

MEDICAL OFFICE BUILDING FOR SALE  
**BELVEDERE MEDICAL CENTER**  
5820 YORK ROAD, BALTIMORE, MD







# INVESTMENT OVERVIEW

## VALUE-ADD MEDICAL BUILDING FOR SALE

Thomas Park Commercial is pleased to present the exclusive offering of 5820 York Road, a 20,000 square foot medical office building prominently positioned along one of Baltimore's most active commuter corridors. Anchored by Davita Dialysis, the property is 100% occupied by a diverse mix of tenants, providing immediate in-place cash flow with significant upside potential through rental rate adjustments and lease restructuring. Current lease rates are below market with minimal expense passthroughs, offering investors a compelling value-add opportunity upon lease renewals or tenant turnover.

Situated on high-visibility York Road, the property benefits from excellent frontage, strong traffic counts, and convenient access to the surrounding Towson, Govans, and Homeland neighborhoods. The building's location, visibility, and tenant stability make it a highly desirable asset for investors seeking both steady income and long-term appreciation in a proven Baltimore corridor.

# PROPERTY SUMMARY

Year Built	1965
Year Renovated	2009
Ownership Type	Ground Lease in Perpetuity
Construction Type	Masonry
Number of Stories	Three Stories
Foundation	Concrete Slab
Parking Ratio	5 / 1,000 RSF
Elevators	1 elevator servicing all floors
Electrical	House meter passed through to tenants PRS
Water Supply	City of Baltimore
HVAC / Mechanical	Trane RTUs, AHUs, and Condensers





# INVESTMENT SUMMARY

Property Address	5820 York Rd. Baltimore, MD
Rentable Square Footage (RSF)	19,828
Occupancy	100%
WALT	3.15
# Tenants	6
% Medical Tenancy	73%
Pro Forma Year 1 NOI	\$226,549
Asking Price	\$2,500,000
Asking Price PSF	\$127.00
Asking Cap Rate	9.00%



# TENANT PROFILES



## Davita

DaVita is a leading national provider of kidney care services, operating more than 2,700 outpatient dialysis centers across the United States. The company delivers life-sustaining treatment to patients with chronic kidney disease and is known for its long-term, stable tenancy and strong credit profile.



## Balance Point Wellness

Balance Point Wellness is a regional behavioral health provider offering therapy, psychiatric services, and wellness programs across multiple Maryland locations. The organization focuses on integrated mental health care and continues to expand its presence throughout the state.



## Advanced Behavior Health

Advanced Behavioral Health provides comprehensive outpatient mental health and substance use treatment services to children, adolescents, and adults. With multiple offices in Maryland, ABH is a trusted provider committed to accessible, high-quality care.



## Gateway Driving School

Gateway Driving School is a locally owned driver education provider offering certified instruction for new drivers, defensive driving courses, and driver improvement programs. The school serves a broad customer base throughout Baltimore City and County.



## Angela's Little Angels

Angela's Little Angels is a licensed early childhood education center providing daycare and preschool programs in a nurturing, family-oriented environment. The center focuses on developmental learning and quality care for children from infancy through pre-kindergarten.



## Rebuilding Together Baltimore

Rebuilding Together Baltimore is a nonprofit organization dedicated to revitalizing homes and communities for low-income homeowners. Part of the national Rebuilding Together network, the organization partners with volunteers and sponsors to improve housing stability and neighborhood quality across the Baltimore area.

# DEMOGRAPHICS

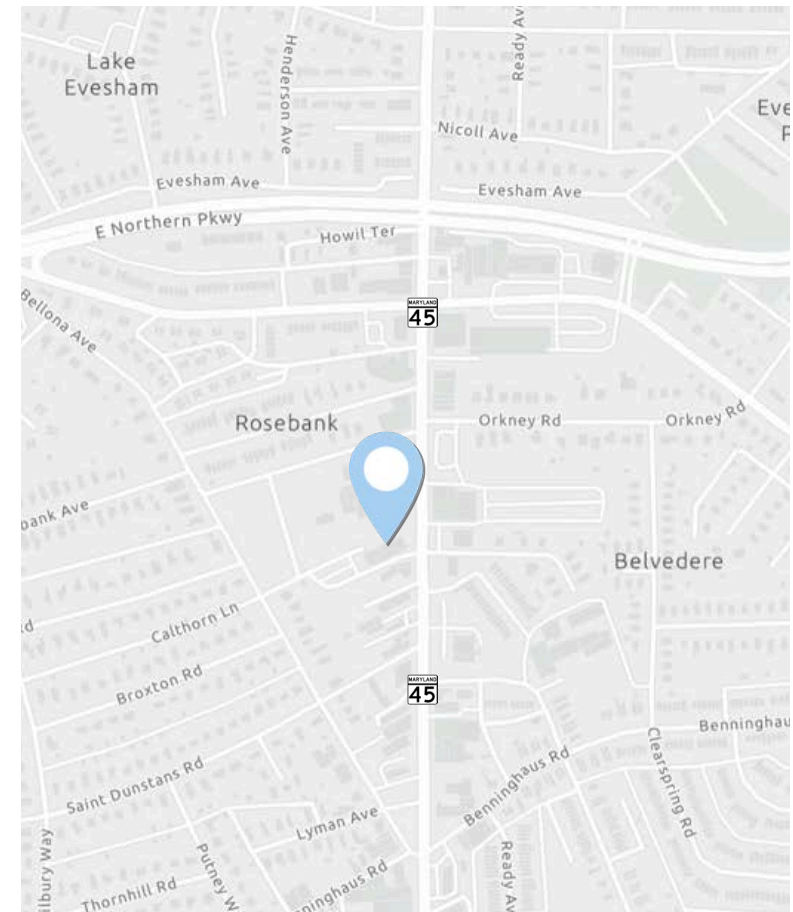
Radius	2 miles	5 miles	10 miles
2024 Population	81,224	504,191	1,215,921
2024 Households	32,447	211,941	494,826
Avg Household Size	2.2	2.2	2.3
Population Summary			
Age 15+	68,133	417,342	1,000,108
Age 20+	62,742	386,654	926,761
Age 55+	25,124	153,184	366,156
Age 65+	15,934	93,493	221,898




23.38%

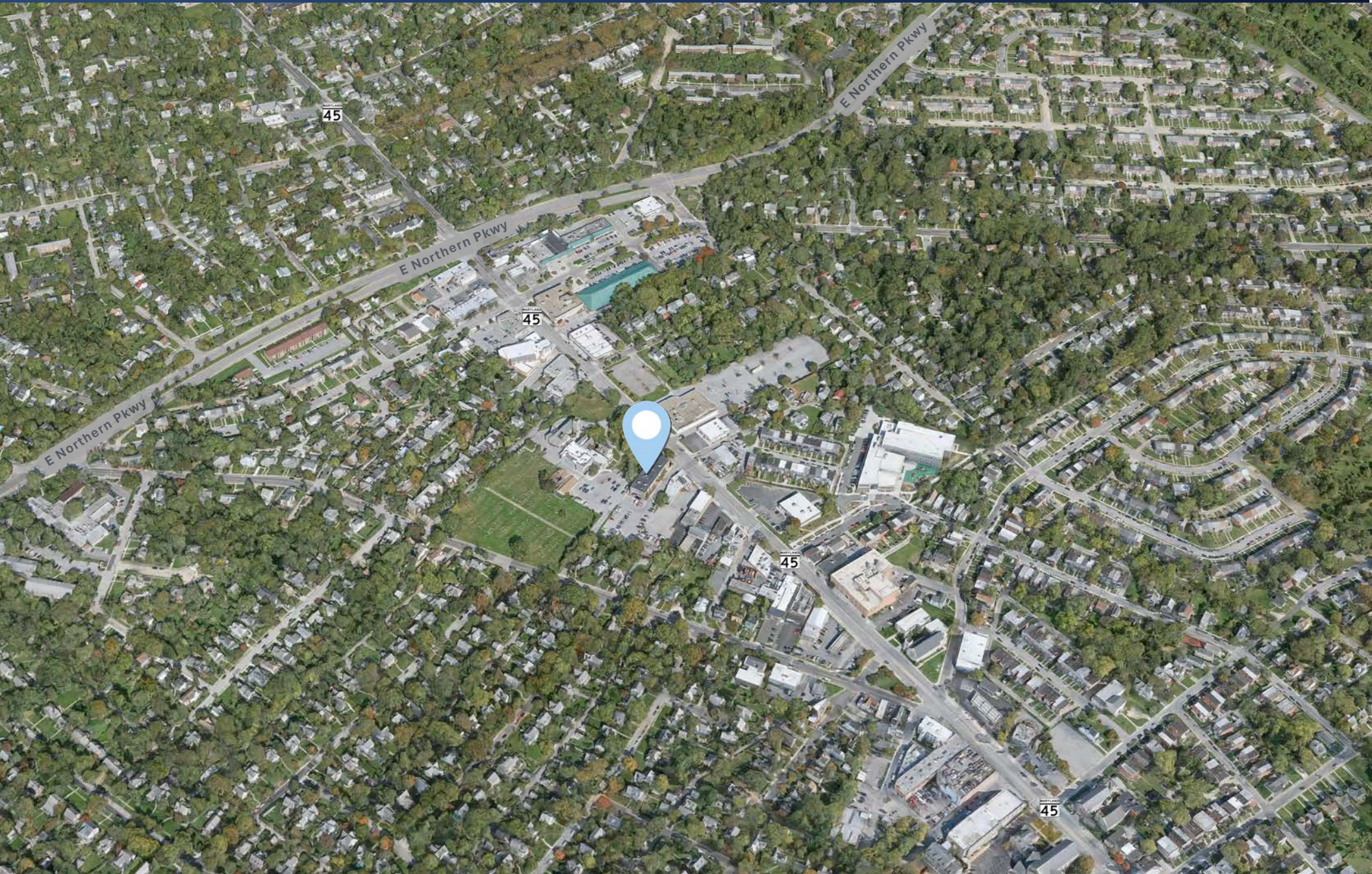
of the total population  
is over 55 years old.





 (York Road) : **20,000 ADT**









# YOUR COMMERCIAL REAL ESTATE PARTNER

*Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.*



**MASON POPHAM**

mason.popham@thomas-park.com

www.thomas-park.com

410-280-0220



## **THOMAS PARK COMMERCIAL**

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



## **THOMAS PARK INVESTMENTS**

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



## **THOMAS PARK MANAGEMENT**

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



## **THOMAS PARK DESIGN**

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



## **THOMAS PARK CONSTRUCTION**

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.