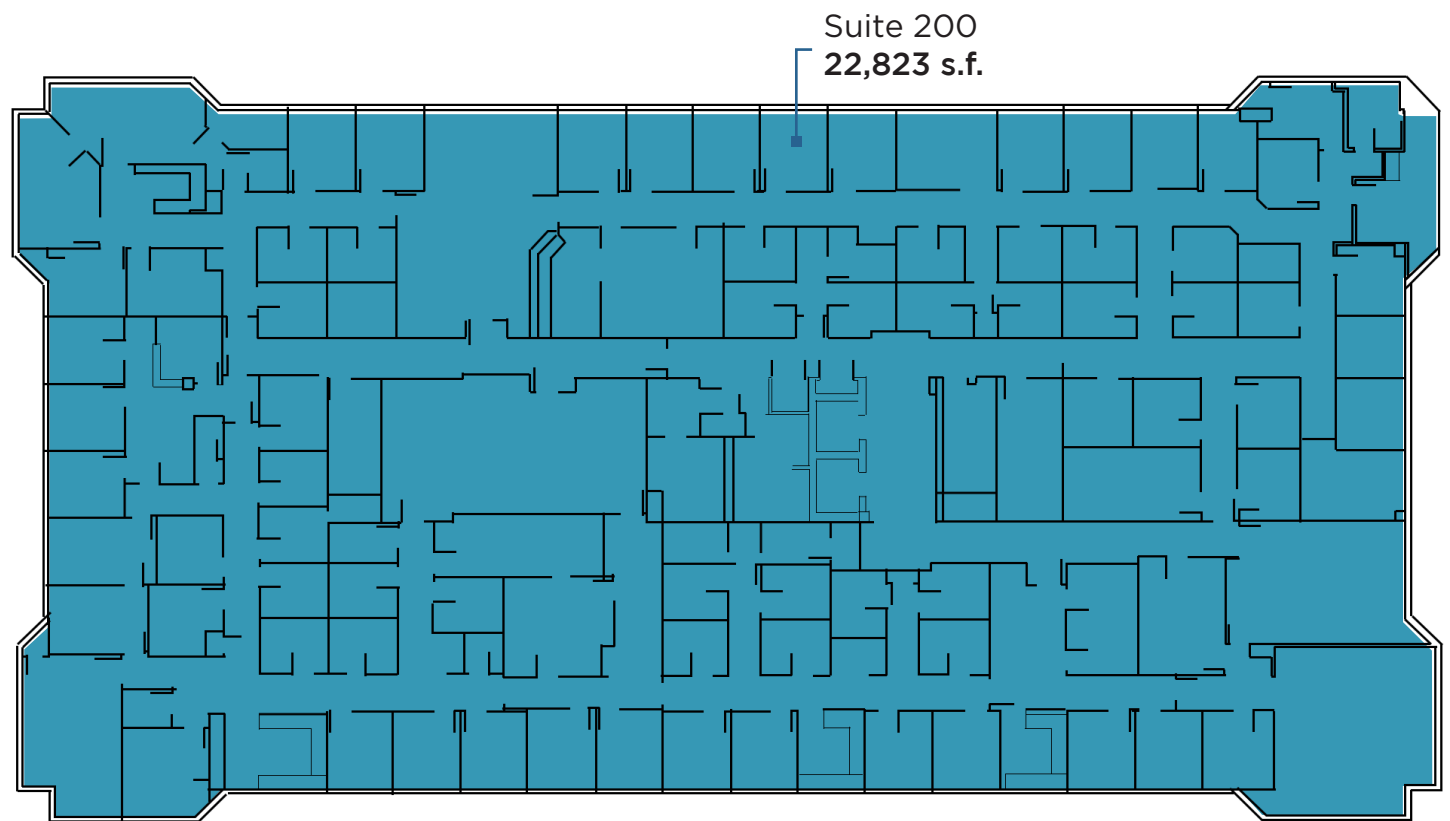
5450 Knoll North Drive

2nd Floor

Suite 200 - 22,823 sf | Available Q4 2023



5450 | 2nd Floor



AVAILABILITY

5450 Knoll North Drive

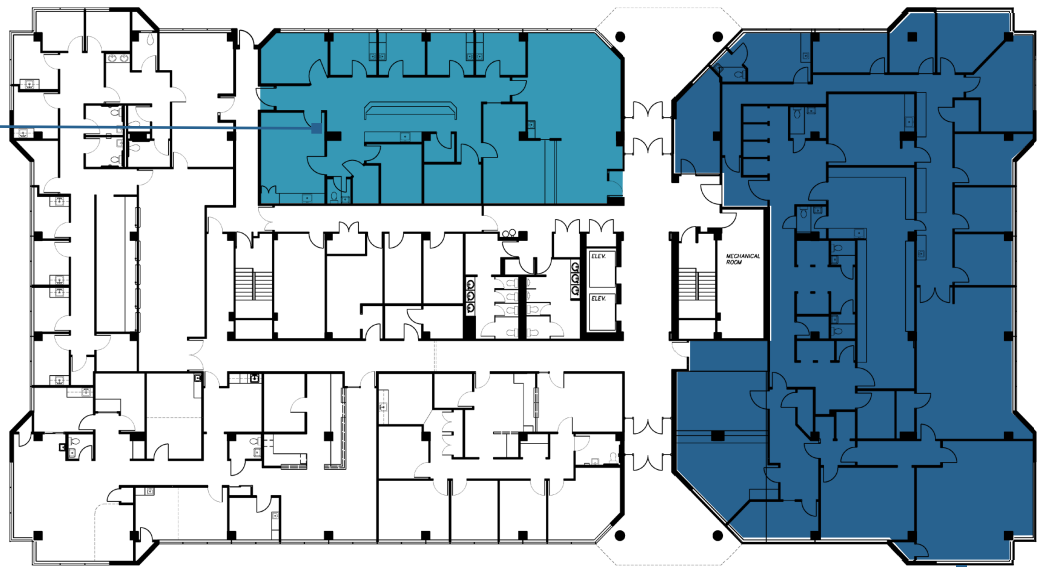
1st Floor

Suite 160 - 2,643 sf | Available Q4 2023

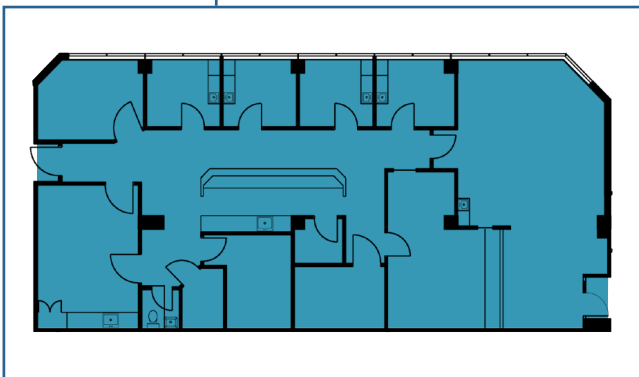
Suite 180 - 7,933 sf | Available Q4 2023



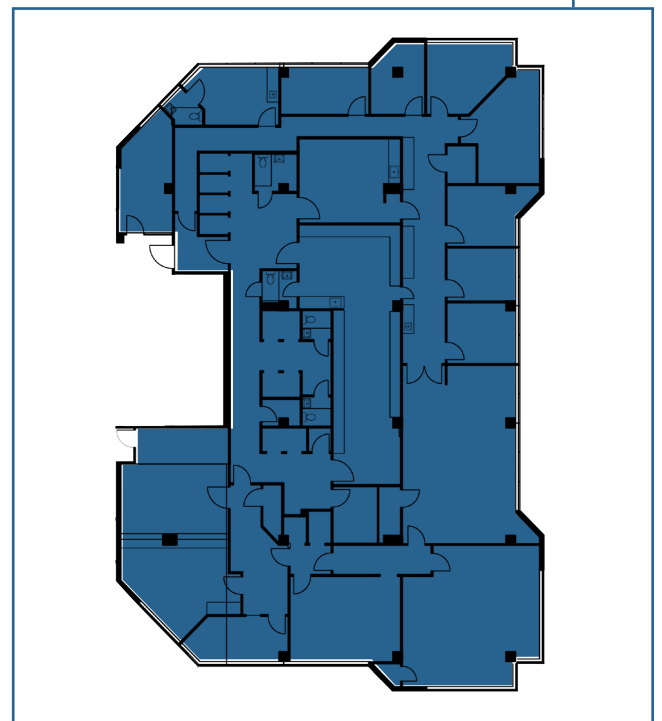
5450 | 1st Floor



Suite 180
7,933 s.f.



Suite 160
2,643 s.f.



AVAILABILITY

5500 Knoll North Drive

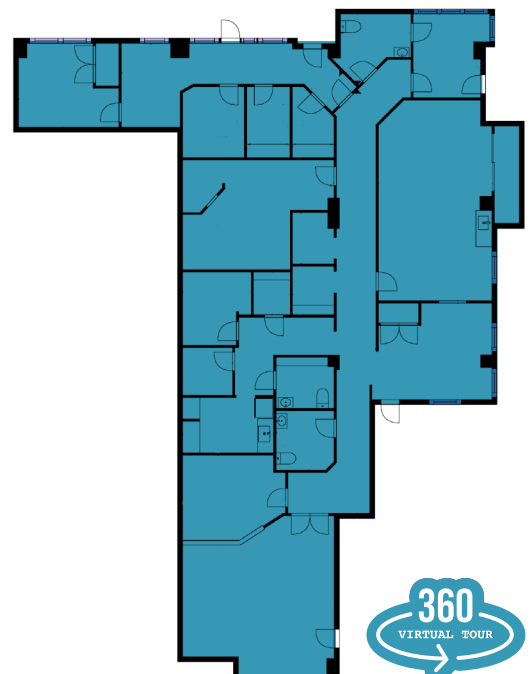
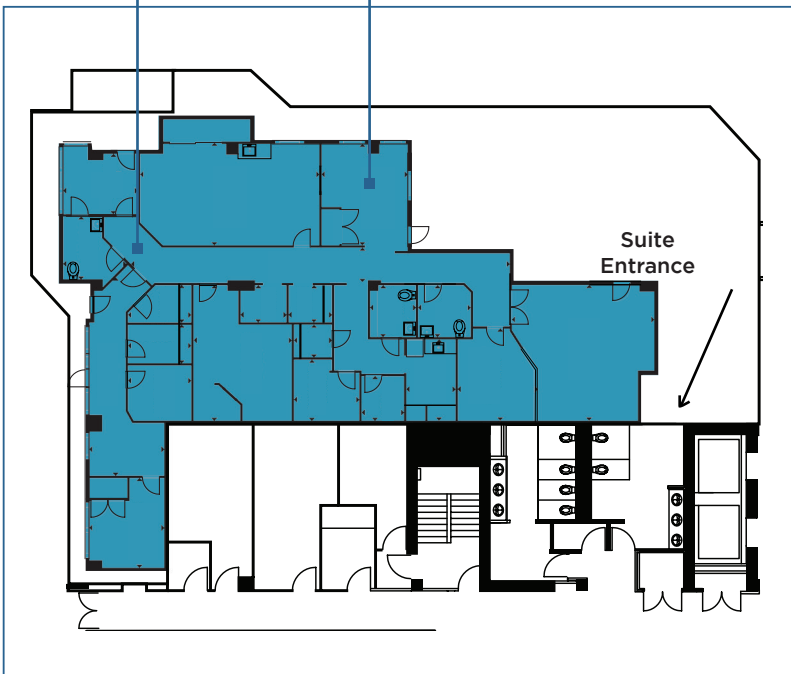
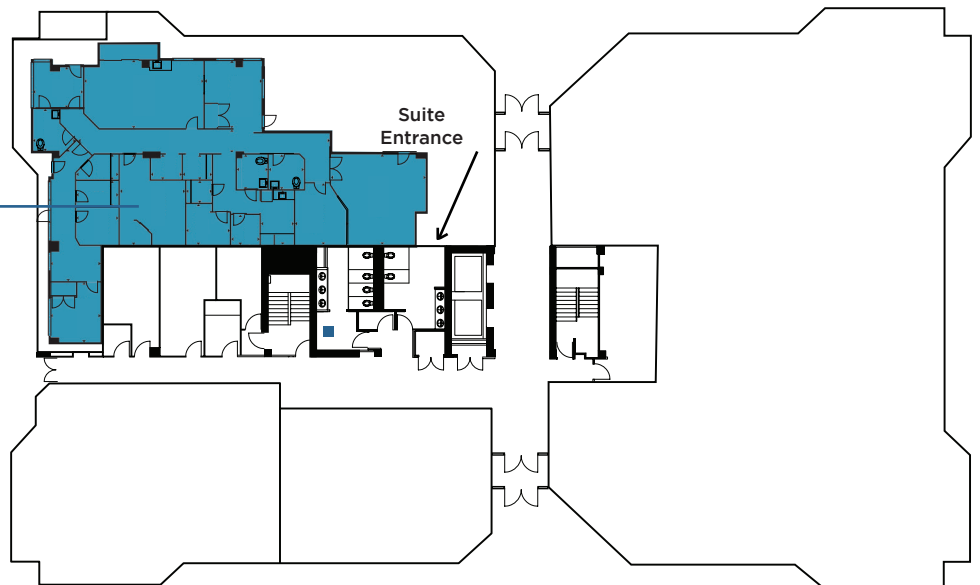
1st Floor | 4,256 s.f.



5500 | 1st Floor
4,256 s.f.



Suite 190
4,256 s.f.



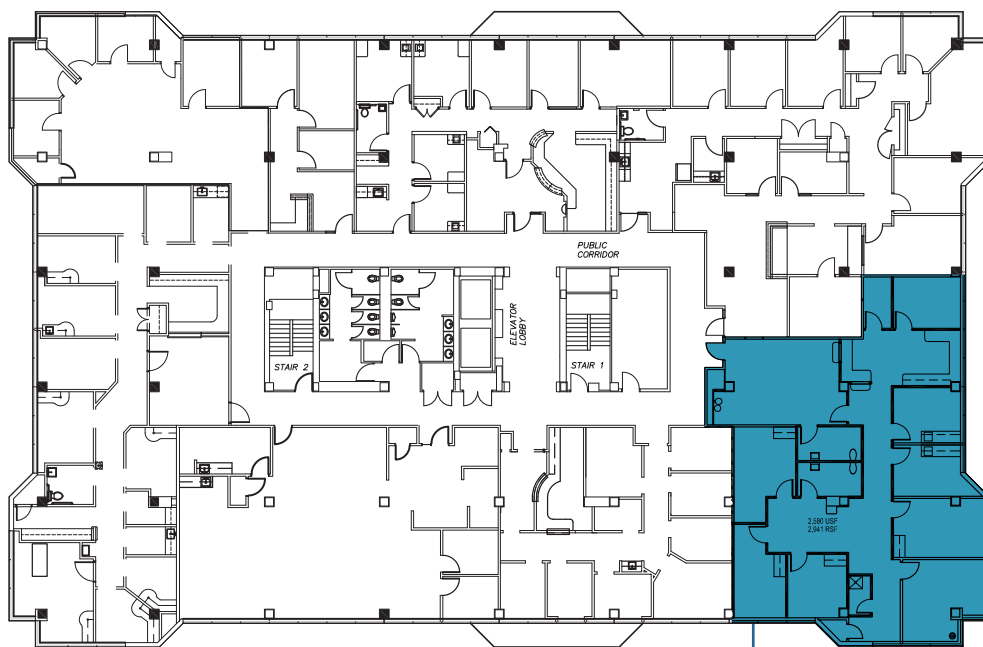
AVAILABILITY

5500 Knoll North Drive

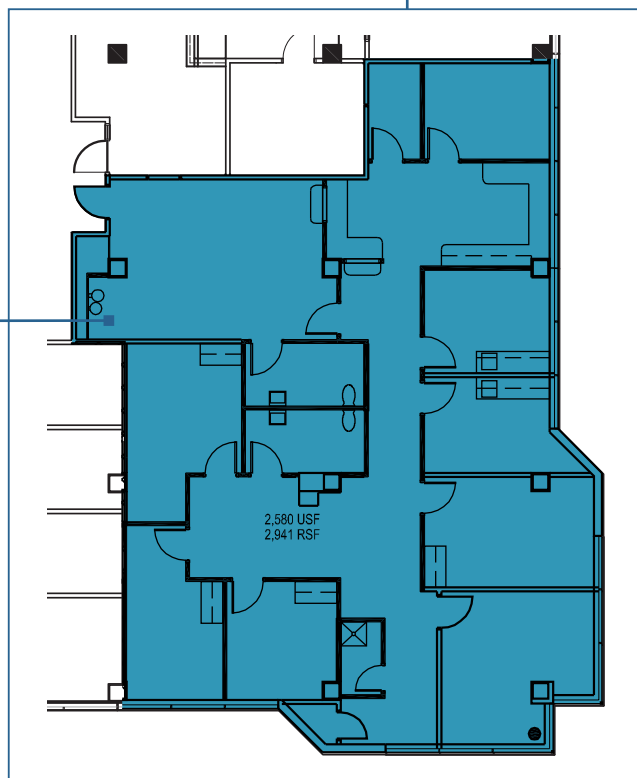
2nd Floor
2,941 s.f.

Lease Terms
Negotiable
Generous TI
5-10 year lease term

5500 | 2nd Floor
2,941 s.f.



Suite 200
2,941 s.f.



AVAILABILITY

5500 Knoll North Drive

4th Floor

Suite 440 - 5,220 s.f.

Suite 490 - 1,996 s.f.

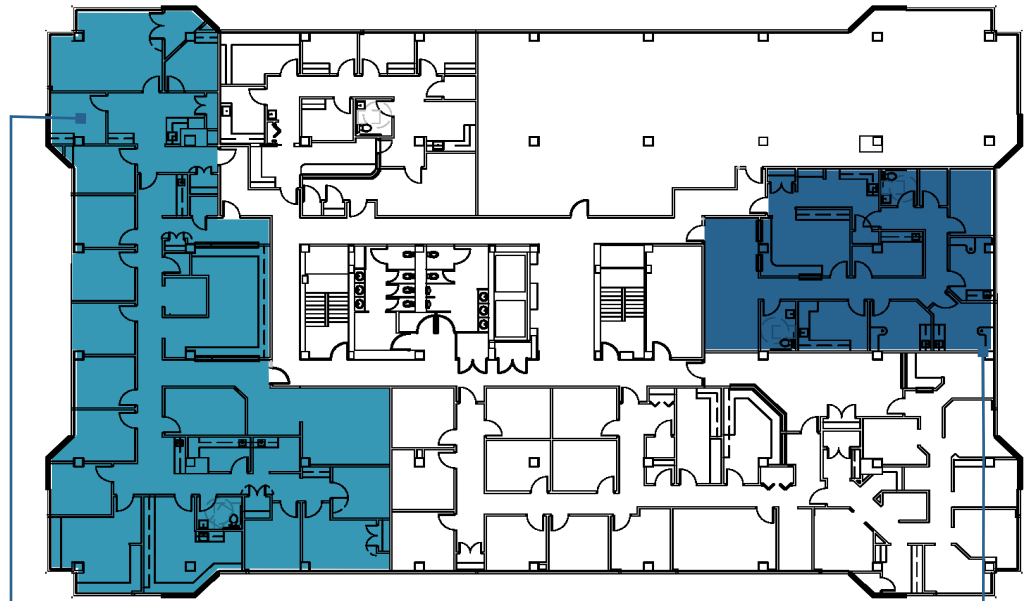
Lease Terms

Negotiable

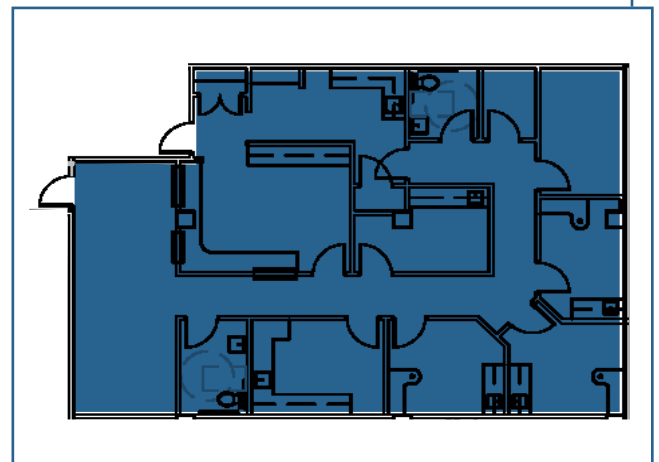
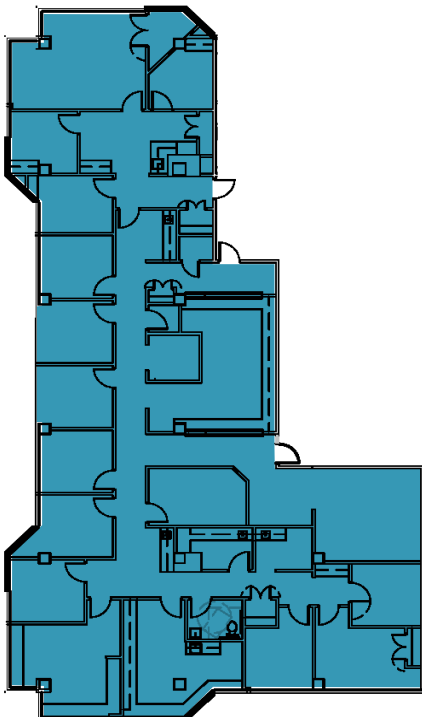
Generous TI

5-10 year lease term

5500 | 4th Floor



Suite 440
5,220 s.f.



Suite 490
1,996 s.f.

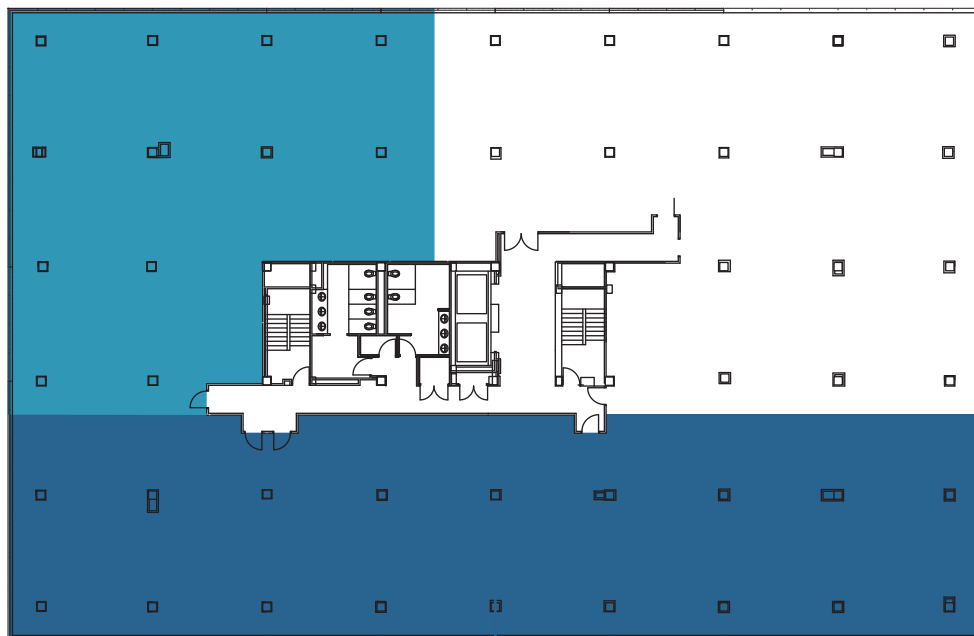
AVAILABILITY

5500 Knoll North Drive

5th Floor
2,000 s.f. - 13,004 s.f.

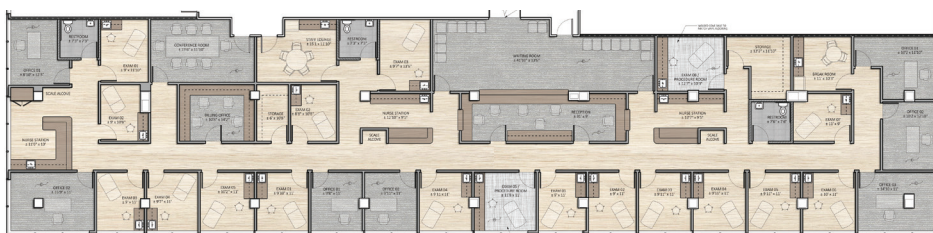
Lease Terms
Negotiable
Generous TI
5-10 year lease term

5500 | 5th Floor
2,000 s.f. - 13,004 s.f.



Possible Subdivision

Option 1 | Combined



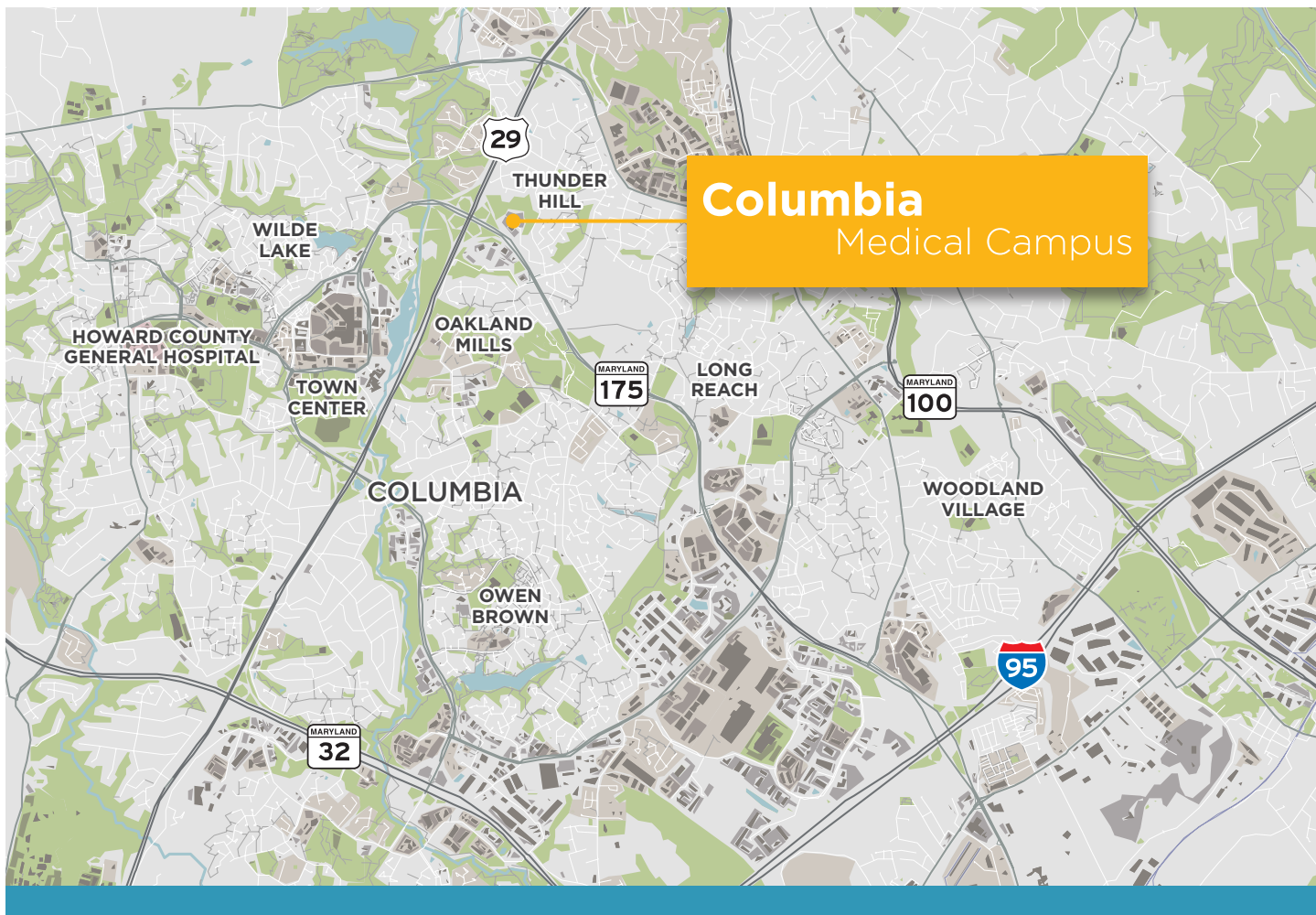
Option 2 | Subdivided



2,199 RSF

2,491 RSF

3,300 RSF



Columbia Medical Campus



Owned and professionally managed on-site
by Welltower, one of the leading operators of
outpatient medical facilities in the nation.



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