

FOR LEASE

8031 RITCHIE HWY, PASADENA, MD 21122



Prime Location for
Medical/Office Space

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HIGHLIGHTS

- Completely renovated interior
- Ample parking for customers and employees
- High visibility and convenient access
- Ideal setting for medical, office, or service-oriented businesses
- Thriving commercial corridor with great exposure
- Warm lit shell ready for custom build out

OFFERING



FOR LEASE

MEDICAL / OFFICE SPACE

Building Size 7,200 SF

Lease Rate \$26.00 SF/yr (MG)

SPACES	SPACE SIZE
Suite 200 – Daily Rental Suite, Fully Furnished	911 SF
Suite 201	1,422 SF
Suite 204	511 SF

Finished Space_Occupied Space



Finished Space_Occupied Space



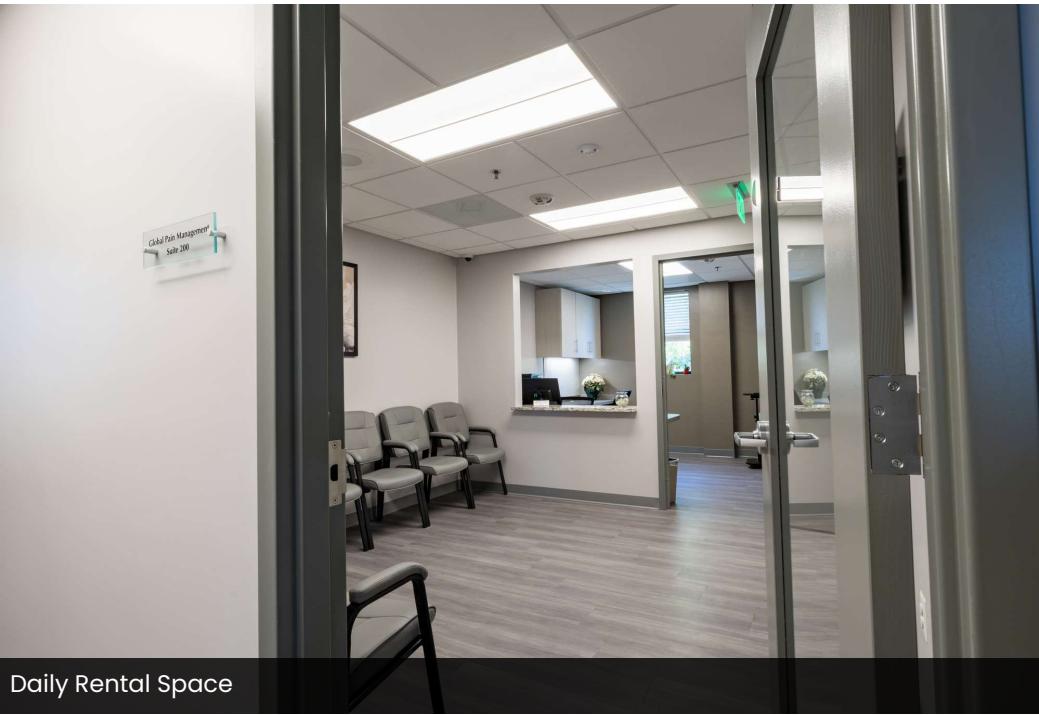
Finished Space_Occupied Space



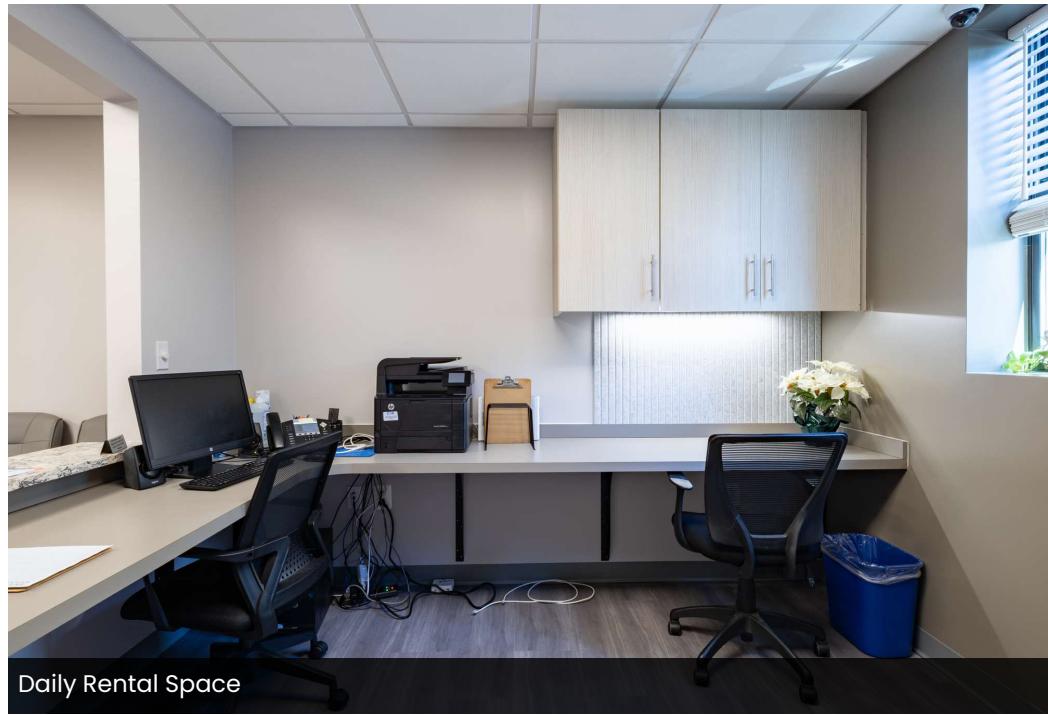
Finished Space_Occupied Space



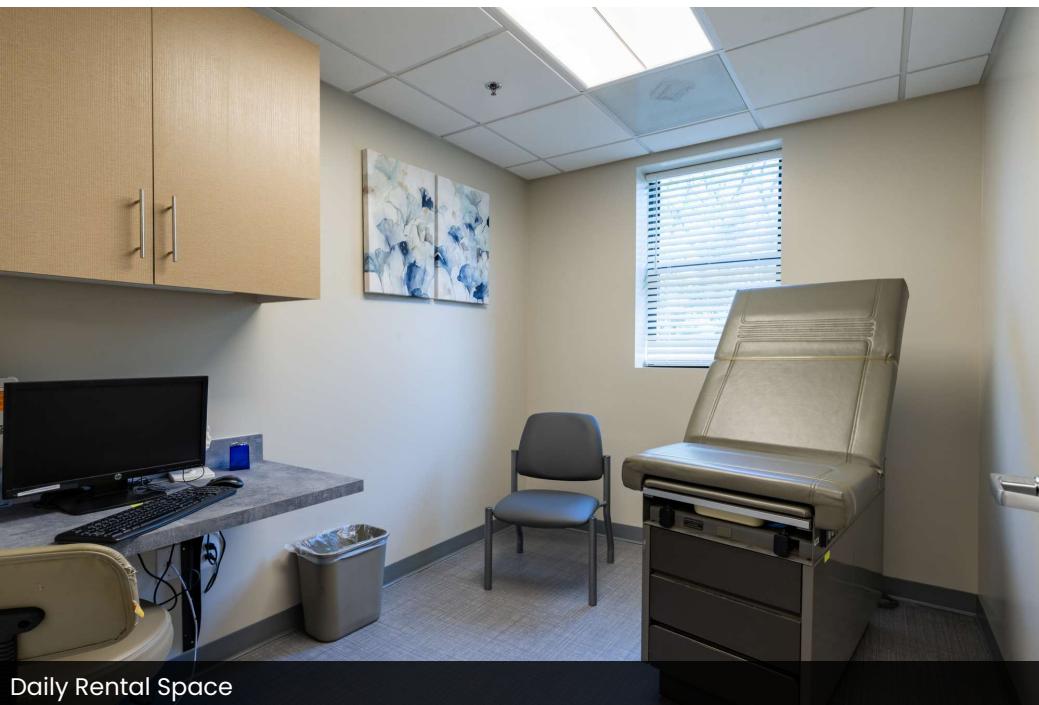
ADDITIONAL PHOTOS



Daily Rental Space



Daily Rental Space

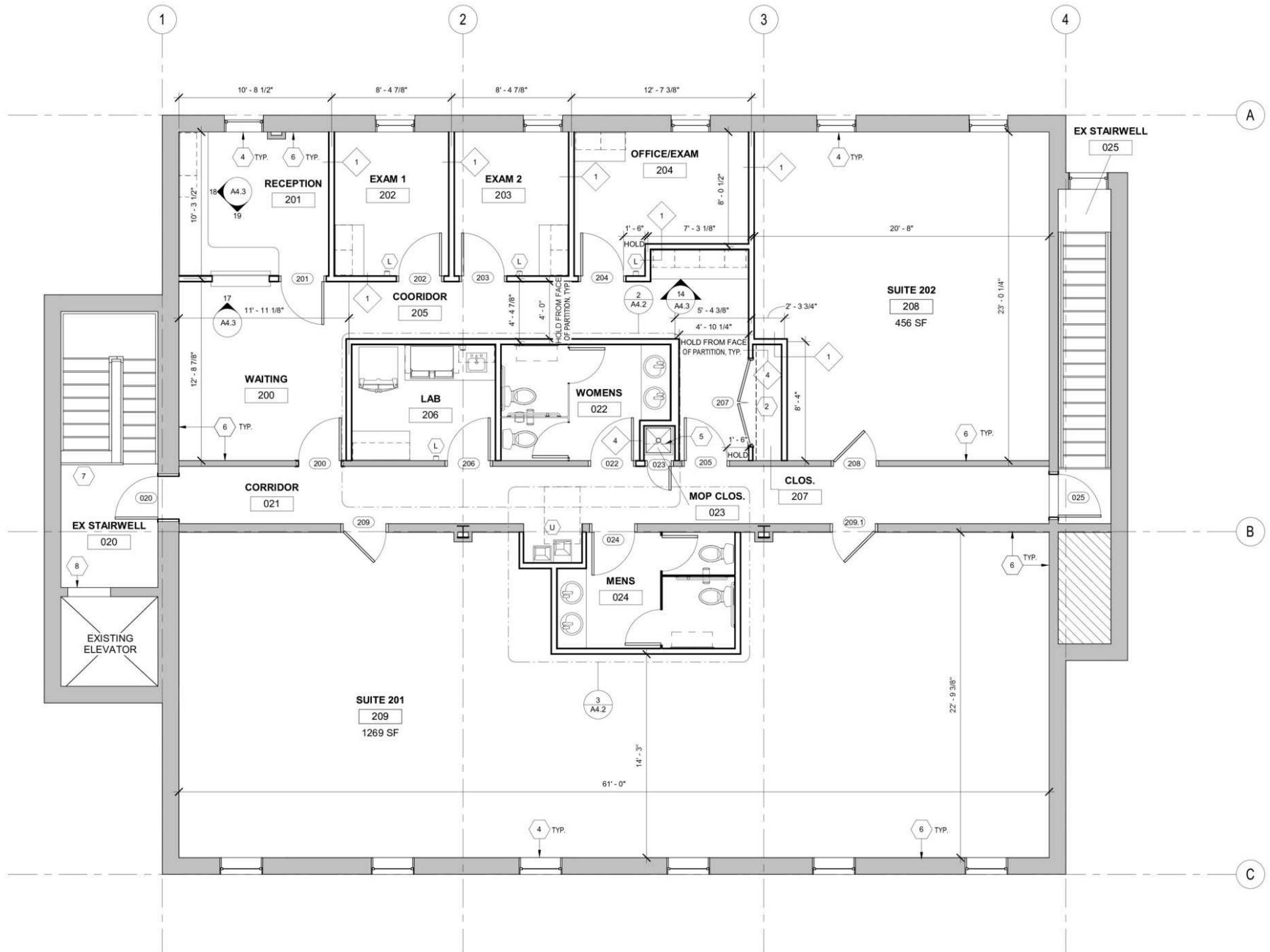


Daily Rental Space

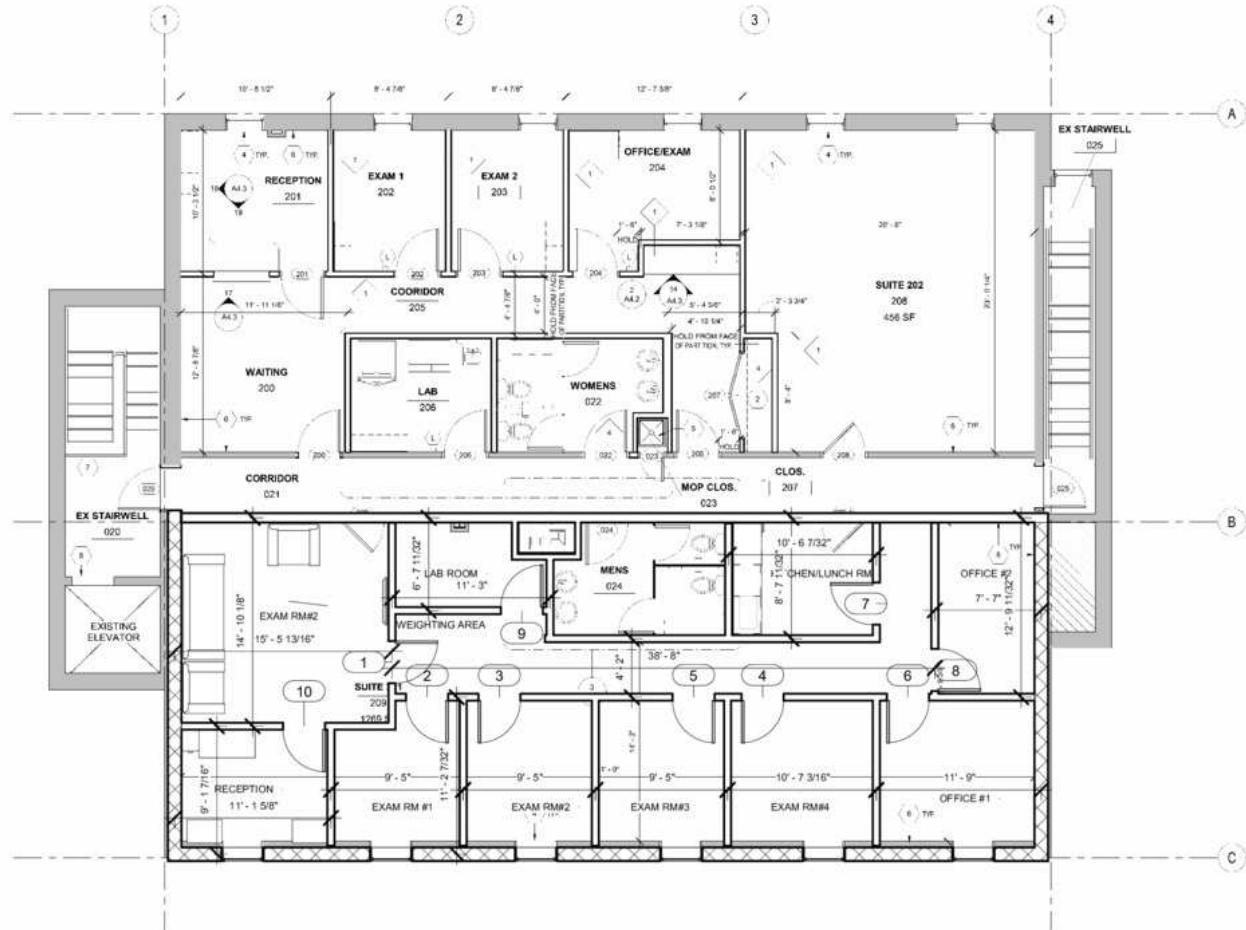


Daily Rental Space

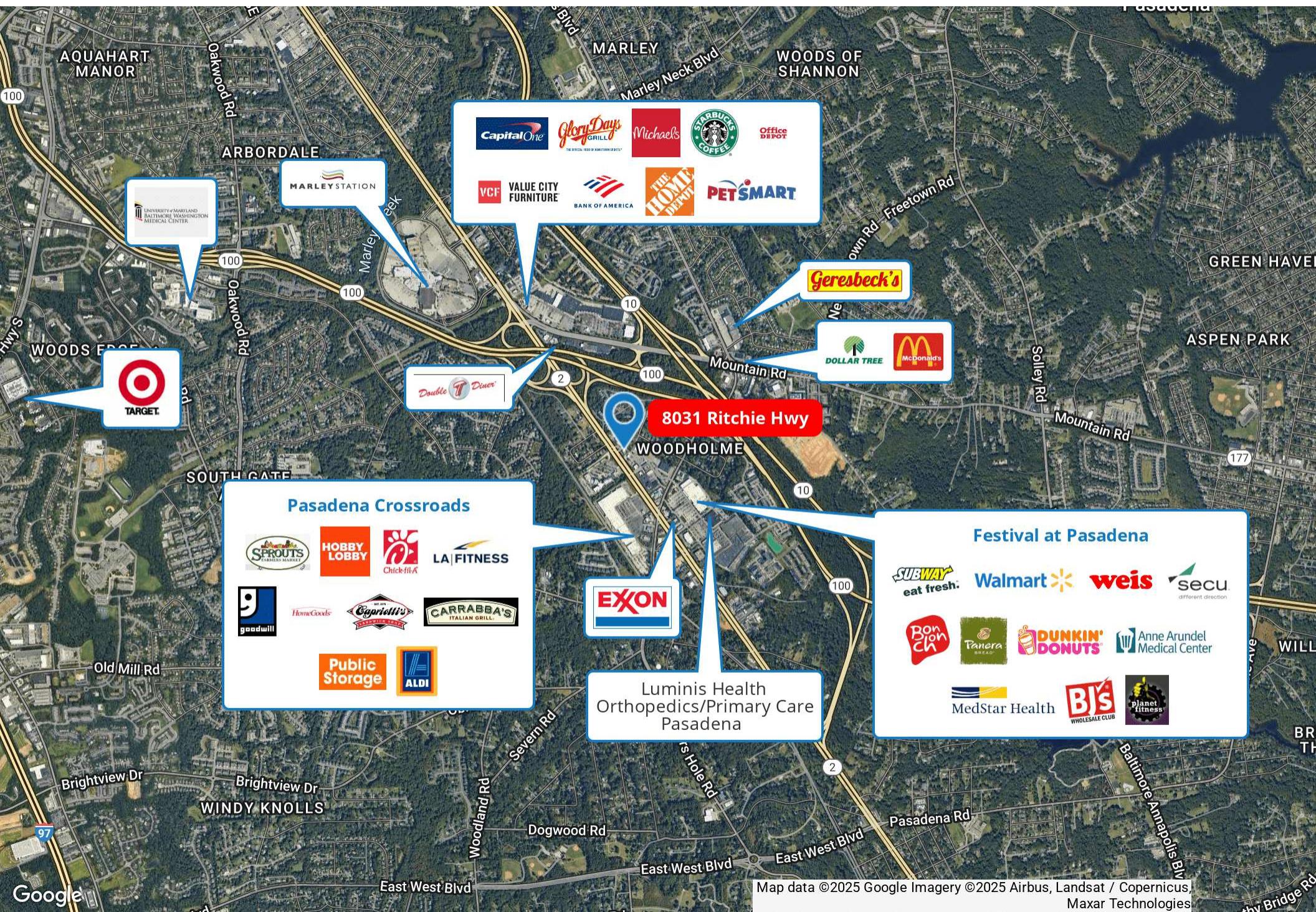
2ND FLOOR PLAN



2ND FLOOR PLAN - TEST FIT ONLY



RETAILER MAP



DEMOCRAPHICS



2024 SUMMARY

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Population	11,355	100,698	194,198
Households	4,727	37,600	71,835
Average Household Size	2.4	2.7	2.7
Average Age	40	39	40
Average Household Income	\$115,592	\$135,569	\$143,815



194,198

Population



2.7

Average HH Size



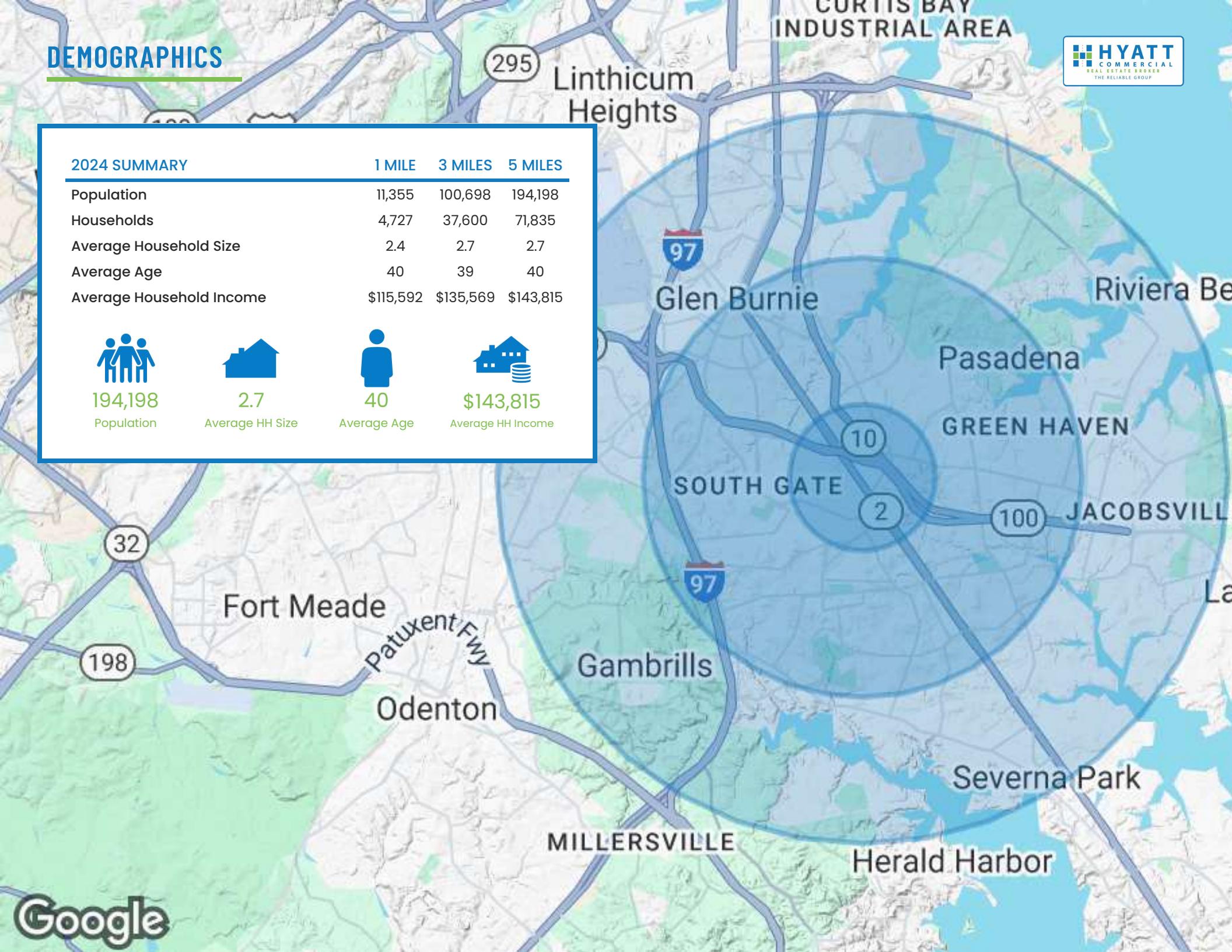
40

Average Age



\$143,815

Average HH Income





8031

GLOBAL PAIN MANAGEMENT



CONTACT

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