

# Columbia

## Medical Campus



FOR LEASE

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

5450 & 5500  
Knoll North Drive  
Columbia, MD



## 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



## Columbia Medical Campus



## 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



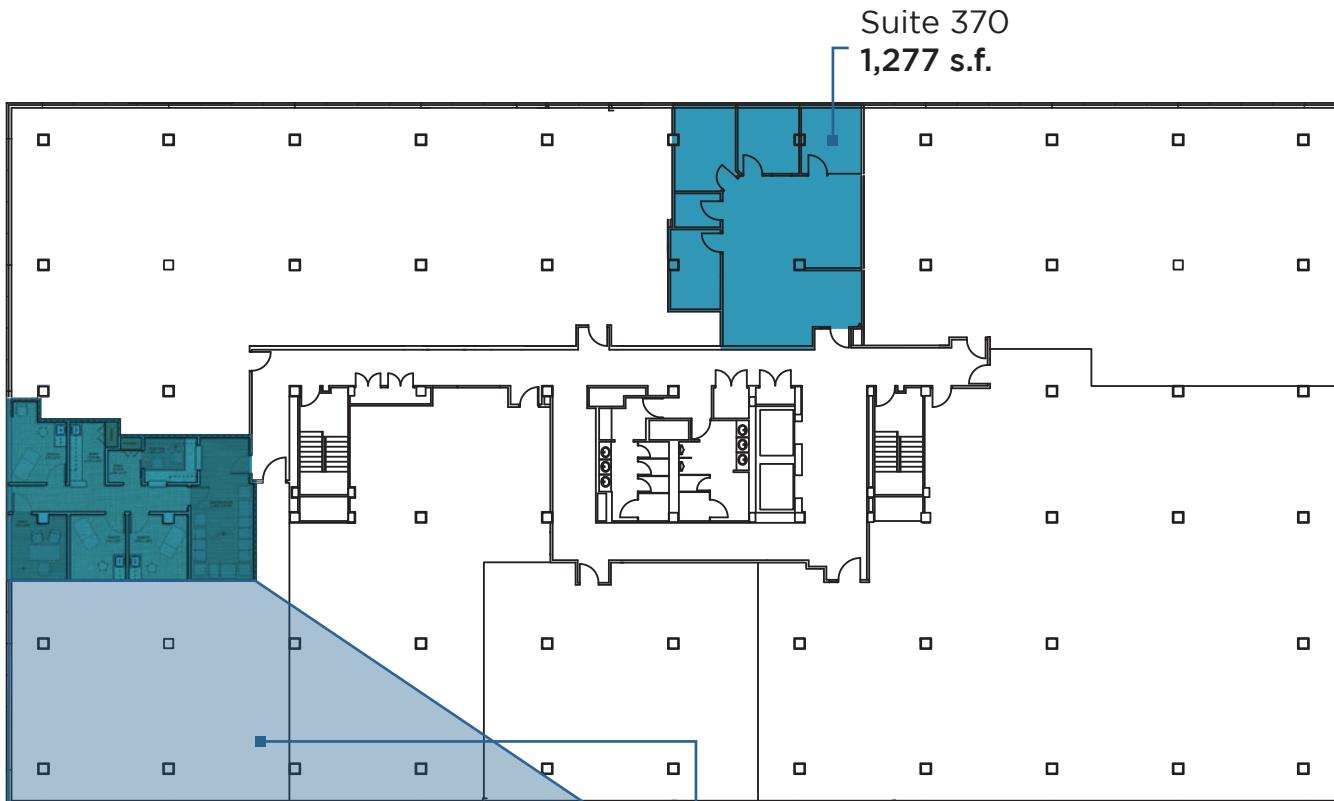
## AVAILABILITY

5450 Knoll North Drive

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



### 5450 3rd Floor



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



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

# AVAILABILITY

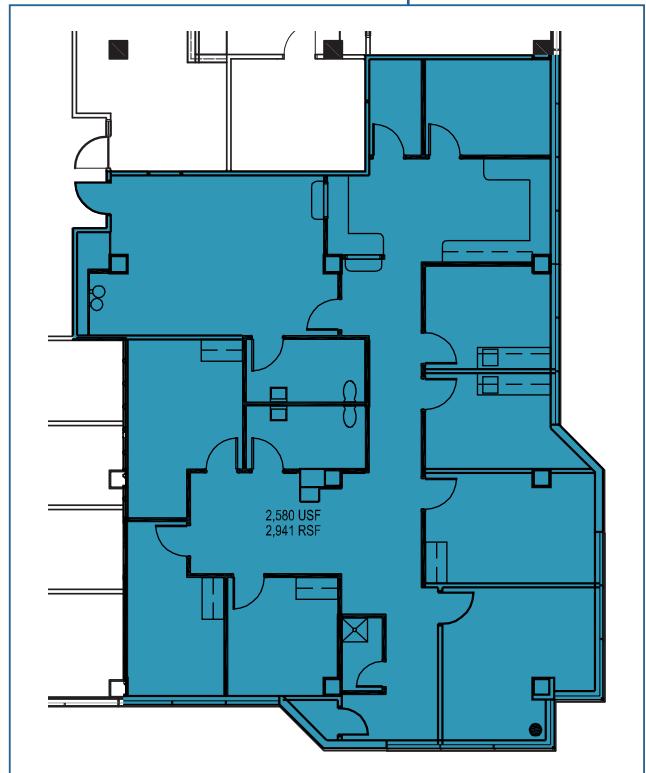
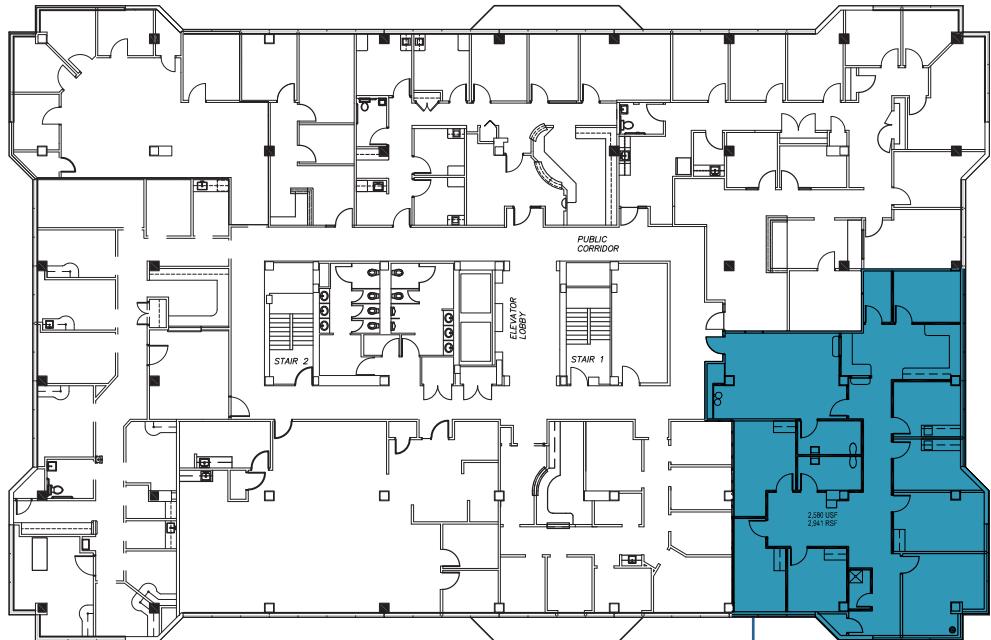
## 5500 Knoll North Drive

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

Columbia Medical Practice

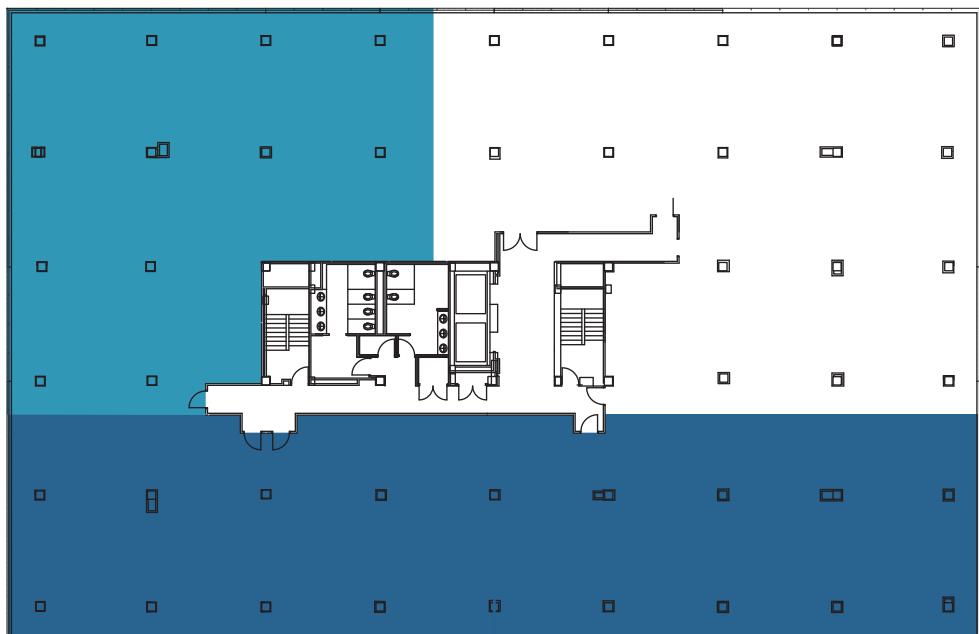
University of Maryland  
Medical System

Advanced Radiology  
LabCorp

LifeBridge Health

Chase Brexton

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



**Possible  
Subdivision**

### Option 1 | Combined



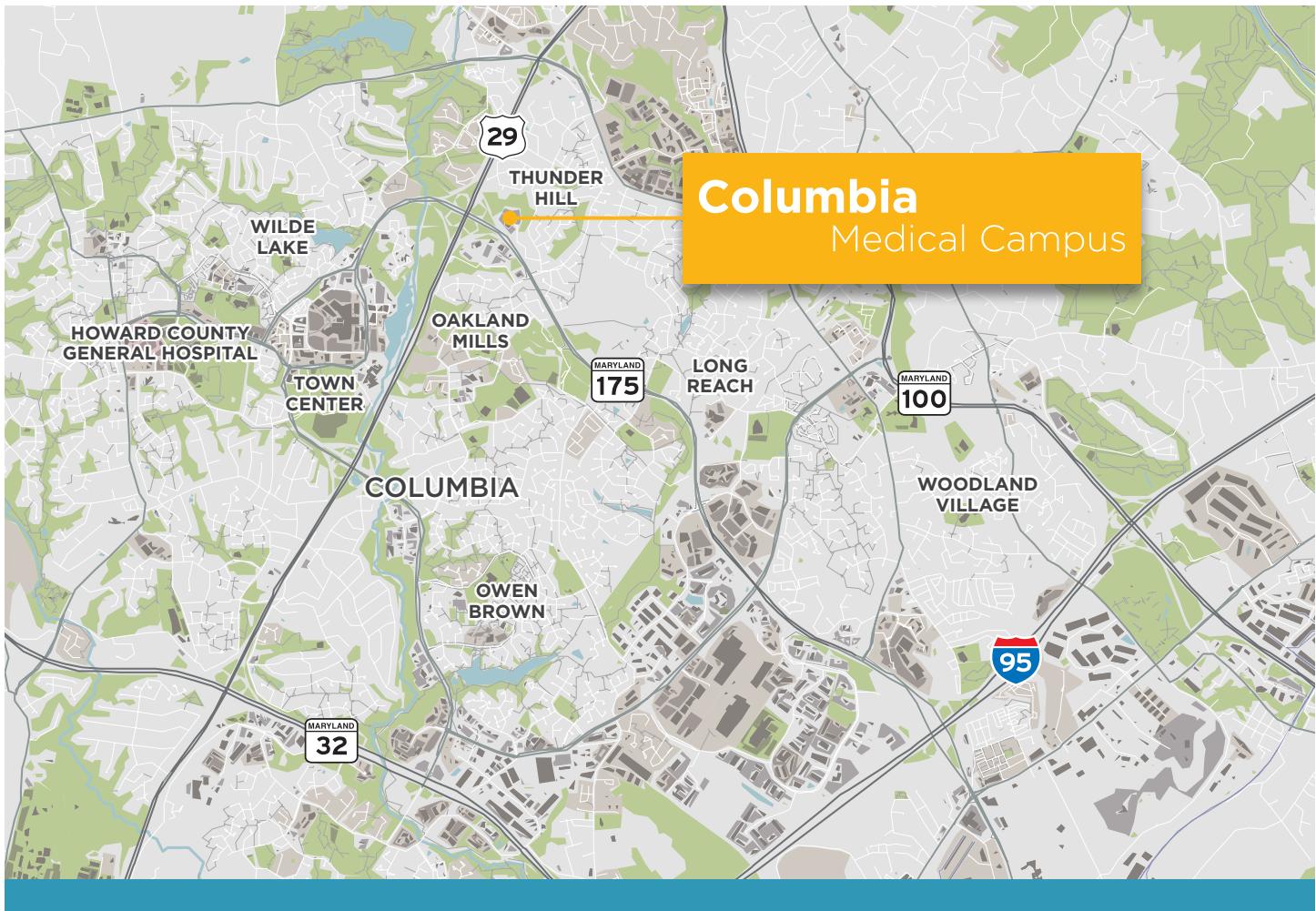
### Option 2 | Subdivided



2,199 RSF

2,491 RSF

3,300 RSF



**welltower™**

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



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