



THE HORIZONS

8028 RITCHIE HWY • PASADENA, MD 21122






OFFICE | MEDICAL | RETAIL
AVAILABLE FOR LEASE



HIGHLIGHTS

A 9-ACRE, 125,000 SF BUILDING ON ROUTE 2 IN PASADENA, THE HORIZONS IS A PREMIER LOCATION FOR ALL MEDICAL, OFFICE & RETAIL TENANTS. AMENITIES INCLUDE DIRECT ACCESS TO MEDICAL SUITES, AMPLE PARKING & TENANT SIGNAGE, AS WELL AS RENOVATED RESTROOMS AND A WELCOMING LOBBY & COMMON AREAS.

FEATURES

-  NEW FINISHES & MODERN RENOVATIONS
-  INVITING GROUNDS & CAMPUS-LIKE SETTING
-  CONVENIENT ACCESS TO I-695, I-97, RT 10 & RT 100
-  DELICIOUS RESTAURANT CHOICES ON SITE
-  CLOSE PROXIMITY TO THE BALTIMORE- ANNAPOLIS TRAIL

CONTACT |

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CRG
Chesapeake Research Group, LLC
"Health on the Horizon"

MedStar Harbor Hospital

OSCAR'S
ALEHOUSE

CARRABBA'S
ITALIAN GRILL



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THE HORIZONS

LOCATED ONLY MINUTES FROM THE UNIVERSITY OF MARYLAND BALTIMORE-WASHINGTON MEDICAL CENTER & BWI AIRPORT, THE HORIZONS IS A PREMIER SPACE FOR YOUR BUSINESS.

THERE ARE TOWER OFFICE SUITES & GROUND FLOOR SPACES CURRENTLY AVAILABLE FOR LEASE. GROUND FLOOR UNITS INCLUDE TENANT SIGNAGE OUTSIDE OF SUITE & EASY ACCESS TO SPACE FROM BOTH DIRECTLY OUTSIDE OF BUILDING AND FROM THE INTERIOR.



THE BUILDING IS COMPRISED OF A DYNAMIC MIX OF TENANTS INCLUDING PHYSICIANS, ATTORNEYS, THERAPISTS, RETAILERS & CORPORATE TENANTS.

ATTMAN PROPERTIES, ALONG WITH THEIR AFFILIATES & SUBSIDIARIES, OWNS & OPERATES THE HORIZONS IN PASADENA. THEY ARE COMMITTED TO EXCELLENT SERVICE & THE NEEDS OF THEIR TENANTS FIRST.

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JOIN TENANTS



Anne Arundel Gastroenterology Associates, P.A.



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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------|----------|-----------|-----------|
| POPULATION: | 10,743 | 96,872 | 188,785 |
| AVERAGE HH INC: | \$99,963 | \$111,215 | \$118,416 |
| # OF EMPLOYEES: | 5,086 | 28,163 | 65,992 |



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MARLEY STATION MALL



SOUTHDALE SHOPPING CTR



SUN VALLEY SHOPPING CTR



THE HORIZONS PASADENA, MD



FESTIVAL AT PASADENA

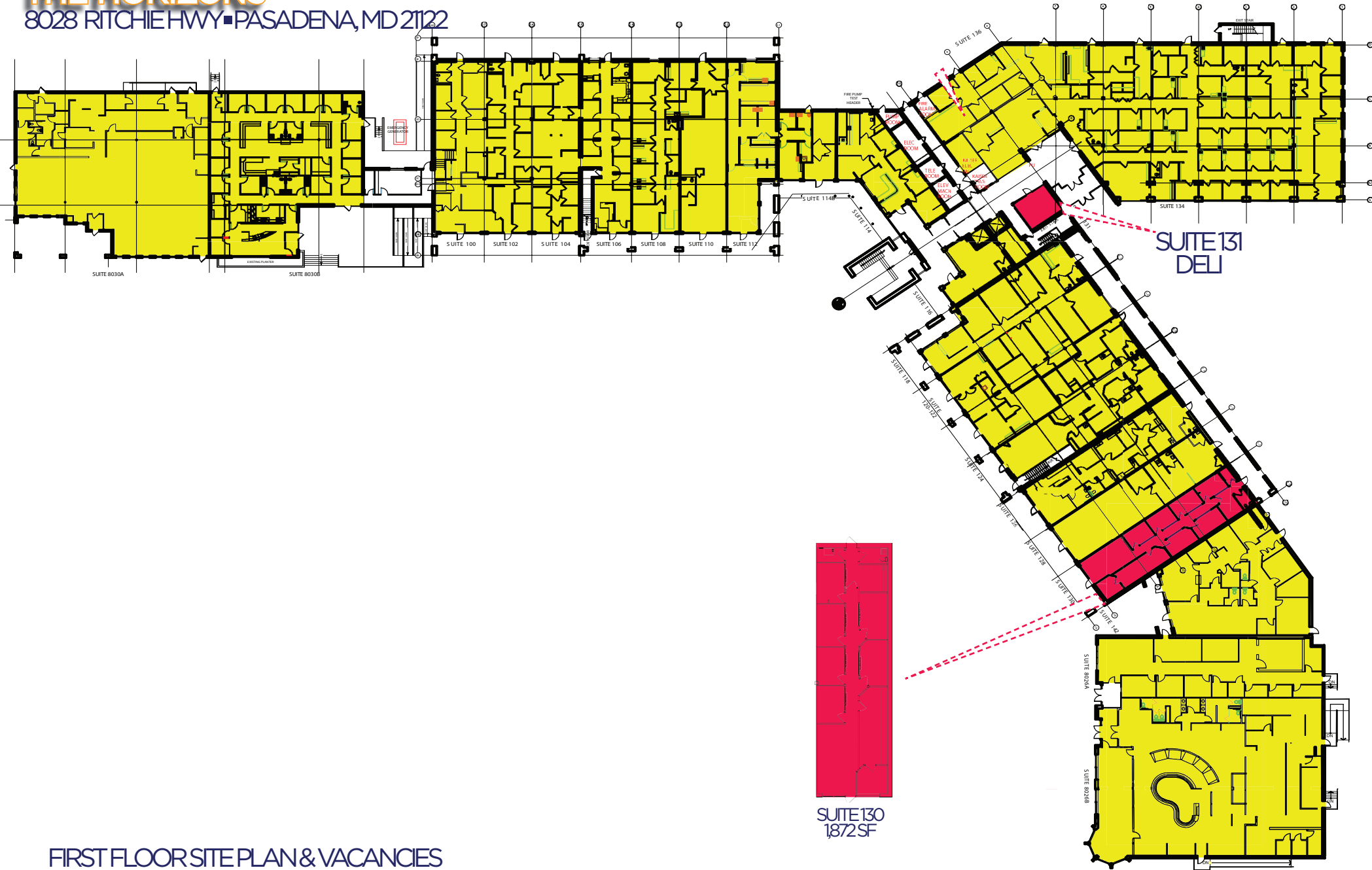


PASADENA CROSSROADS



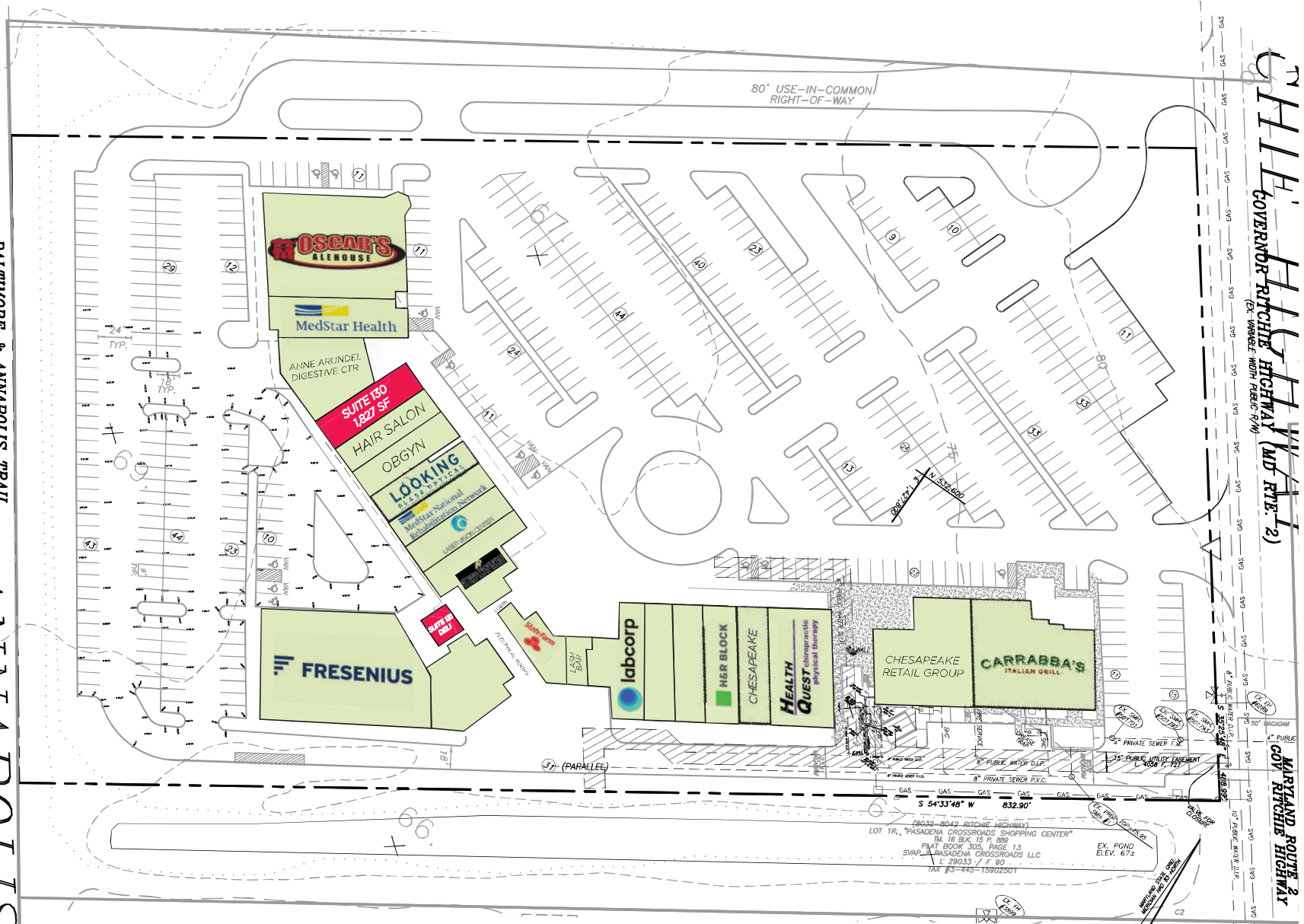
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FIRST FLOOR SITE PLAN & VACANCIES

BALTIMORE & ANNAPOLIS TRAIL
BALTIMORE - ANNAPOLIS



OVERALL SITE PLAN