



**OFFICE/MEDICAL SUITE  
OFFERED FOR SALE/LEASE**

<b>ADDRESS:</b>	7600 Osler Drive Suite 305 (3-C-4) and 307 (3-C-1) Towson, Maryland 21204		
<b>OFFICE SIZE:</b>	<b>1,951SF</b>		
<b>SALE PRICE:</b>	Suite 305	1,037 SF	<del>\$165,920</del> <u>\$155,550</u>
	Suite 307	914SF	<del>\$146,240</del> <u>\$137,100</u>
	<u>Can be combined with adjacent suites 301 &amp; 303 for 3,428SF</u>		
<b>RENTAL RATE:</b>	\$24.00PSF net of janitorial		
<b>CONDOMINIUM FEE:</b>	Suite 305	\$1,456/month	
	Suite 307	\$1,276 /month	
	Monthly condo fee includes electric		
<b>REAL ESTATE TAXE 2024:</b>	Suite 305	\$2,468.99/annually	
	Suite 307	\$2,469.90/annually	
<b>PARKING:</b>	Free and unreserved 4.50/1000		
<b>BUILDING SIZE:</b>	60,000 SF		
<b>TOTAL NUMBER OF LEVELS:</b>	4		
<b>ELEVATOR:</b>	2		
<b>UTILITY SERVICE:</b>	Electric, public water and public sewer		
<b>HVAC:</b>	Electric & maintenance included in condo fee		
<b>YEAR BUILT:</b>	1975		
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>▪ 5 exam rooms, 2 large private offices, admin, 2 entry doors, 2 waiting areas, 2 restrooms, 2 storage rooms, professionally managed, onsite free surface parking</li><li>▪ Convenient to GBMC and Sheppard Pratt</li><li>▪ Adjacent to UMD St. Joseph Medical Center</li></ul>		

**FOR ADDITIONAL INFORMATION, CONTACT:**

TriAlliance Commercial Real Estate Services

[www.trialliance.com](http://www.trialliance.com)

Lyn S. Jablonski

410-241-9729

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ [www.trialliance.com](http://www.trialliance.com)

▲ **TriAlliance Commercial Real Estate Services** ▲

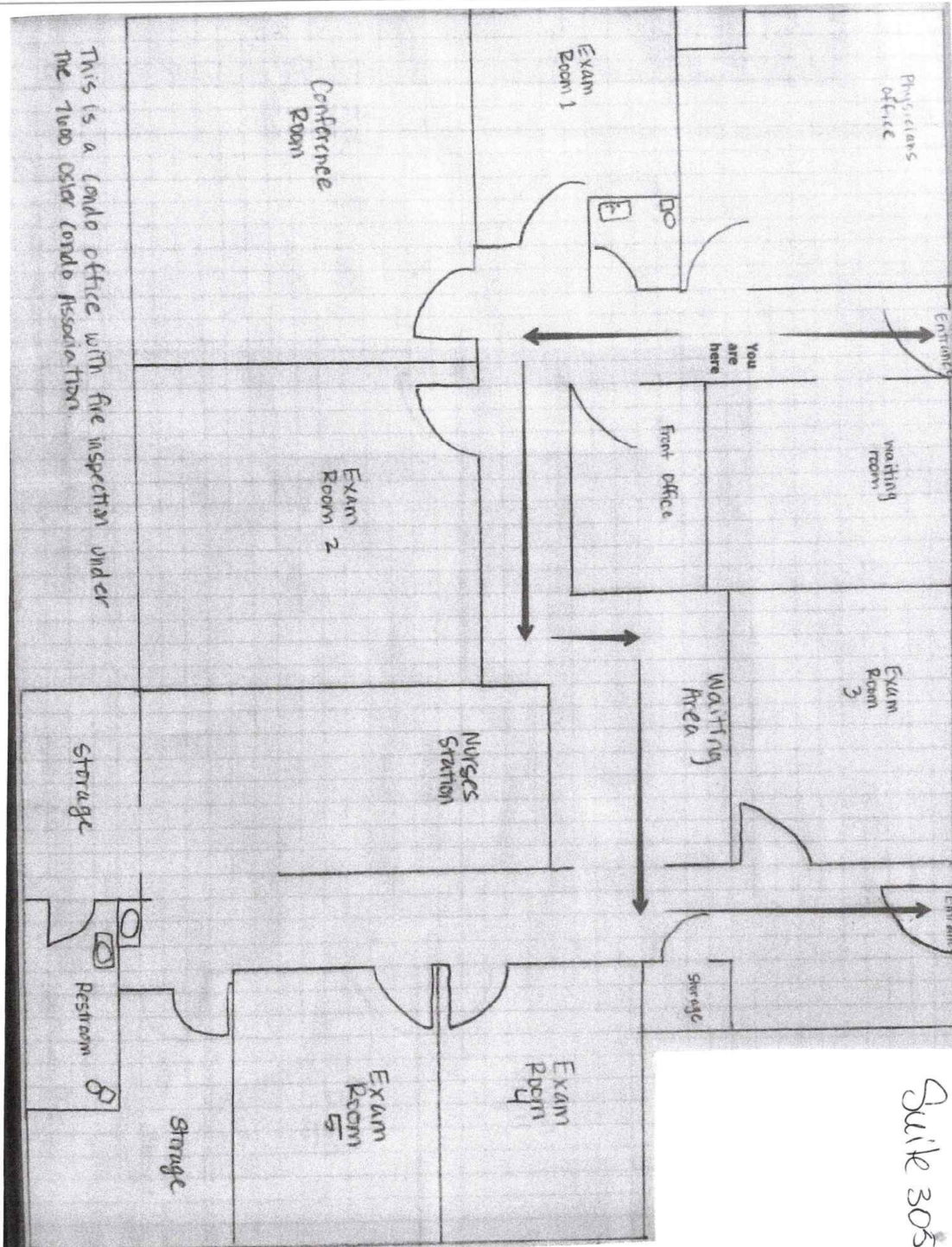


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7600 Oster Drive  
Suite 305 + 307

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