

# MEDICAL SPACE FOR LEASE

2 Patterson Mill Rd, Bel Air, MD 21015, USA

**HPRG** HEALTH-PRO  
REALTY GROUP

## Patterson Mill Medical Center



### BUILDING HIGHLIGHTS

- Proposed ±36,800 SF, across 2 floors
- True Build-to-Suit, Purpose Built Medical Office Building
- Flexible suite sizes up to full floors
- Centrally located in Bel Air's core Medical and Office Market
- Breaking ground Q1 2025
- Close proximity to various supporting medical service providers/institutions
- Surrounded by numerous shops, restaurants, banking and service establishments
- Immediate access to Route 924 (Emmorton Rd) and easy access to Route 24 and I-95

**\$29.50 PSF, NNN**  
Flexible Lease Term

### BUILDING FEATURES

- 36,800 Sf ±  
(18,400 Sf ± On 2 Levels)  
1.47 Acres ± Lot Size
- Zoning Approved For All Medical  
Uses
- 133 Parking Spaces
- Q1 2025 Ground Breaking  
(Targeted Delivery Q4 '25 / Q1 '26)



# MEDICAL SPACE FOR LEASE

2 Patterson Mill Rd, Bel Air, MD 21015, USA

## SITE PLAN



For more information or to schedule a property tour, please contact:

**CHARLES FEITEL**

cfeitel@hprgrealty.com

240.372.4867

**LUKE POULOS**

lpoulos@hprgrealty.com

301.395.7108



# MEDICAL SPACE FOR LEASE

2 Patterson Mill Rd, Bel Air, MD 21015, USA

## MEDICAL LANDSCAPE



For more information or to schedule a property tour, please contact:

**CHARLES FEITEL**

cfeitel@hprgrealty.com

240.372.4867

**LUKE POULOS**

lpoulos@hprgrealty.com

301.395.7108



# MEDICAL SPACE FOR LEASE

2 Patterson Mill Rd, Bel Air, MD 21015, USA

## RETAIL TRADE AREA



For more information or to schedule a property tour, please contact:

**CHARLES FEITEL**

cfeitel@hprgrealty.com

240.372.4867

**LUKE POULOS**

lpoulos@hprgrealty.com

301.395.7108