

# FOR LEASE

7845 OAKWOOD RD, GLEN BURNIE, MD 21061



Conveniently  
Located Medical  
Offices

William Steffey, CRE, CCIM  
410.703.6553  
bsteffey@hyattcommercial.com

Treva Ghattas  
301.991.6334  
treva@hyattcommercial.com

Laurie Murphy-Zuiderhof  
443.756.5102  
Laurie@hyattcommercial.com

# HIGHLIGHTS

- Fully built out medical spaces
- Thriving MOB with a variety of specialty practices
- Near UMD Baltimore Washington Medical Center
- Easy access to Rt 100 and I-97
- Abundant parking
- Local Ownership and Property Management
- 5 Months True Free Rent requires Minimum 5 Year Term
- Potential for on-building signage \*requires anchor tenancy determined by ownership

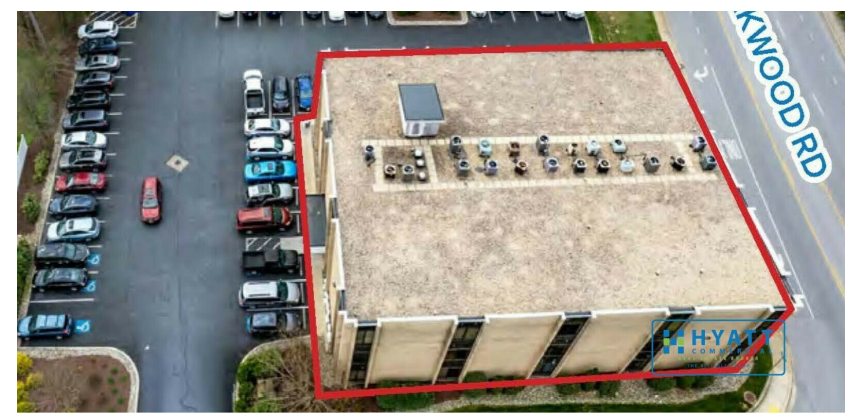
# OFFERING



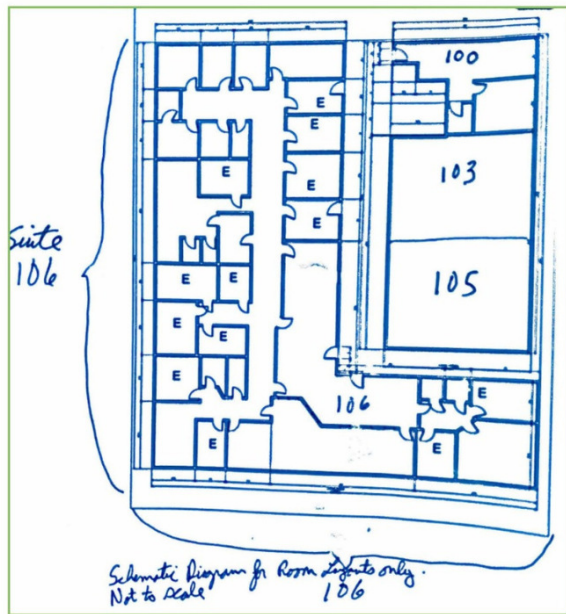
# FOR LEASE OFFICE SPACE

Building Size	27,000 SF
Total Lot Size	1.8 Acres

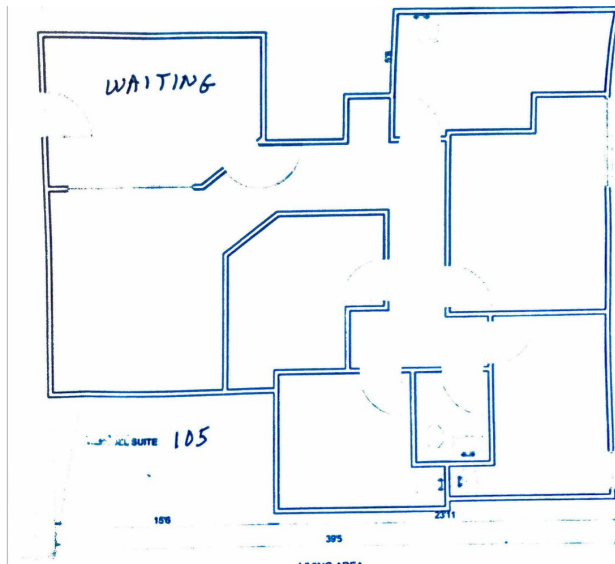
SPACES	SPACE SIZE
Suite 101	375 SF
Suite 105	753 SF
Suite 106	4,964 SF
Suite 307	889 SF



# FIRST FLOOR PLANS

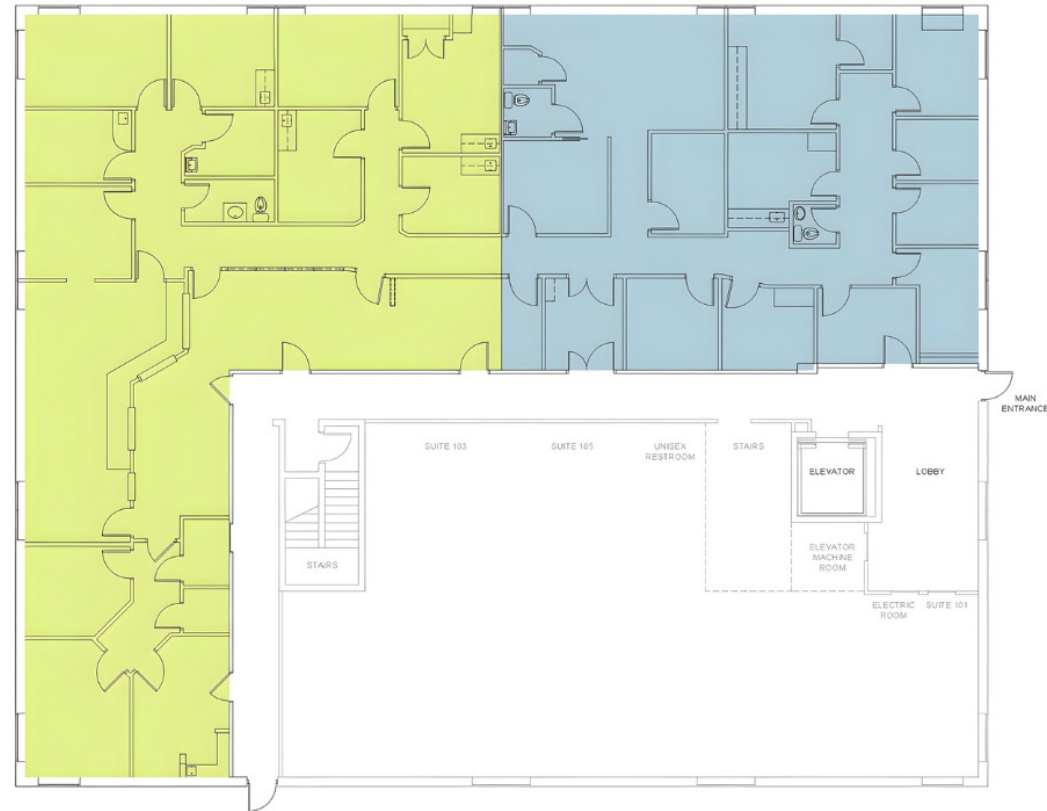


**Suite 100 & 106**  
(375 & 4,694 SF)

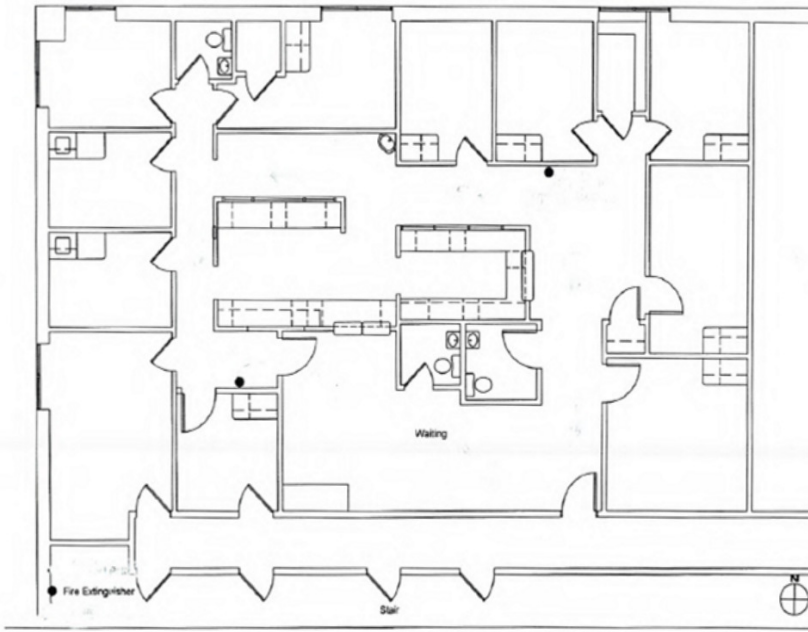


**105**  
(753 SF)

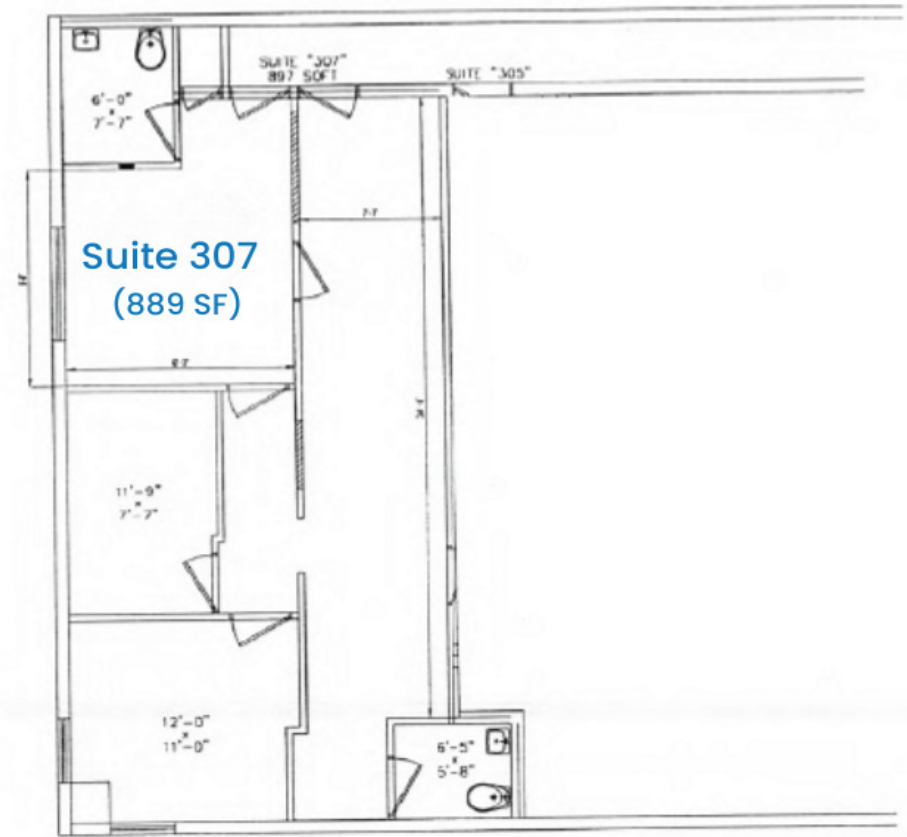
2,978 SQ.FT **Suite 106 (4,964 SF)** 1,986 SQ.FT



# UPPER LEVEL FLOOR PLANS



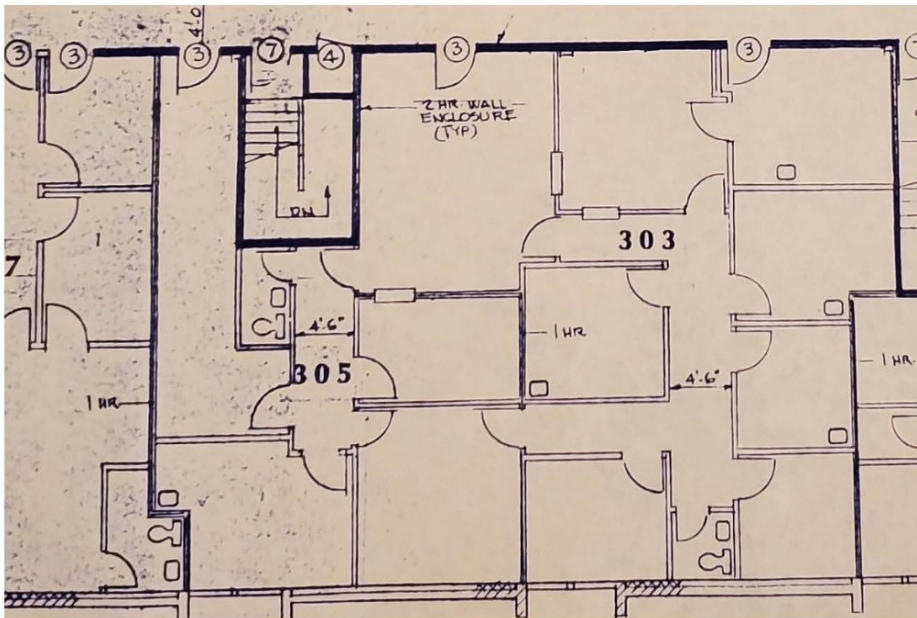
Suite 202 - 204  
(2,399 SF)



Suite 307  
(889 SF)

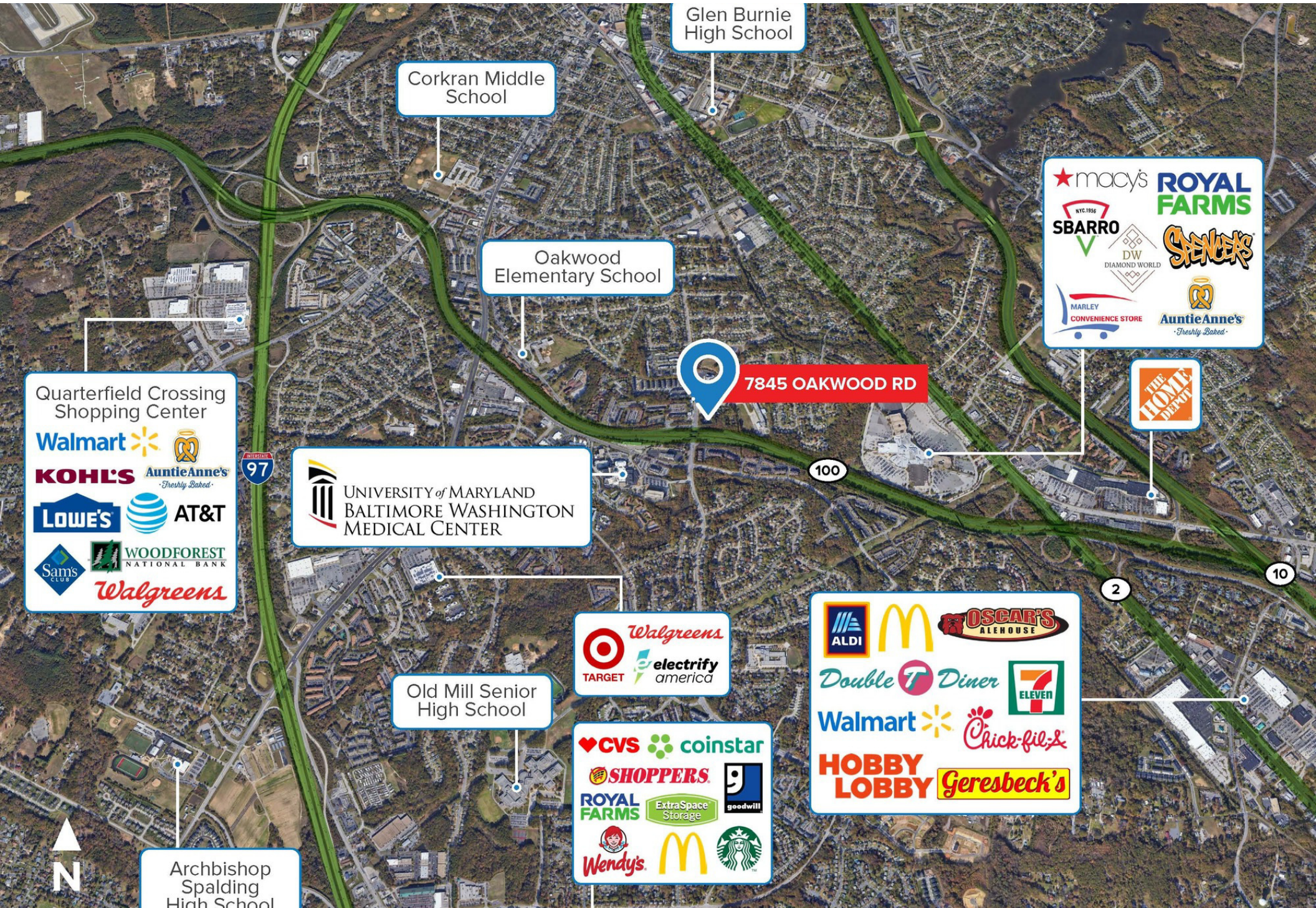
SUITE "307" EXISTING FLOOR PLAN  
SCALE: 3/8"=1'-0"

Suite 307



Suite 305  
(700 SF)

# RETAILER MAP



Glen Burnie High School

Corkran Middle School

Oakwood Elementary School

7845 OAKWOOD RD

- macy's
- ROYAL FARMS
- SBARRO NYC 1956
- DW DIAMOND WORLD
- STENCERS
- MARLEY CONVENIENCE STORE
- Auntie Anne's Freshly Baked

THE HOME DEPOT

Quarterfield Crossing Shopping Center

- Walmart
- Auntie Anne's Freshly Baked
- KOHL'S
- LOWE'S
- AT&T
- Sam's CLUB
- WOODFOREST NATIONAL BANK
- Walgreens

UNIVERSITY of MARYLAND BALTIMORE WASHINGTON MEDICAL CENTER

Old Mill Senior High School

- Walgreens
- TARGET
- electrify america

- ALDI
- McDonald's
- OSCAR'S ALEHOUSE
- Double T Diner
- 7 ELEVEN
- Walmart
- Chick-fil-A
- HOBBY LOBBY
- Geresbeck's

- CVS
- coinstar
- SHOPPERS
- ROYAL FARMS
- ExtraSpace Storage
- goodwill
- Wendy's
- McDonald's
- Starbucks

Archbishop Spalding High School



# DEMOGRAPHICS



## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	19,179	91,219	200,701
Households	7,581	34,736	73,430
Average Household Size	2.5	2.6	2.7
Average Age	39	40	39
Average Household Income	\$107,977	\$125,567	\$137,747



200,701  
Population



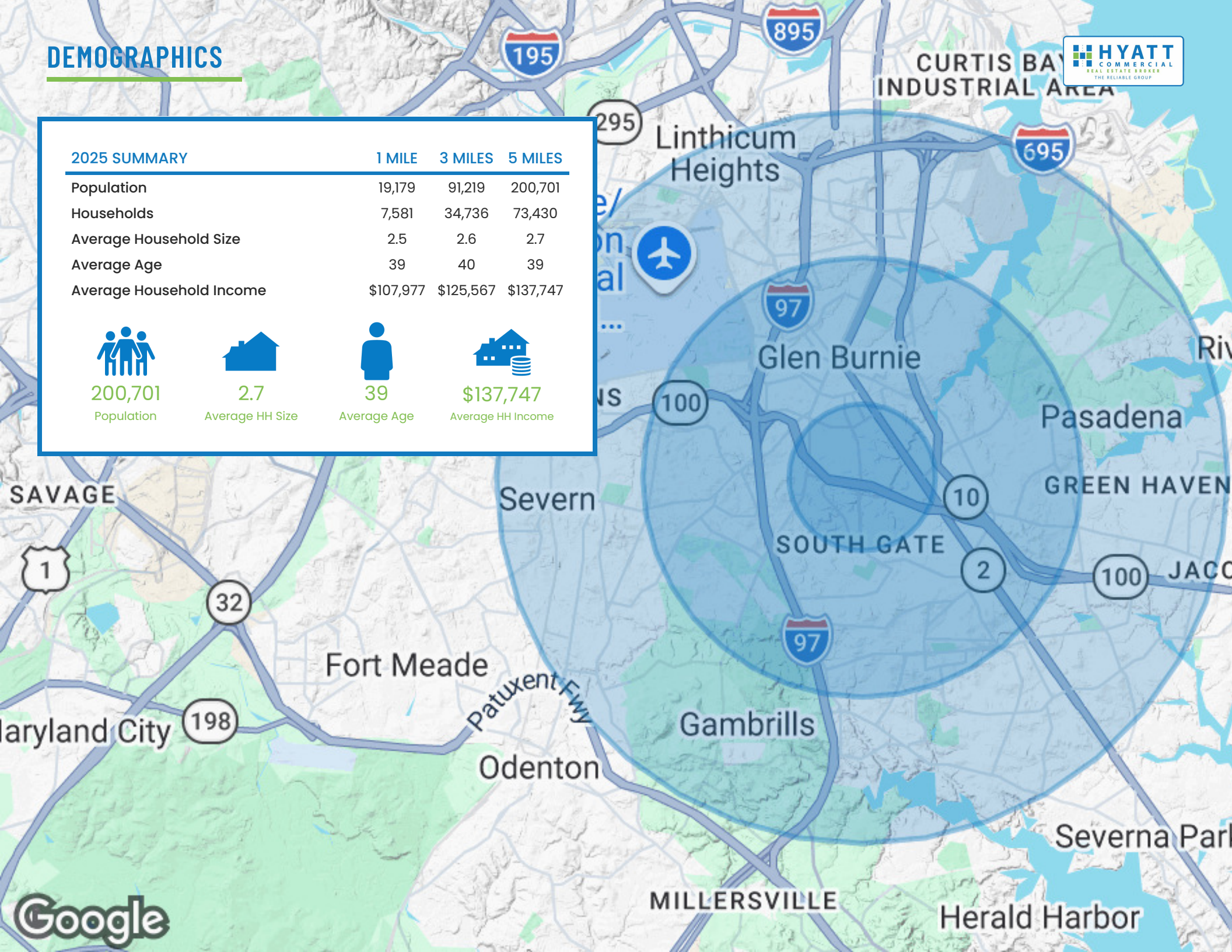
2.7  
Average HH Size



39  
Average Age



\$137,747  
Average HH Income





# CONTACT

## HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



## William Steffey, CRE, CCIM

410.703.6553

[bsteffey@hyattcommercial.com](mailto:bsteffey@hyattcommercial.com)

## Treva Ghattas

301.991.6334

[treva@hyattcommercial.com](mailto:treva@hyattcommercial.com)

## Laurie Murphy-Zuiderhof

443.756.5102

[Laurie@hyattcommercial.com](mailto:Laurie@hyattcommercial.com)

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 contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.