

Columbia Medical Campus



FOR LEASE

Class A medical space
in Columbia, MD

5450 & 5500
Knoll North Drive
Columbia, MD



Columbia
Medical Campus

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 1,277 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

Cardiology	Gastroenterology	Pain Management
Clinical LAB	Internal Medicine	Pediatric Dentistry
Dentistry	Multi-Care	Pharmacy
Endocrine	Podiatry	Physical Therapy
Orthopedics	Oncology	

AVAILABILITY SHEET

SUITE – 5450 KNOLL NORTH

160	2,643 SF	Available Q4 2024
180	7,933 SF	Available Q2 2024
200	22,823 SF	Available Q2 2024
300	6,154 SF	Available Q2 2024
370	1,277 SF	

SUITE – 5500 KNOLL NORTH

200	2,941 SF	
320	1,392 SF	
501	3,327 SF	

AVAILABILITY

5450 Knoll North Drive

Suite 160 - 2,643 sf | Available Q2 2024

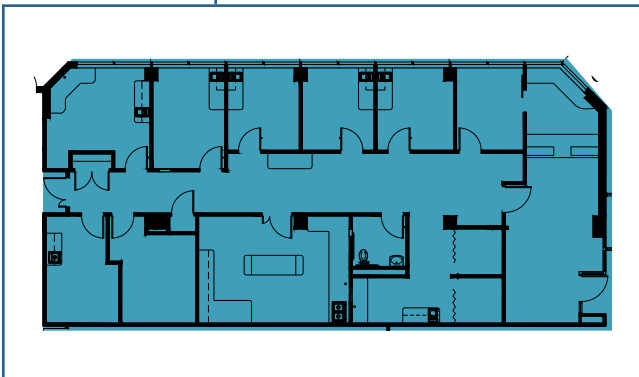
Suite 180 - 7,933 sf | Available Q2 2024



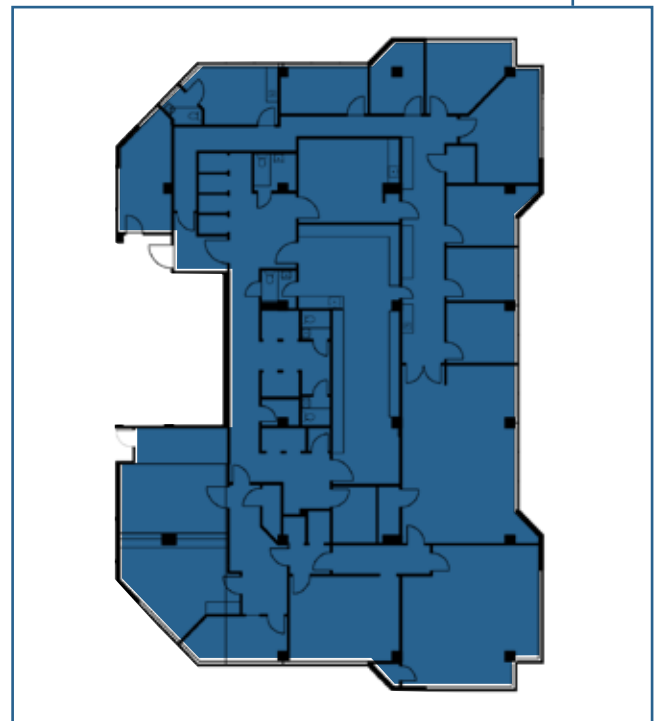
5450 | 1st Floor



Suite 180
7,933 s.f.



Suite 160
2,643 s.f.



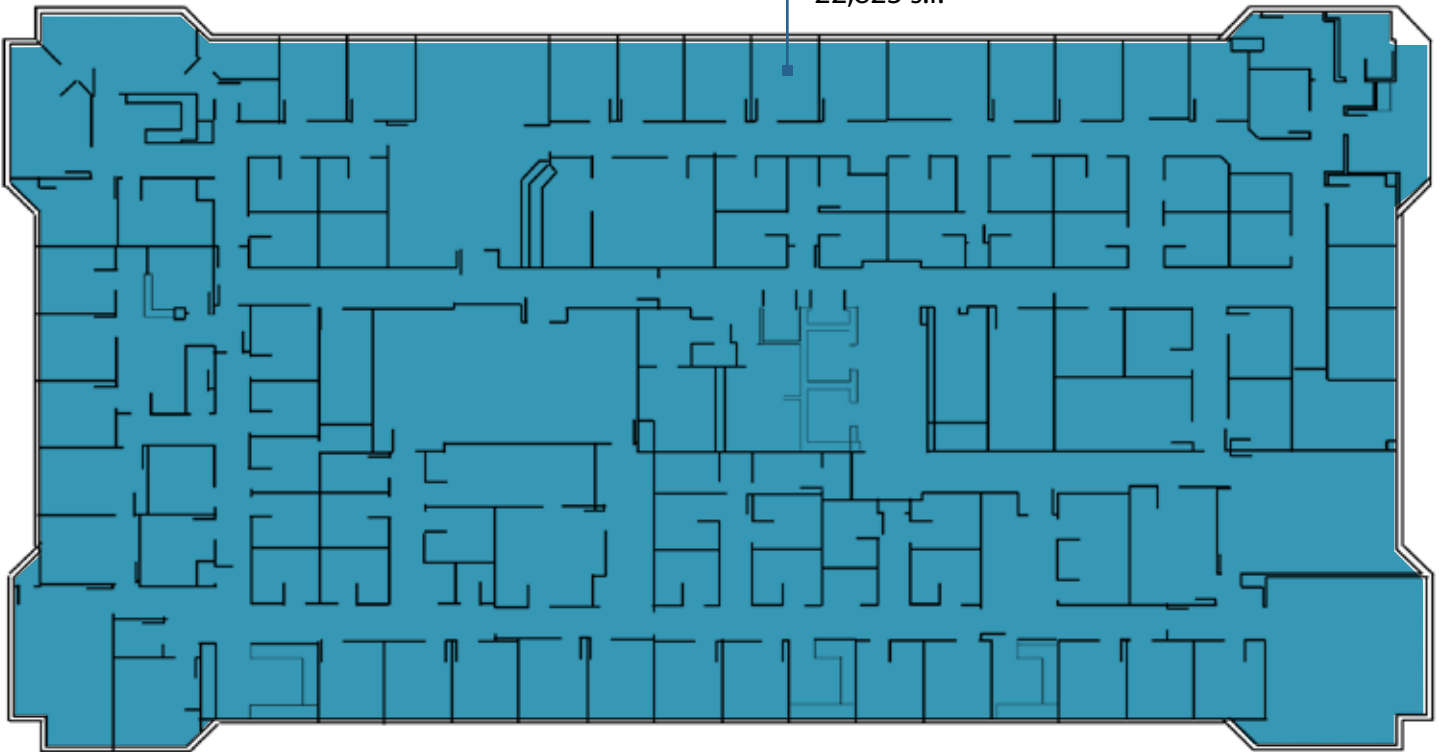
AVAILABILITY

5450 Knoll North Drive
Suite 200 - 22,823 sf | Available Q2 2024



5450 | 2nd Floor

Suite 200
22,823 s.f.



AVAILABILITY

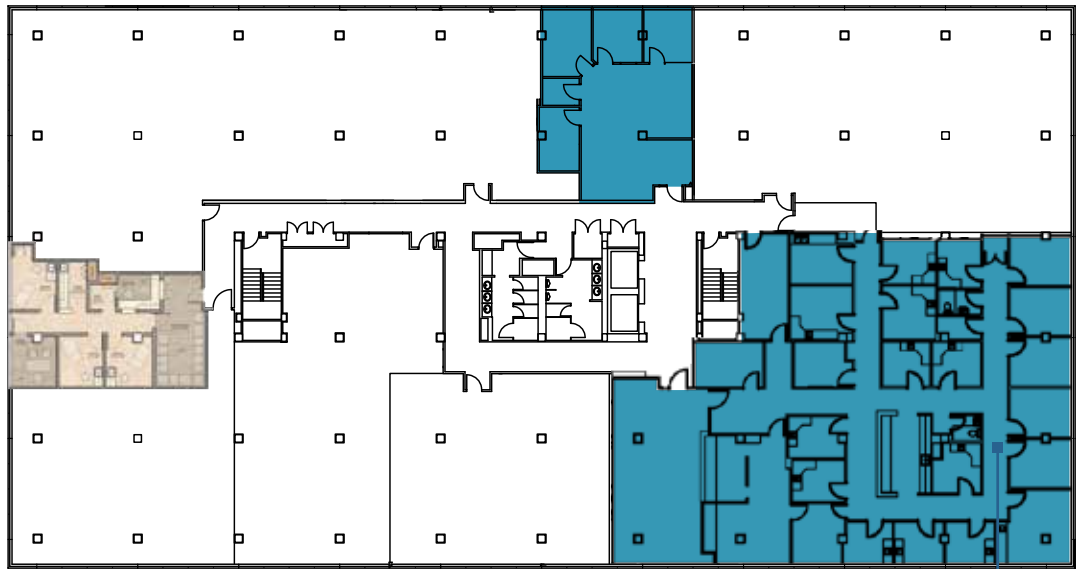
5450 Knoll North Drive

Suite 300 - 6,154 sf | Available Q2 2024

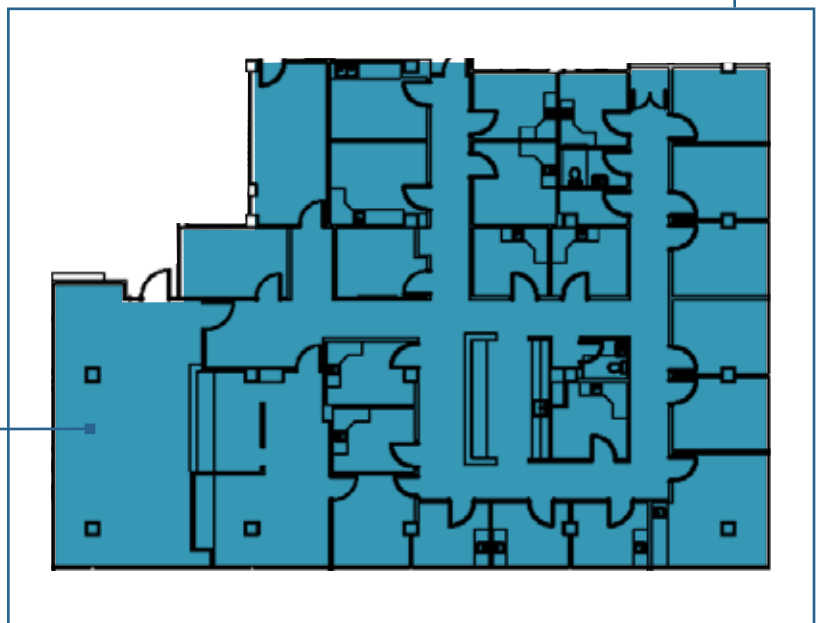
Suite 370 | 1,277 s.f.



5450 | 3rd Floor



Suite 300
6,154 s.f.



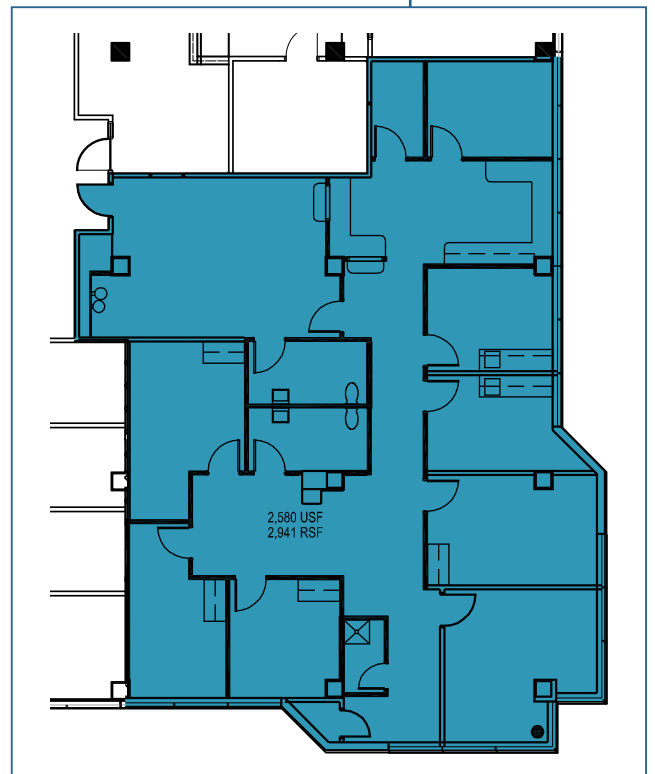
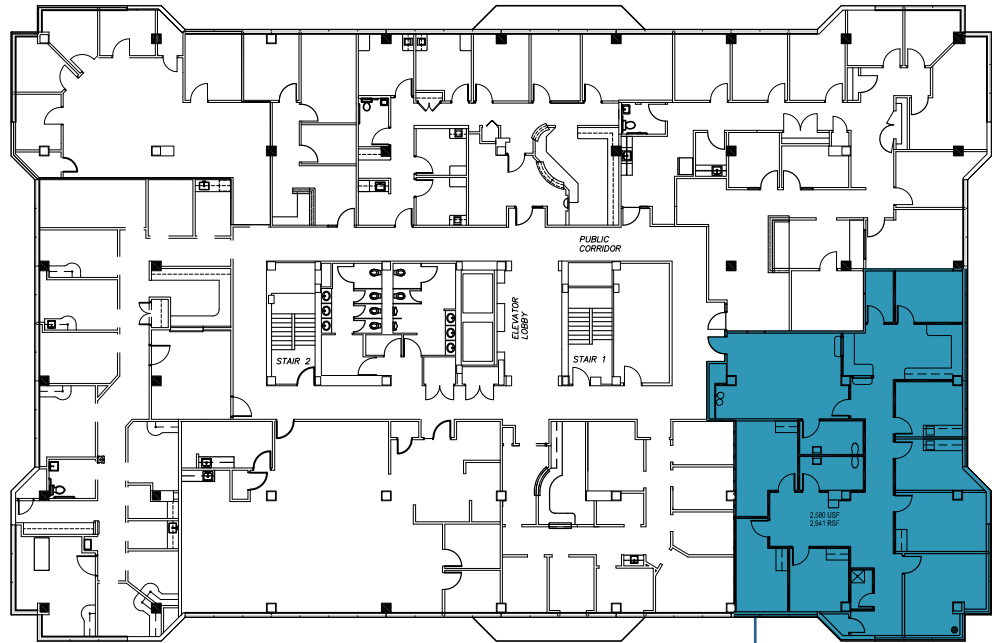
AVAILABILITY

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.



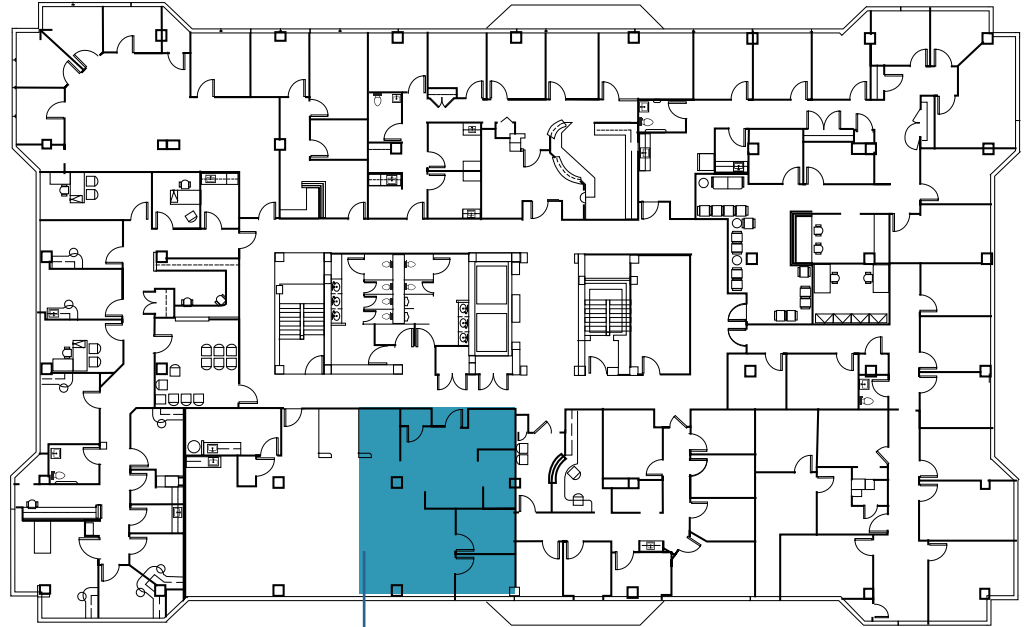
AVAILABILITY

5500 Knoll North Drive

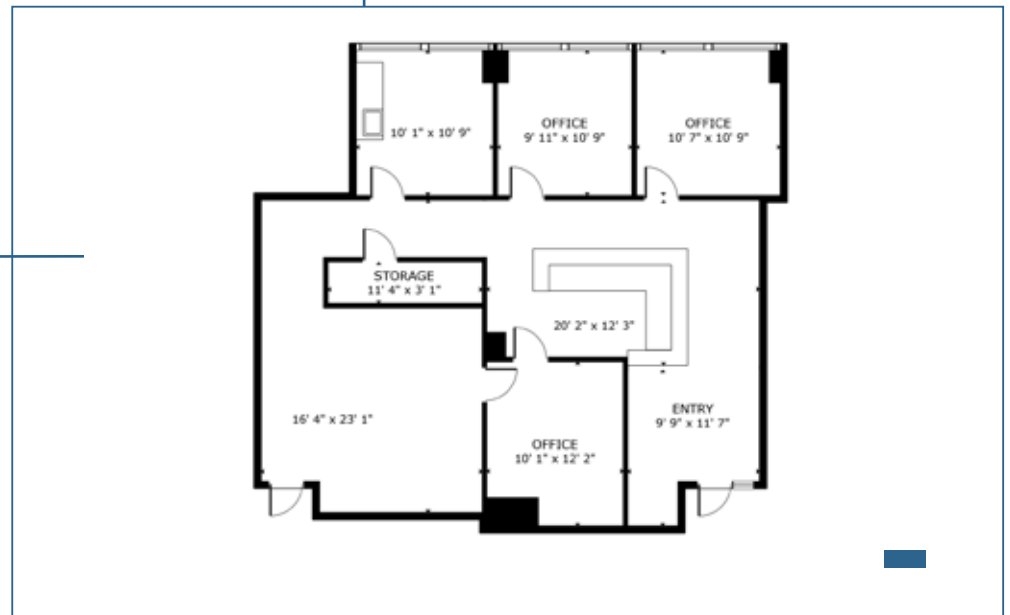
3rd Floor | 1,392 r.s.f.



5500 | 3rd Floor
1,392 r.s.f.



Suite 320
1,392 r.s.f.





JOIN OUR PRESTIGIOUS
TENANT ROSTER INCLUDING

Johns Hopkins Medicine

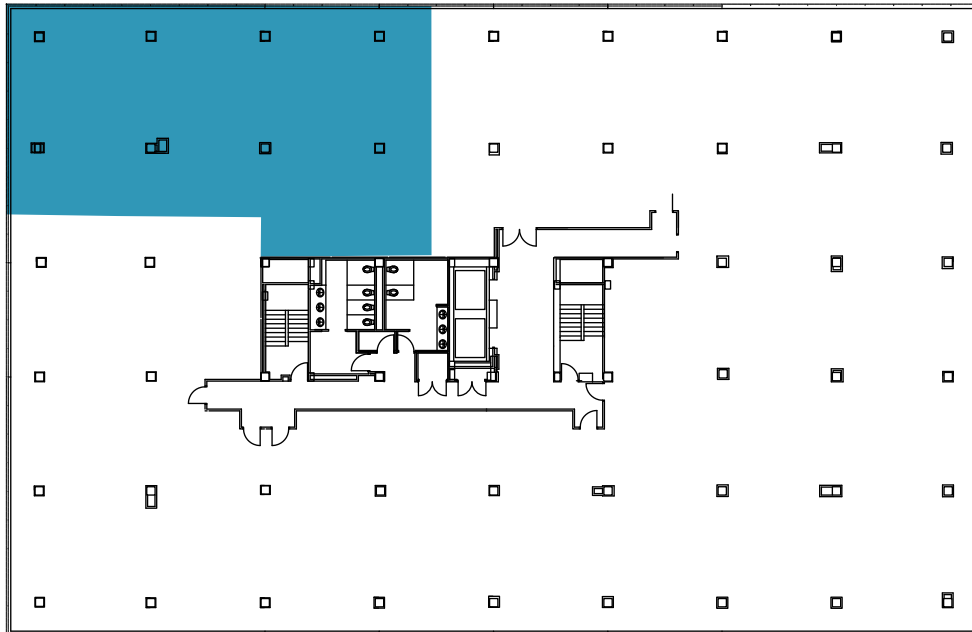
LifeBridge Health

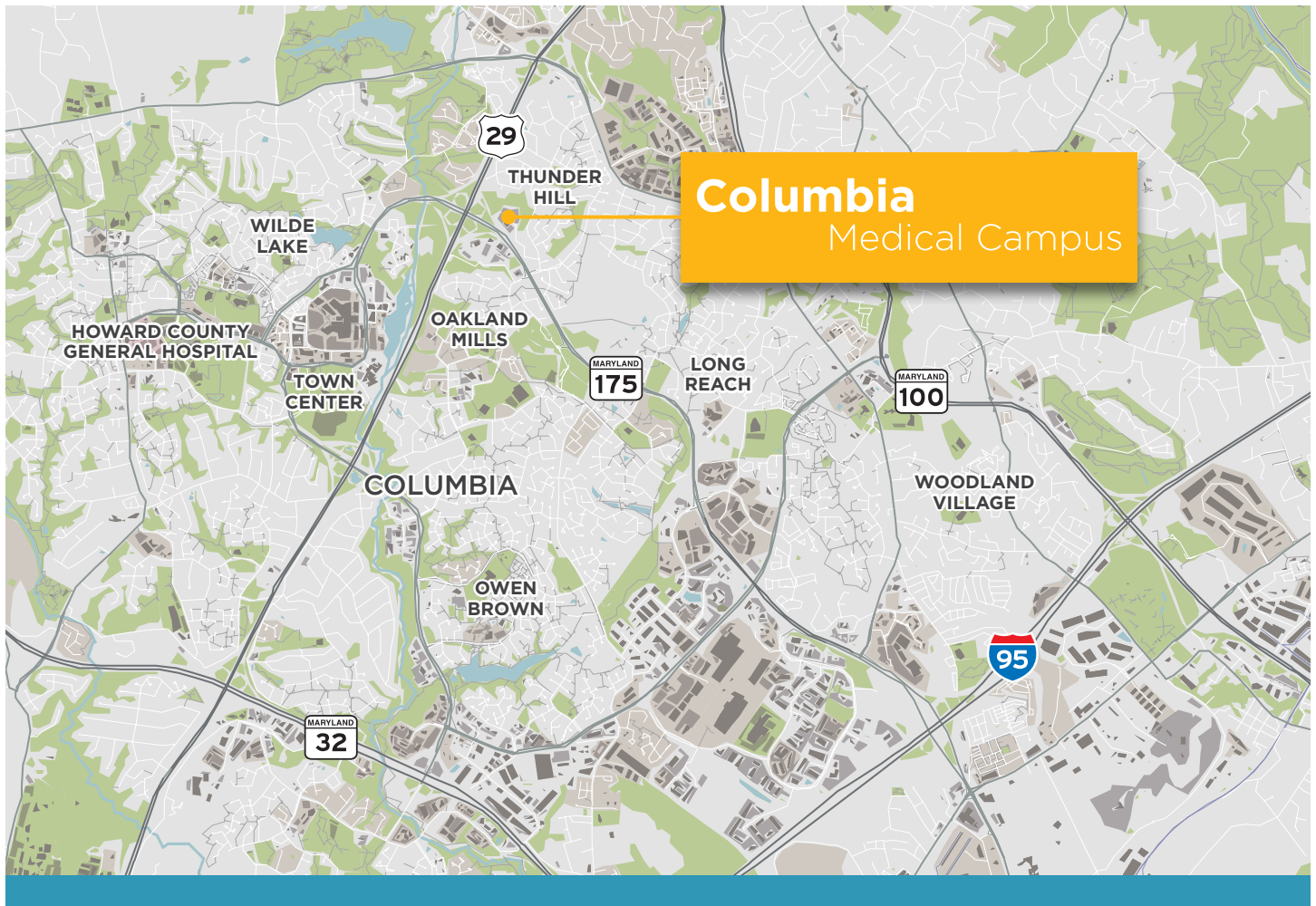
University of Maryland
Medical System

Chase Brexton

LabCorp

5500 | 5th Floor
Suite 502 - 3,327





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



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