

# FULLY FINISHED MEDICAL OFFICE SPACE FOR LEASE

Adjacent to MedStar Franklin Square Medical Center  
9110 Philadelphia Road - Seven Square Office Park - Rosedale, MD 21237



38,656-square-foot building located at the entrance to Seven Square Office Park, with Philadelphia Road frontage

Parking at a ratio of 4.5 spaces per 1,000 SF

Excellent access to I-695 and I-95

Within close proximity to MedStar Franklin Square Medical Center and the new Surgical Pavilion, just minutes from White Marsh Town Center and business community

## AVAILABILITY

- 2nd Floor: 948 - 3,368 SF
- Ready to go medical suites
- \$27.00 PSF, plus janitorial service, utilities, snow removal and increases in Operating Expenses over Base Year



### FOR MORE INFORMATION PLEASE CONTACT:

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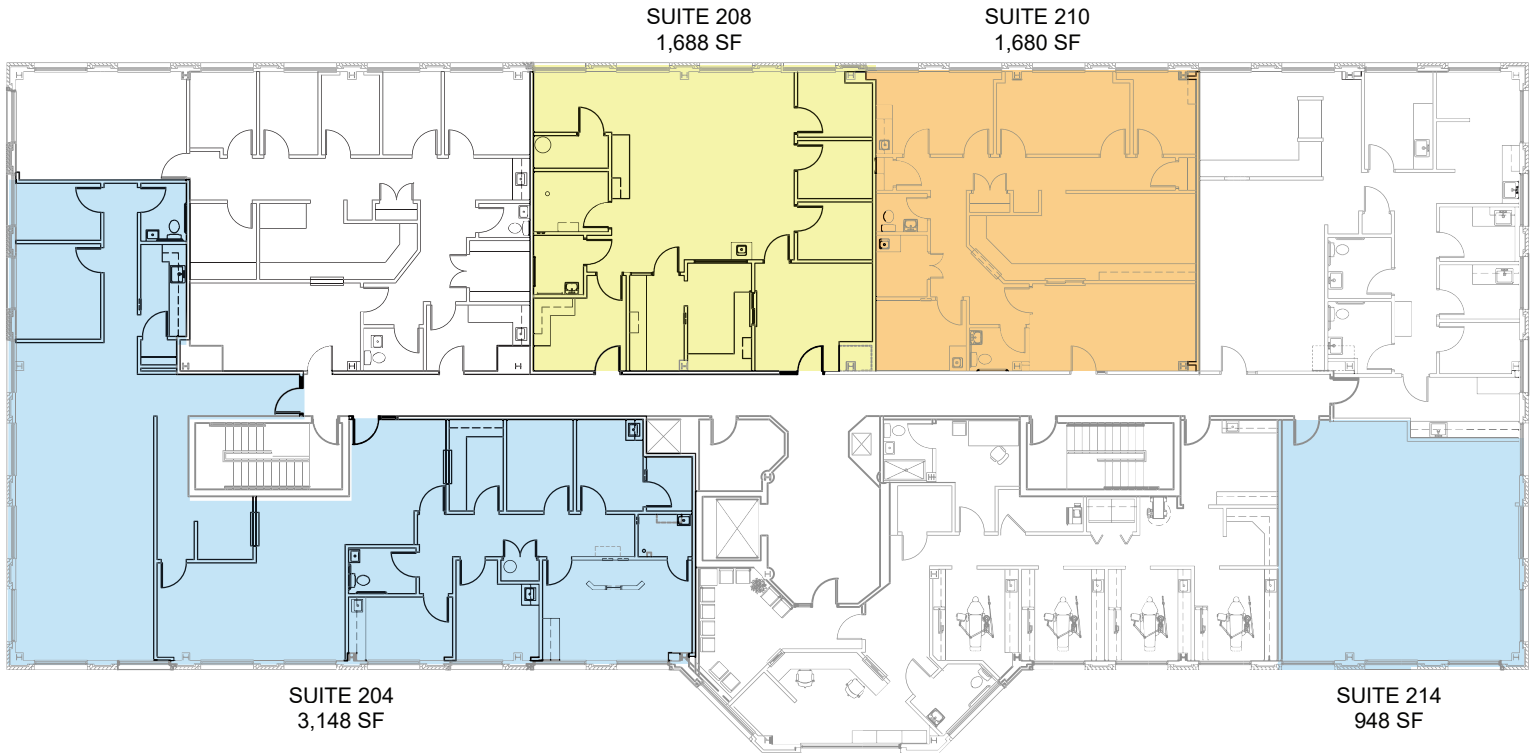
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410-561-5568



# 9110 PHILADELPHIA ROAD MEDICAL OFFICE FOR LEASE



## Building Information

Zoned O-1; Built in 2002

2.28-acre lot

Wet sprinkler system

Comcast Xfinity and Verizon FiOs

Building access 24/7 with operating hours 5:30 a.m. to 7:00 p.m. Monday-Friday and 7:00 a.m. to 3:00 p.m. on Saturday

Building tenants include Advanced Radiology, Center for Vein Restoration, Maryland Eye & Face, Axon Clinical Research, Quest Diagnostics, Dental Studio at Rosedale, Silverman Podiatry, and the University of Maryland St. Joseph Medical Center (Towson Sports Medicine, Towson Orthopaedic Associates, and Cardiology Services), and Metro Infectious Disease Consultants



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