

# PROFESSIONAL OFFICE-MEDICAL SPACE AVAILABLE

HIGH VISIBILITY - DIRECT FRONTAGE + ACCESS ON MD RT. 3

800-4,780 SF +/- Available



**ROSSO COMMERCIAL**  
real estate services

# 1071 MD-3 NORTH

GAMBRILLS, MD 21054

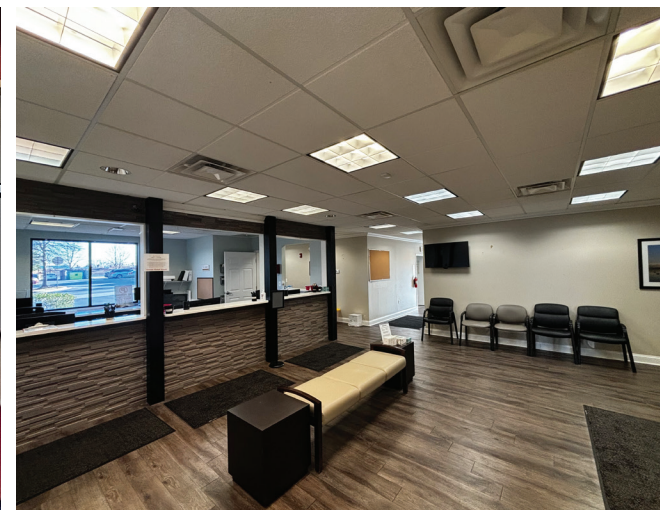
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## PROPERTY FEATURES:

- 1st Floor professional medical-office w/ Building Signage + Pylon, totaling 4,780 SF +/- (Asking Rent: \$32/psf, FS)
- 1st Floor with direct entrance off main lobby
- 2nd Floor professional office w/ Pylon Signage, totaling 800 SF +/- (Asking Rent: Contact Broker for Pricing)
- Bright, clean, corner professional office
- High visibility, direct frontage and access on MD Route 3 (80,000 +/- vehicles per day)
- Ample parking
- Minutes drive to local shopping centers and numerous dining options
- Access to Crain Hwy (MD-3) near I-97 and MD-32

Contact Broker for More Details



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

# LOCATION OVERVIEW



**WAUGH CHAPEL TOWN CENTRE**

- Wegmans
- OLD NAVY
- DICK'S SPORTS & SHIRT
- target
- crumbl COOKIES
- REGAL
- ULTA
- petco
- MISSION BBQ
- the GreenMart
- OUTBACK
- Red Robin
- BONEFISH GRILL

**THE VILLAGE AT WAUGH CHAPEL**

- SAFeway
- HomeGoods
- Marshalls
- Applebee's GRILL & BAR
- Chick-fil-A
- TJ-maxx
- Walgreens
- Arby's
- LAIFITNESS
- BUCKER KING

**1071 MD-3 NORTH**  
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80,000+ VEHICLES PER DAY

- Cane's
- TACO BELL
- ROYAL FARMS
- McDonald's
- Chick-fil-A
- Tower
- FoodMart

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**Ross Westholm**

ross@rossocre.com

C | 443.336.9855

**Ryan Brassel**

ryan@rossocre.com

C | 410.507.3144



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | [www.RossoCRE.com](http://www.RossoCRE.com)

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