

# PROFESSIONAL OFFICE-MEDICAL SPACE AVAILABLE

## HIGH VISIBILITY - DIRECT FRONTAGE + ACCESS ON MD RT. 3

**4,780 SF +/- Available - Entire 1st Floor**  
NOW OFFERING NEW COMPETITIVE RENTAL RATE



**1071** MD-3 NORTH  
GAMBRILLS, MD 21054



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## PROPERTY FEATURES:

- Asking \$26/SF Full Service
- 1st Floor with direct entrance off main lobby
- Bright, clean, corner professional office
- High visibility, direct frontage and access on MD Route 3 (80,000 +/- vehicles per day)
- Ample parking
- Minutes drive to local shopping centers and numerous dining options
- Access to Crain Hwy (MD-3) near I-97 and MD-32

**Contact Broker for More Details**



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.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

## LOCATION OVERVIEW



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## MD-3 NORTH

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