

# Columbia

## Medical Campus



FOR LEASE

**Class A medical space  
in Columbia, MD**

5450 & 5500  
Knoll North Drive  
Columbia, MD



## Columbia

Medical Campus

### FEATURES

Two-building medical office complex totaling 155,314 s.f. on a 36.18 acre campus setting

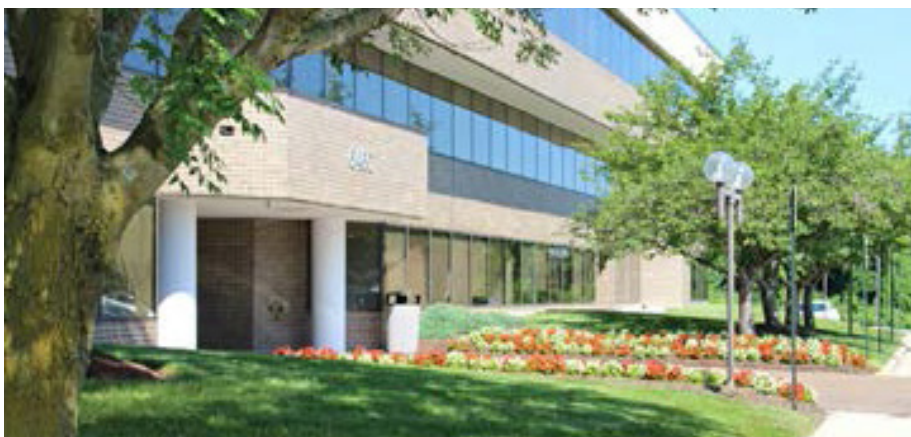
Common area renovations and capital improvements completed

Suites ranging from 1,252 s.f. to 13,000 s.f.

Pharmacy, lab and radiology on site

739 free parking spaces

Great highway access and minutes to Columbia Town Center



### MEDICAL DISCIPLINES

Audiology

Cardiology

Clinical LAB

Dentistry

Diagnostic Imaging  
(Radiology)

Gastroenterology

Internal Medicine

Multi-Care

Oncology

Orthopedics

Pain Management

Pediatric Dentistry

Pharmacy

Physical Therapy

Podiatry



# AVAILABILITY

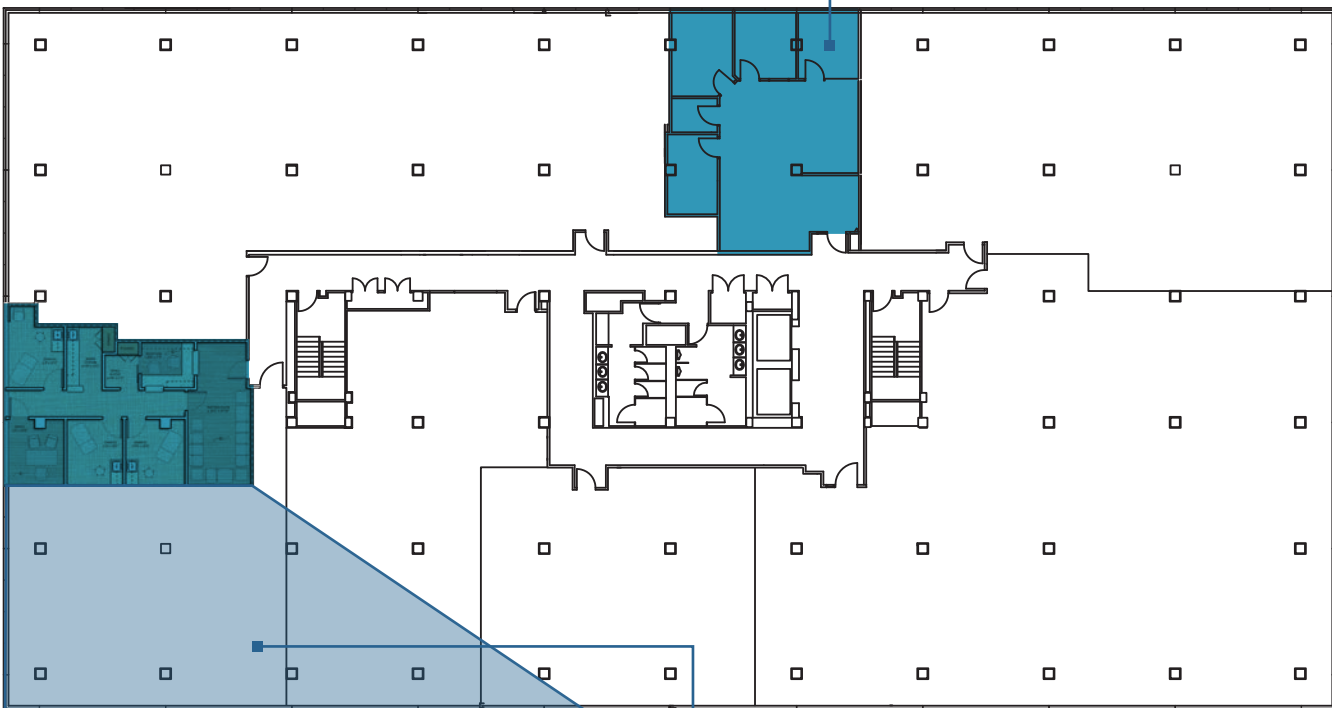
5450 Knoll North Drive

3rd Floor | 1,252 s.f. & 1,277 s.f.



## 5450 3rd Floor

Suite 370  
1,277 s.f.



Suite 350 - Spec Suite  
1,252 s.f.



Suite 350 - Spec Suite 1,252 s.f.

# AVAILABILITY

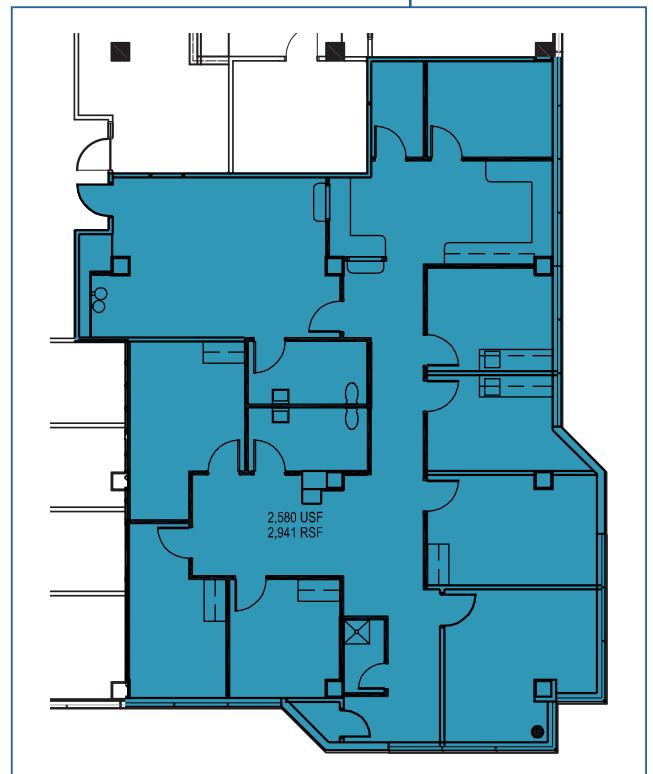
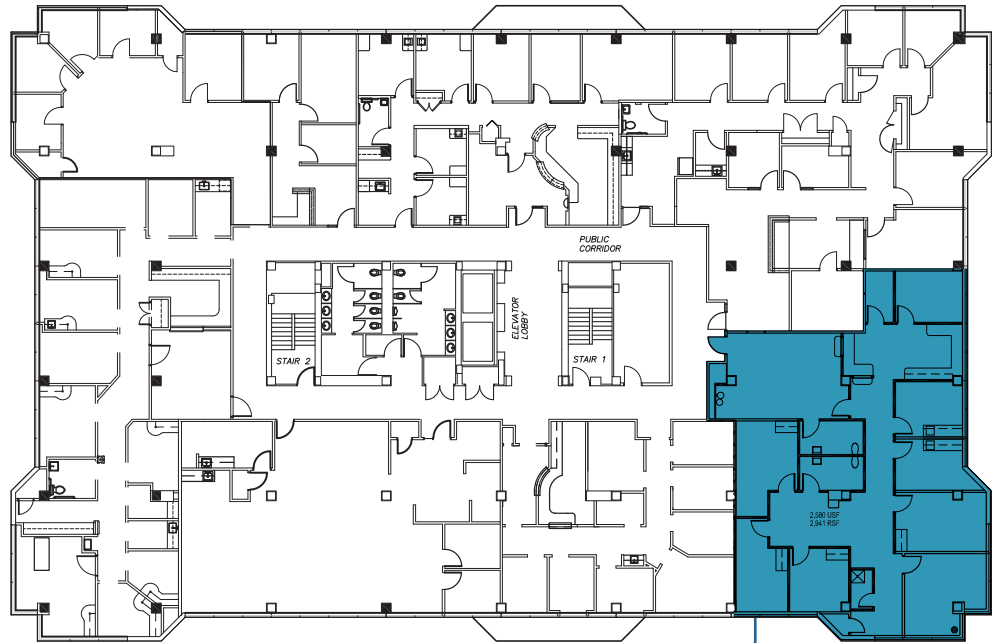
5500 Knoll North Drive

2nd Floor  
2,941 s.f.

5th Floor  
2,000 s.f. - 13,004 s.f.

Lease Terms  
Negotiable  
Generous TI  
5-10 year lease term

**5500 | 2nd Floor**  
2,941 s.f.





## JOIN OUR PRESTIGIOUS TENANT ROSTER INCLUDING

Johns Hopkins Medicine

University of Maryland  
Medical System

LifeBridge Health

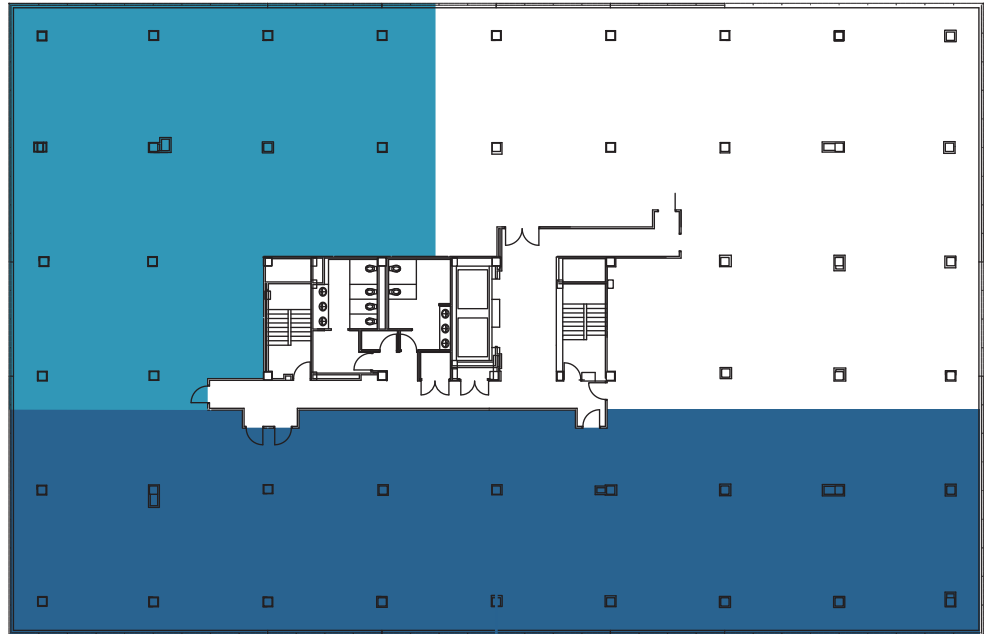
Chase Brexton

Columbia Medical Practice

Advanced Radiology

LabCorp

**5500 | 5th Floor**  
2,000 s.f. – 13,004 s.f.



## Possible Subdivision

### Option 1 | Combined



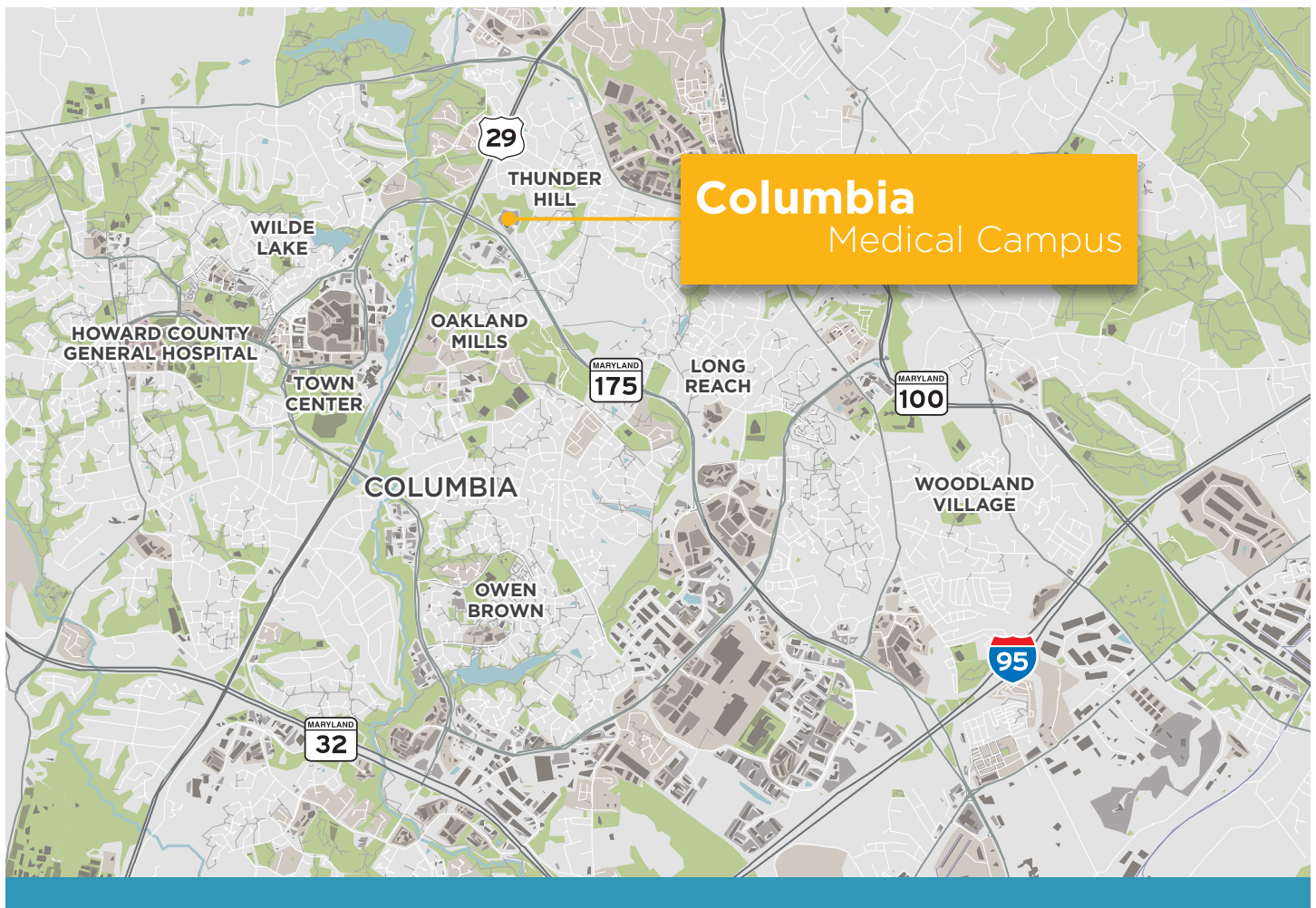
### Option 2 | Subdivided



2,199 RSF

2,491 RSF

3,300 RSF



Owned and professionally managed on-site by Welltower, one of the leading operators of outpatient medical facilities in the nation.



**Rob Freedman SIOR**  
410 452 9444  
[rob.freedman@jll.com](mailto:rob.freedman@jll.com)

**Gary Applestein SIOR**  
410 404 3196  
[gary.applestein@jll.com](mailto:gary.applestein@jll.com)

**Dominic Digiovannantonio**  
301 752 6799  
[dom.digi@jll.com](mailto:dom.digi@jll.com)

[jll.com/baltimore](http://jll.com/baltimore)

Disclaimer: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice.

© 2022. Jones Lang LaSalle. All rights reserved.