



PROPERTY OVERVIEW

- Size:** 11,511 SF (Divisible)
Class: Class A Medical/Office
Rate: \$26.00 PSF Modified Gross
Add'l: \$4.14 PSF Parking & Storage
Expires: December 31, 2027
Building: 179,000 SF | Dulaney Center II

KEY AMENITIES

- Beautiful glass entrance off elevator
- Private in-suite restrooms
- Conference room with natural light
- Break room/kitchen with full cabinetry
- Multiple private offices with windows
- Server/IT room & open work areas

LOCATION HIGHLIGHTS

- Downtown Towson - walkable to Towson Town Center
- Near Towson University & GBMC Hospital
- Ample surface and garage parking
- Adjacent to grocery, retail, and restaurants
- Convenient access to I-695 Baltimore Beltway
- Strong professional tenant base



INTERIOR SPACES



FLOOR PLAN - SECOND FLOOR SUITE 200

