



**DENTAL SUITE
OFFERED FOR SALE**

ADDRESS:	7600 Osler Drive Suite 301 and 303 Towson, Maryland 21204
OFFICE SIZE:	Suite 301 723SF Suite 303 754SF Can be combined with adjacent suites 305 & 307 for 3,428SF
CONDOMINIUM FEE:	Suite 301 \$1,030/month Suite 303 \$1090/month Monthly condo fee includes electric
REAL ESTATE TAXE 2025:	Suite 301 \$2031.42/annually Suite 303 \$2,304.23/annually
PARKING:	Free and unreserved 4.50/1000
BUILDING SIZE:	60,000 SF
TOTAL NUMBER OF LEVELS:	4
ELEVATOR:	2
UTILITY SERVICE:	Electric, public water and public sewer
HVAC:	Electric & maintenance included in condo fee
YEAR BUILT:	1975
AMENITIES:	<ul style="list-style-type: none">▪ 6 exam rooms, 1 large private office, admin, 3 entry doors, waiting areas, 2 restrooms, 2 storage rooms, professionally managed, onsite free surface parking▪ Convenient to GBMC and Sheppard Pratt▪ Adjacent to UMD St. Joseph Medical Center

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

Lyn S. Jablonski

410-241-9729

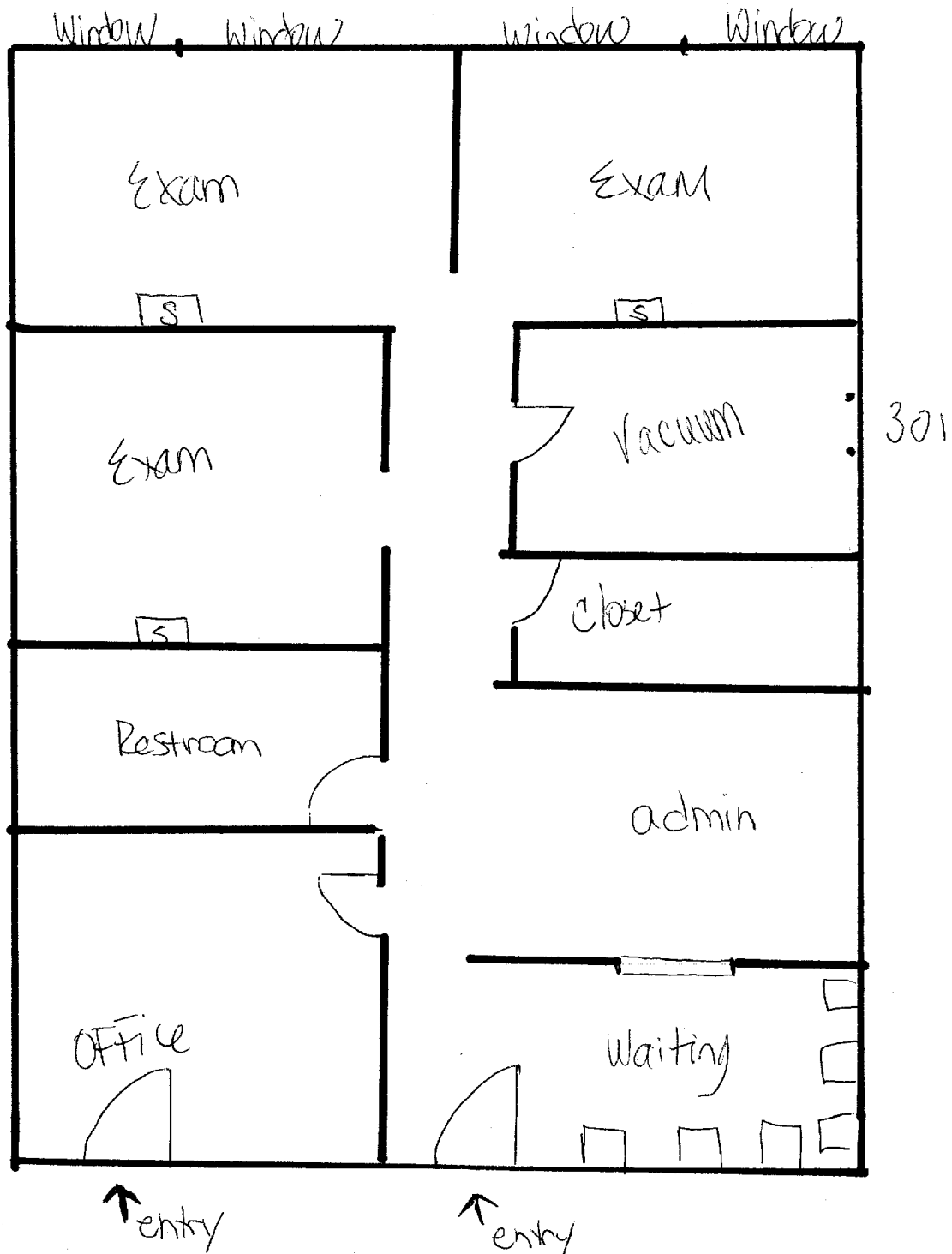
Email: ljablonski@trialliance.com

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ www.trialliance.com

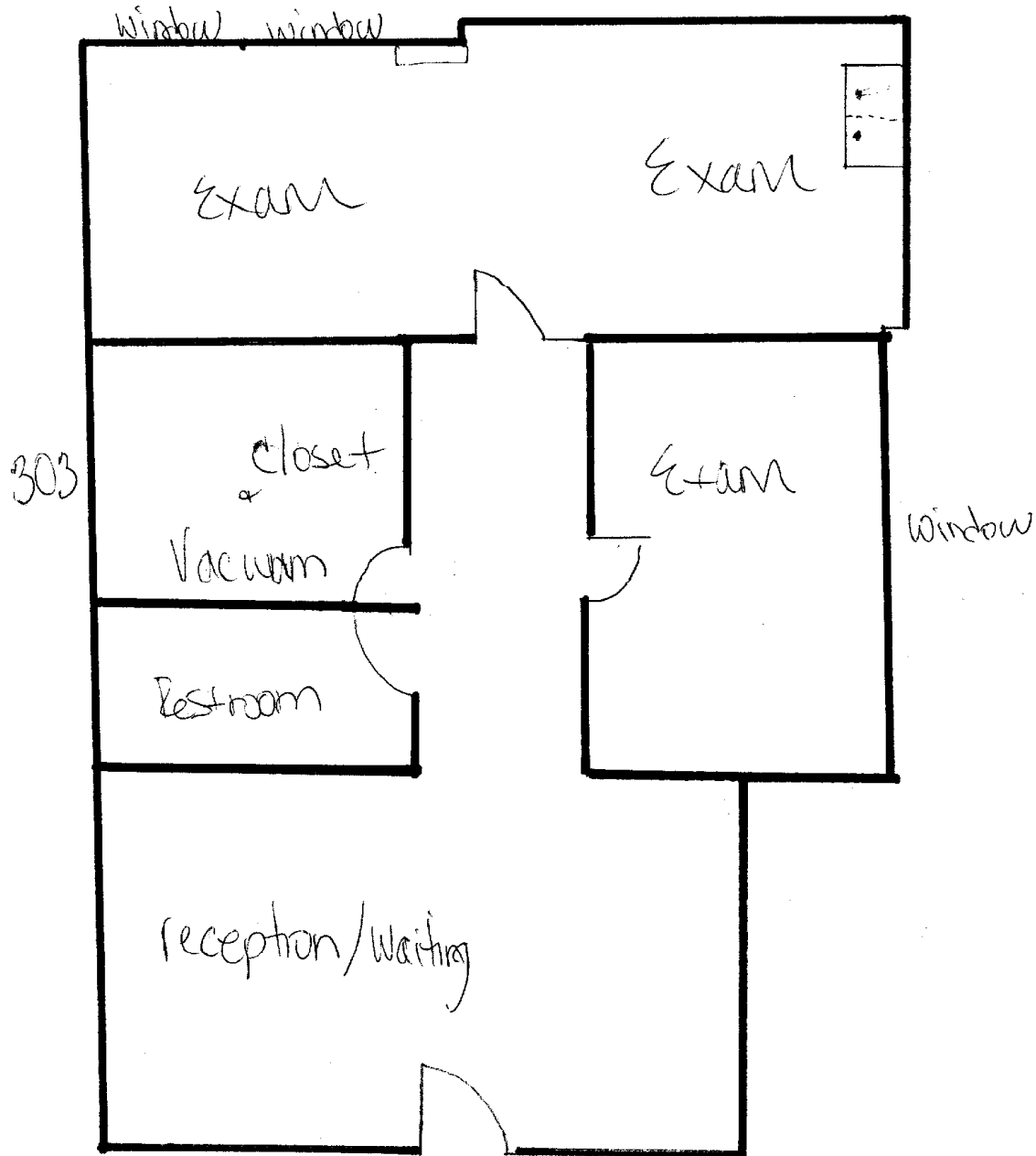
▲ **TriAlliance Commercial Real Estate Services** ▲

Suite 303
754SF



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Suite 301
7235F



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