

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)

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SITE PLAN



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

CHARLES FEITEL
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240.372.4867

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MEDICAL LANDSCAPE



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RETAIL TRADE AREA



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