



**OFFICE/MEDICAL SUITE
OFFERED FOR SALE/LEASE**

ADDRESS: 7600 Osler Drive
Suite 305 (3-C-4) and 307 (3-C-1)
Towson, Maryland 21204

OFFICE SIZE: **1,951SF**

SALE PRICE: Suite 305 1,037 SF \$165,920
Suite 307 914SF \$146,240
*Suites sold or leased combined only for 1,951SF

RENTAL RATE: \$24.00PSF net of janitorial

CONDOMINIUM FEE: Suite 305 \$1,456/month
Suite 307 \$1,276 /month
Monthly condo fee includes electric

REAL ESTATE TAXE 2024: Suite 305 \$2,468.99/annually
Suite 307 \$2,469.90/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:

- 5 exam rooms, 2 large private offices, admin, 2 entry doors, 2 waiting areas, 2 restrooms, 2 storage rooms, 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

www.trialliance.com

Lyn S. Jablonski

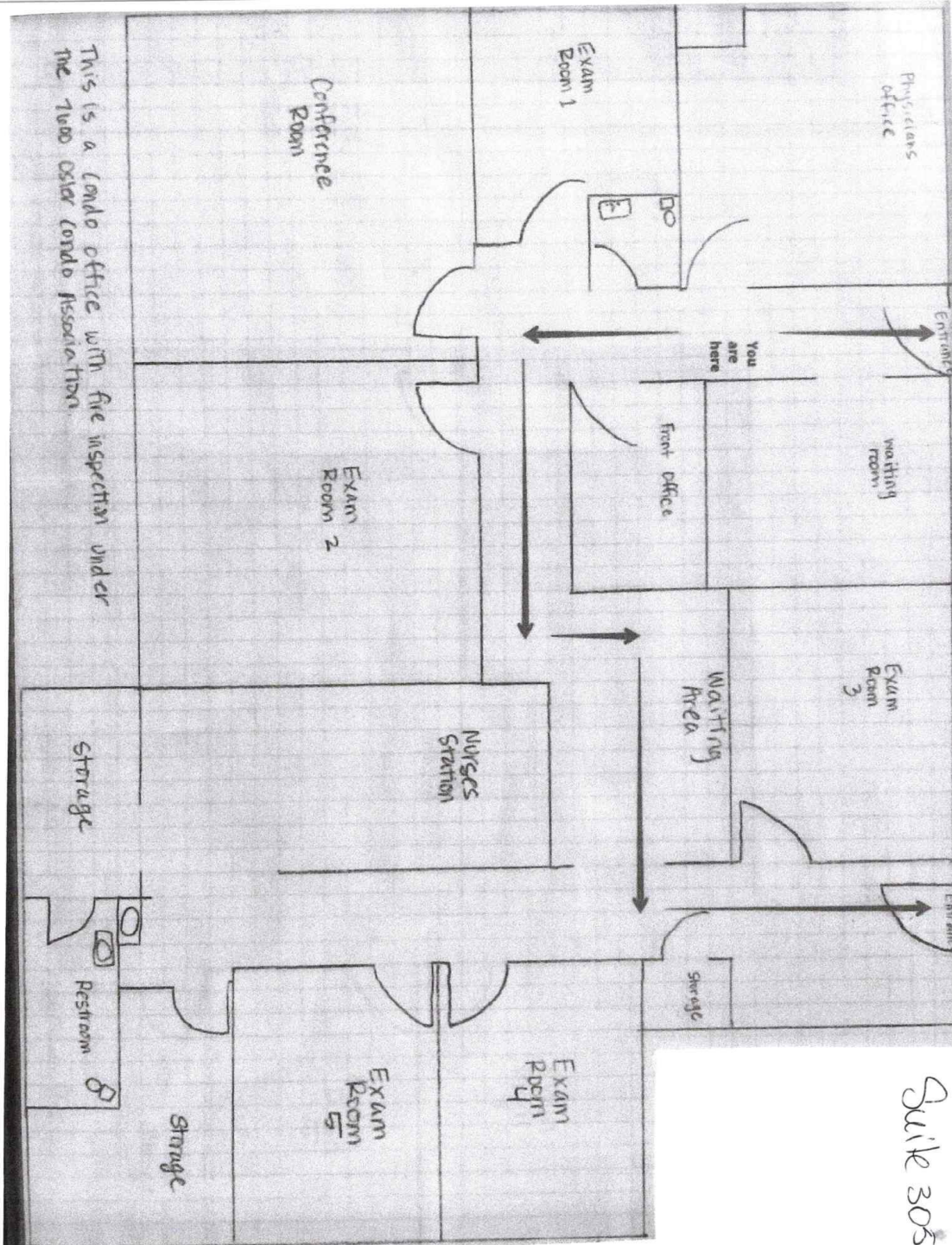
410-241-9729

Email: ljablonski@trialliance.com

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.

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ www.trialliance.com

▲ **TriAlliance Commercial Real Estate Services** ▲



7600 Oster Drive
Suite 305 & 307

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.