

Smyth Professional Building

5445 Loch Raven Boulevard, Baltimore, MD 21239



AVAILABLE SPACE 1,301 – 4,141 RSF



- Five-story medical office building on MedStar Good Samaritan Hospital campus
- Multiple first floor, move-in ready suites available, up to 1,506 RSF
- Direct hospital access through enclosed, conditioned corridor

- 20 mins from downtown Baltimore, surrounded by multiple vibrant residential and retail corridors
- Ample surface and covered parking surrounding building
- Generous Tenant Improvement Allowance with flexible terms

Ideally located on the MedStar Hospital campus, with move-in ready suites available.

5445 LOCH RAVEN BOULEVARD, BALTIMORE, MD 21239 Towson 695 Carne Parkville ANNESLIE WOODHOME HEIGHTS Ove HAMILTON **ROLAND PARK** ANTHONYVILLE HAMPDEN FRANKFORD OAKENSHAWE 95 BELAIR - EDISON CHARLES VILLAGE Ros WMIN BYP 40 PULASKI INDUSTRIAL AREA 40 40 Baltimore HIGHLANDTOWN INNER HARBOR

POPULATION (5-MILE RADIUS)

507,552

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$100,919

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.6%







SURROUNDING POINTS OF INTEREST

1. MedStar Good Samaritan Hospital

2. UM St. Joseph Medical Center

3. The John Hopkins Hospital

Quality Care Pharmacy

NEARBY HOSPITALS

- Giant Food
- ShopRite
- Alameda Marketplace
- Inn at the Colonnade
- · Mount Pleasant Golf Course
- Planet Fitness
- Starbucks
- · Evergreen Café & Deli

DISTANCE

0.0 mi

3.4 mi

5.0 mi

DRIVE TIME

0 min

12 min

23 min

- · Chick-fil-A
- Roma Little Italy
- Loyola University

DAN MCGIVNEY, EVP | LEASING

703.615.7009 cell

dmcgivney@remedymed.com

NIGEL SMITH, ASSOCIATE | LEASING

301.908.9069 cell

nsmith@remedymed.com

