



AVAILABLE SUITES

- **Suite 110:** 2,473 SF
- **Suite 206:** 1,293 SF
- **Suites 210:** 1,893 SF
- **Suite 506:** 1,283 SF
- **Suite 602-608:** 4,827 SF
- **Suite 609:** 830 SF

OVERVIEW

- **Price:** \$1,900 - \$29.00 SF/YEAR
- **Sq. Footage:** 1,014 - 4,827 SF
- **Lot Size:** 4.34 acres
- **Building Size:** 189,050 SF
- **Zoning:** C2
- **Parking Ratio:** 5 spaces per 1,000 SF

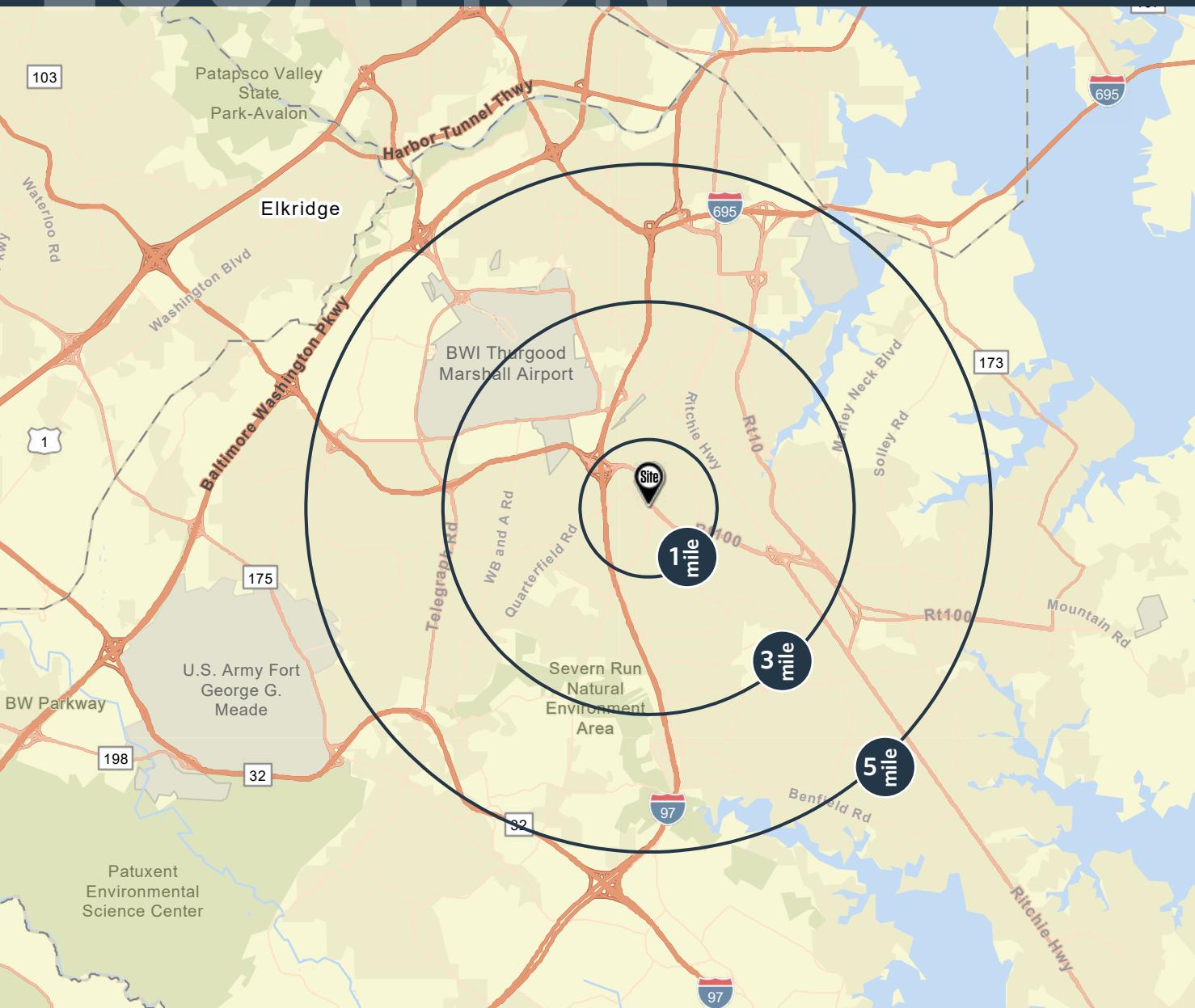
HIGHLIGHTS

- Many medical specialties along with Radiology and Labcorp in building
- Brand new cooling tower installed in August 2018
- Excellent Crain Highway frontage (18,520 ADT)
- Visibility from Route 100
- On-site property manager

LOCATION

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



AMENITIES

MRI, Lab, First Floor Pharmacy, and well as other amenities are located in the building. Crain Highway offers server restaurants, retailers and dry cleaning services nearby.

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population	20,789	89,731
Avg HH Size	2.50	2.63
Households	8,271	33,878
Average HH Income	\$108,623	\$130,924
		\$149,343

TRAFFIC COUNTS | 2022:

Crain Highway S	19,092 ADT
Old Stage Court	6,400 ADT
Route 100	82,265 ADT

ZUBIN DAVID

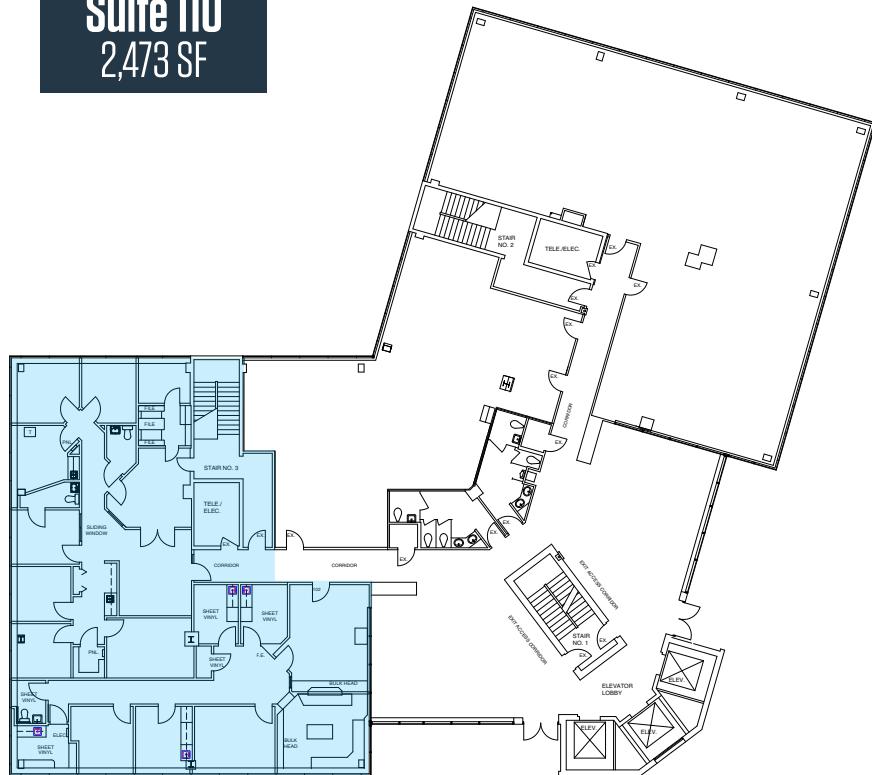
zdavid@klnb.com | 301-821-5588

NAI klnb

FLOOR PLANS | MEDICAL OFFICES FOR LEASE

Suite 110
2,473 SF

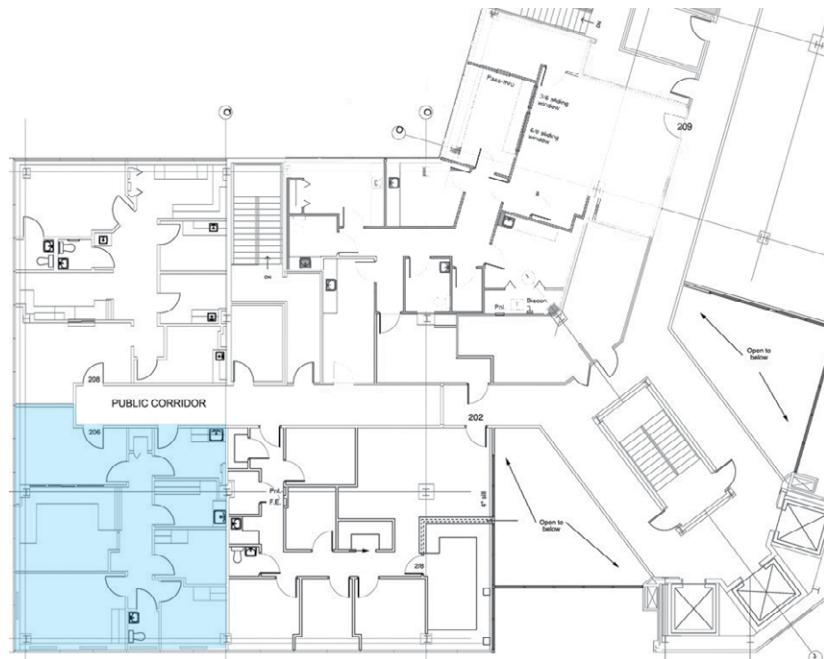
2,473 SF



Suite 206

1,293 SF

1,293 SF



ZUBIN DAVID

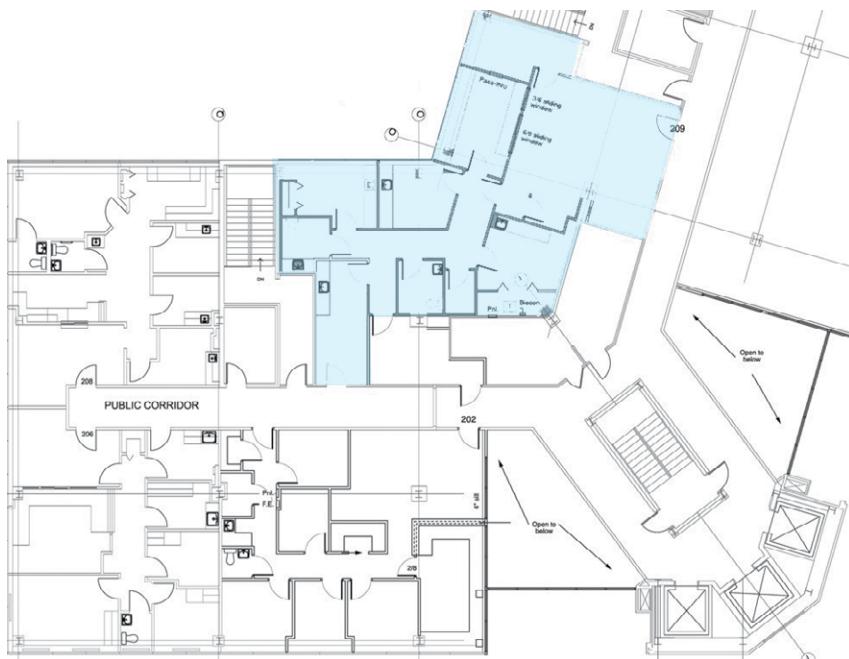
zdavid@klnb.com | 301-821-5588

NAIklnb

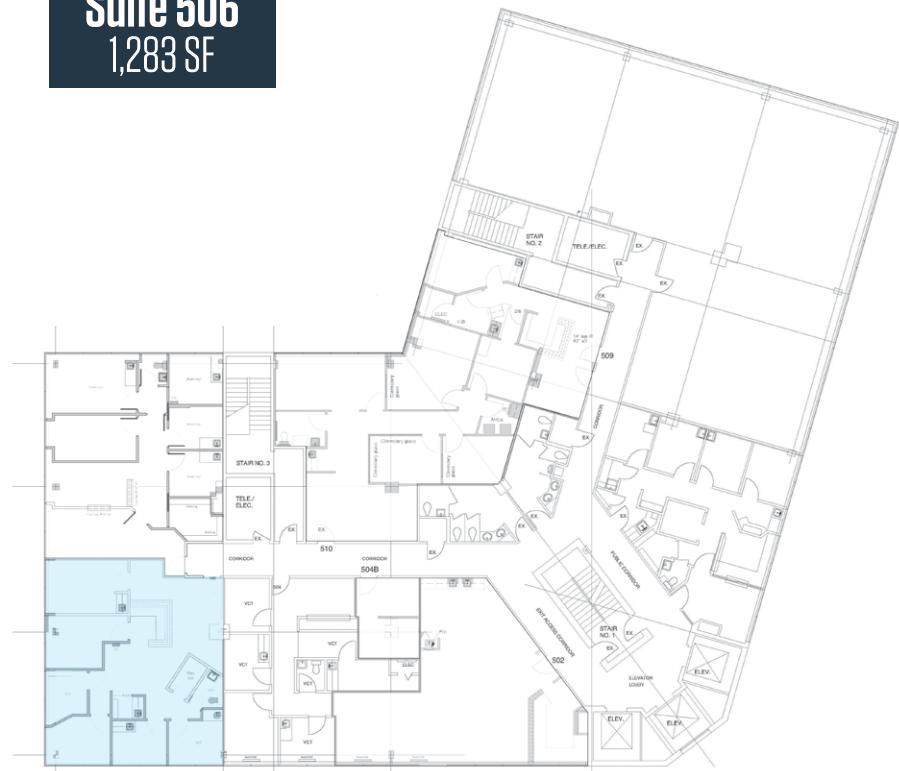
FLOOR PLANS | MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

Suite 210
1,893 SF



Suite 506
1,283 SF



ZUBIN DAVID

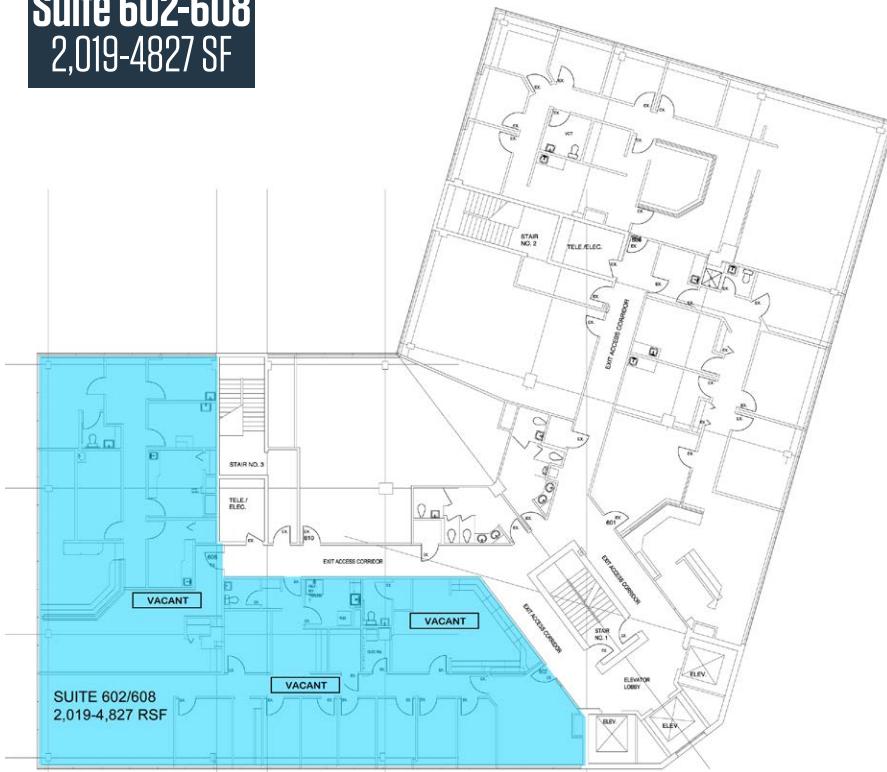
zdavid@klnb.com | 301-821-5588

NAI klnb

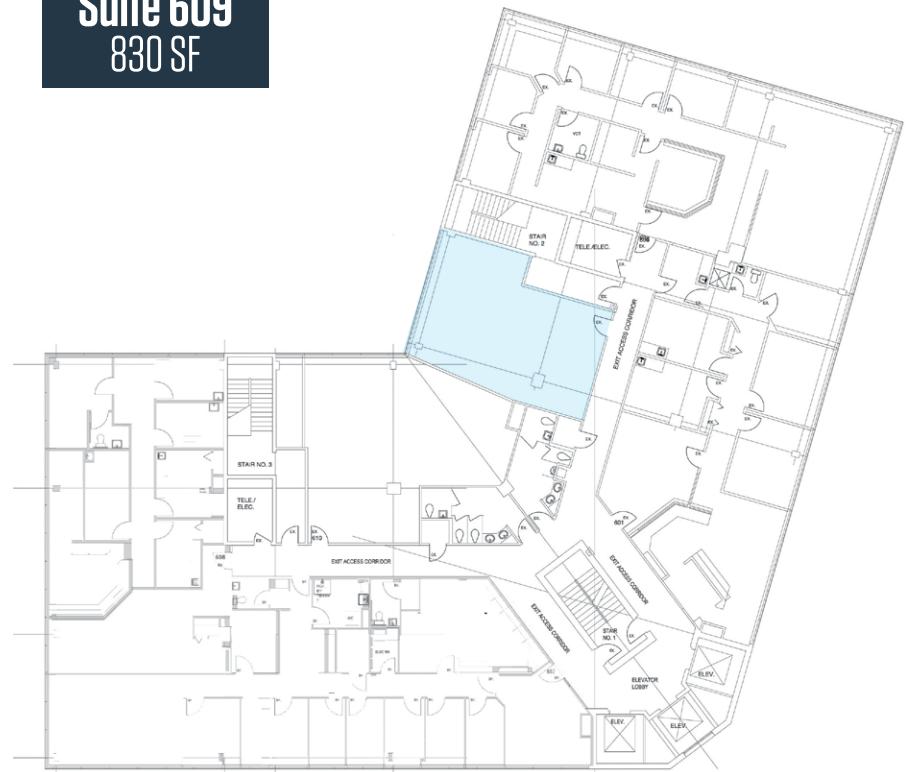
FLOOR PLANS | MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

Suite 602-608
2,019-4827 SF

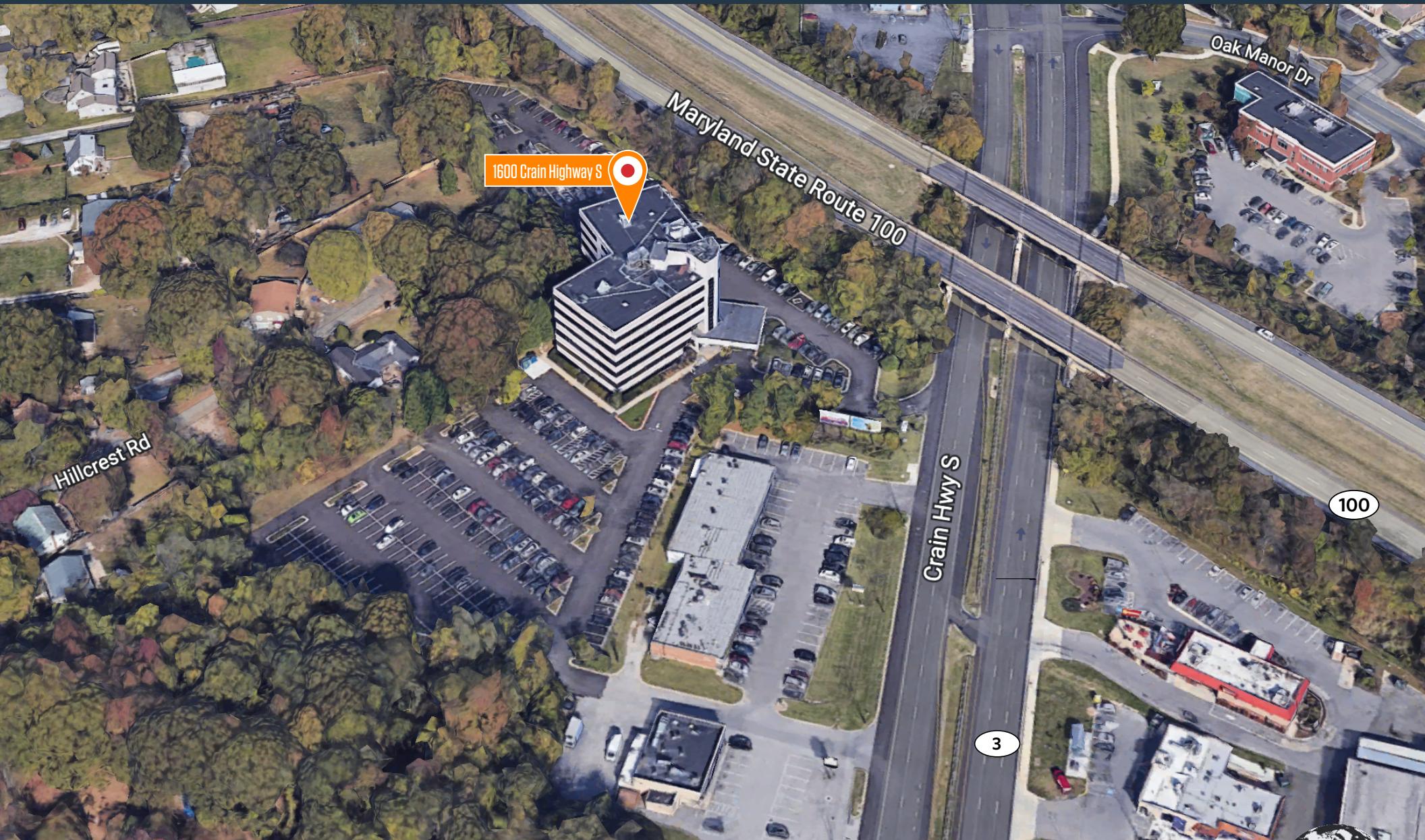


Suite 609
830 SF



AERIAL VIEW | MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



ZUBIN DAVID

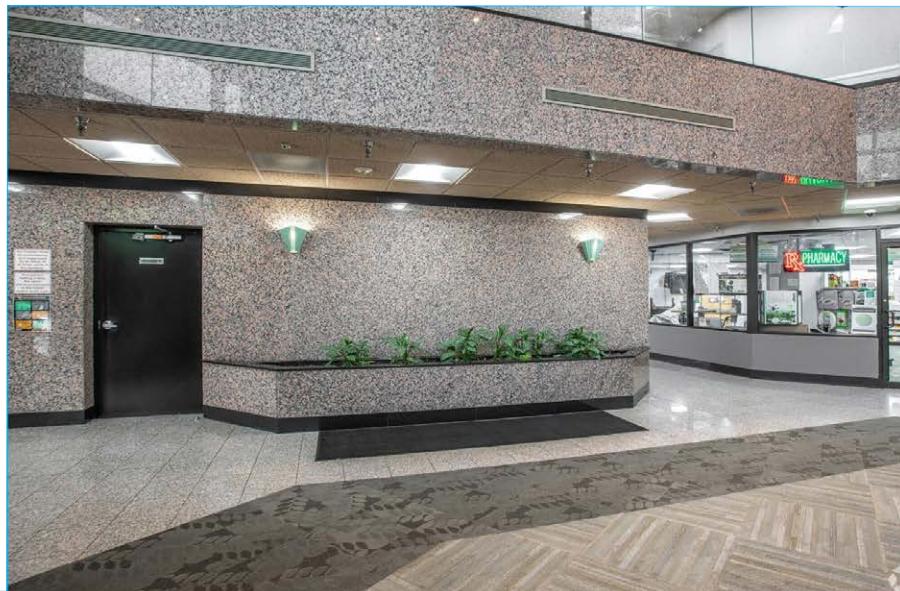
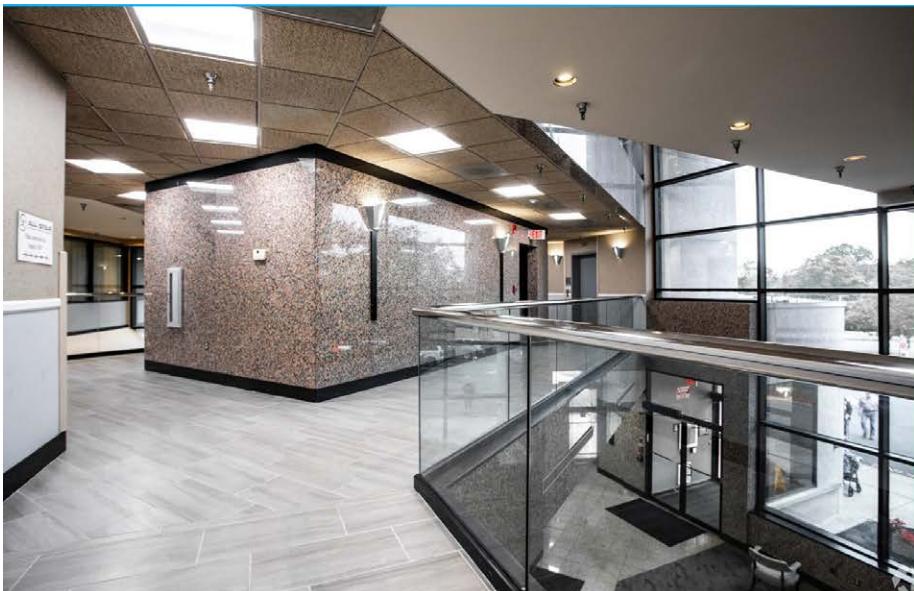
zdavid@klnb.com | 301-821-5588

NAI klnb

PHOTOS

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



ZUBIN DAVID

zdavid@klnb.com | 301-821-5588

NAI klnb

AERIAL

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



ZUBIN DAVID

zdavid@klnb.com | 301-821-5588

NAI klnb



MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ZUBIN DAVID

zdavid@klnb.com
301-821-5588

9881 Broken Land Parkway, Suite 300, Columbia, MD 21046

.....
klnb.com

[facebook.com/KLNBLCC](https://www.facebook.com/KLNBLCC)

[@KLNBLCC](https://twitter.com/KLNBLCC)

[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

[@instagram.com/klnbllc](https://www.instagram.com/klnbllc)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.