



OFFERED FOR SALE

ADDRESS:	7600 Osler Drive Suite 301 Towson, Maryland 21204
OFFICE SIZE:	723SF
PRICE:	\$93,990
CONDOMINIUM FEE:	\$792.89/month includes \$278.35 for Reserves *Monthly condo fee includes electric
REAL ESTATE TAXE 2026:	\$2101/annually
PARKING:	Free and unreserved 4.50/1000
BUILDING SIZE:	60,000 SF
TOTAL NUMBER OF LEVELS:	4
ELEVATOR:	2
UTILITY SERVICE:	Electric, public water and public sewer
HVAC:	Electric & maintenance included in condo fee
YEAR BUILT:	1975
AMENITIES:	▪ Previously was a dental suite. Equipment is removed. Plumbing in place. 3 office/exam rooms, admin, waiting area, restroom, professionally managed, onsite free surface parking ▪ Convenient to GBMC and Sheppard Pratt ▪ Adjacent to UMD St. Joseph Medical Center

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

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All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

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