



OFFICE, MEDICAL AND RETAIL AVAILABLE FOR LEASE

Premier Mixed-Use Property Conveniently
Located Minutes From the Beltway



PROPERTY SUMMARY

Located on a 9-acre parcel at 8028 Ritchie Highway (Route 2), Pasadena, MD 21122, The Horizons, is one of Pasadena's premier office, medical, and retail destinations. This 125,000 square foot, C4 zoned building contains a three story office tower as well as a first floor, direct access retail/medical suites, and has a generous parking ratio of 4/1,000.

In 2015, the office tower underwent extensive common area renovations including all new finishes in the lobbies, public corridors, and restrooms; as well as new interior signage and elevator cabs.

HIGHLIGHTS



Office tower renovations,
including new finishes in
restrooms, interior signage
and elevators



Ample on-site parking/
campus-like setting



Steps away from an
abundance of amenities for
dining and shopping



Convenient access to
Baltimore Beltway, I-97, Rt.
10 and Rt. 100



Property backs up to
Baltimore-Annapolis Trail for
walking, biking and hiking



Carrabba's Italian Grill
located on-site



JOIN THESE TENANTS



Anne Arundel Gastroenterology Associates, P.A.



Chesapeake Research
Group, LLC
"Health on the Horizon"

CARRABBA'S
ITALIAN GRILL®

OSCAR'S
ALEHOUSE

 Peroutka, Miller,
Klima & Peters, P.A.
MID-ATLANTIC LAW GROUP

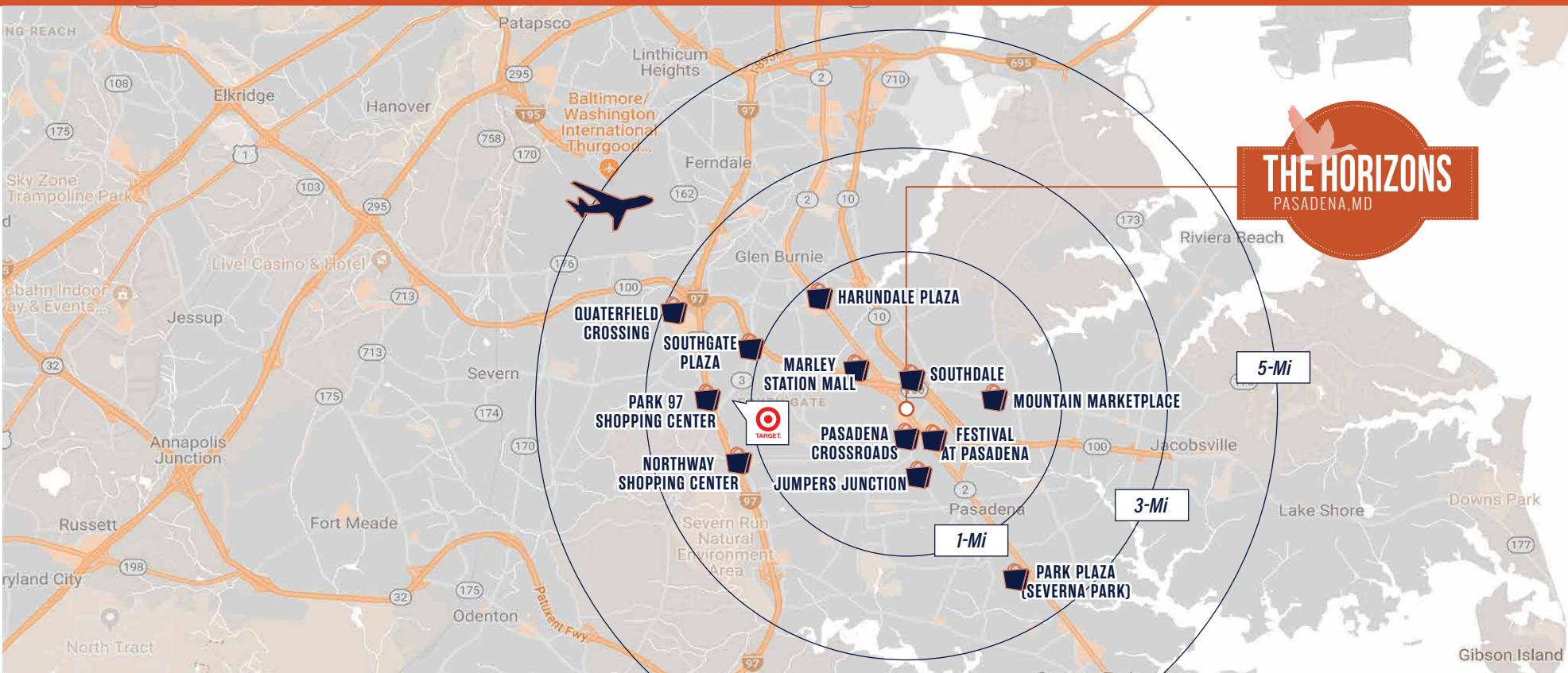
**LOCATED JUST MINUTES FROM UNIVERSITY OF
MARYLAND BALTIMORE-WASHINGTON MEDICAL
CENTER AND BWI AIRPORT**

- Space available in office tower as well as on the ground floors.
- Ground floor retail space allows for tenant signage bands and direct suite entry access.
- Tenants benefit from the continued population growth within the immediate surrounding trade area and its proximity to BWI Airport, the Baltimore Beltway (695), I-95, I-295 and Routes 97 and 10; as well as direct access off of Route 100.
- The Horizon's core tenancy is a mix of doctor's, attorneys, medical research, physical therapists, retail and corporate users.



OWNERSHIP COMMITTED TO EXCELLENCE

Attman Properties, with its subsidiaries and affiliates, has been in commercial real estate development for over 40 years. Attman's projects involve millions of square feet of space. They have extensive development experience in all aspects of commercial and residential real estate, including apartments, office buildings, industrial parks, shopping centers, recreational centers and health care facilities. The success of Attman Properties Company results from a unique combination of vision, integrity and customer service.



AREA DEMOGRAPHICS

1-Mile 3-Mile 5-Mile

	1-Mile	3-Mile	5-Mile
2024 Projected Population	12,276	93,025	196,592
2019 Population	11,891	90,847	189,652
Daytime Employees	11,188	90,507	193,193
2019 Average Household Income	\$92,217	\$104,083	\$111,172
Median Age	36.1	36.8	38

SURROUNDING BUSINESSES INCLUDE A COMBINATION OF AMENITIES FOR DINING, ENTERTAINMENT AND FITNESS AND HEALTH SERVICES





THE HORIZONS

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