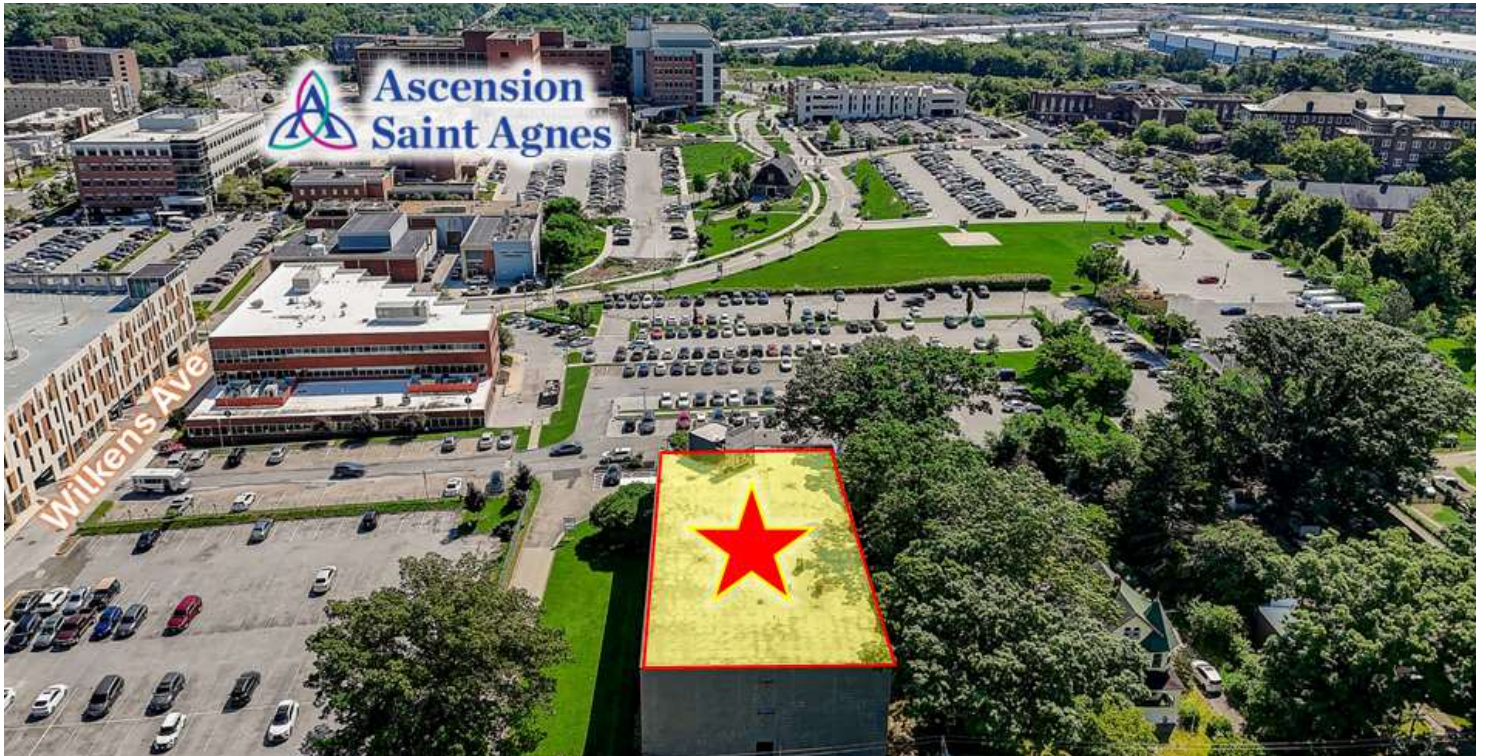


Property Summary



PROPERTY DESCRIPTION

Introducing a rare opportunity for investors in the medical office space sector! The Pine Heights Medical Center is a multi-tenant medical office uniquely located on the campus of Ascension St. Agnes Hospital in SW Baltimore City very near the City border with Baltimore County. Significant and recent building upgrades include elevator modernization, HVAC upgrade and roof replacement. It is 94.50% occupied which allows for a Buyer/User to locate within the building. There is potential for increased revenue through a 25% increase in operating cost reimbursement as several leases turn over. Its accessibility from I-95 and I-695 further enhances the desirability of this strategically located property.

Please contact Gary Olschansky for more information!

PROPERTY HIGHLIGHTS

- Rarely Available MOB Adjacent To Hospital Campus
- Opportunity To Increase Revenue Through Management Efficiency
- Recently Modernized Elevator
- Newly Installed Entrance
- New Cooling Tower
- Recent Upgrades To Nearly All Tenant Suites
- Recent Updates To Common Areas
- Easily Accessible From I-95 and I-695

OFFERING SUMMARY

Sale Price:	Call To Discuss
Number of Units:	9
Occupancy:	94.5%
Building Size:	31,098 SF

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