

# MEDICAL OFFICE SPACE FOR LEASE

124 Slade Avenue - Pikesville, MD 21208



28,626-square-foot office building; Zoned OR-1

Built in 1988, with renovated lobby, elevator and restrooms

Outstanding parking ratio (5 spaces per 1,000 SF)

Suites are separately metered for HVAC and utilities

Comcast and Verizon; Wet sprinkler system

Tenant is responsible for its utility costs, janitorial service, and its pro rata share of operating expenses, estimated at \$7.10 PSF (includes real estate taxes [\$1.50 PSF], and insurance and common area maintenance [\$5.60 PSF])

## HIGHLIGHTS

Suite 210: 1,732 SF available

Lush atrium with green space

On-site owner and property management

Now \$15.00 ~~\$17.50~~ PSF, NNN



### FOR MORE INFORMATION PLEASE CONTACT:

**Matt McNelly**

Direct: 443-330-4809

[mmcknelly@blueobrecht.com](mailto:mmcknelly@blueobrecht.com)



[instagram.com/blueobrecht](https://www.instagram.com/blueobrecht)



[linkedin.com/company/blue&obrecht](https://www.linkedin.com/company/blue&obrecht)



410-561-5568



# MEDICAL OFFICE FOR LEASE

## 124 SLADE AVENUE

