

# Columbia

## Medical Campus



FOR LEASE

**Class A medical space  
in Columbia, MD**

5450 & 5500  
Knoll North Drive  
Columbia, MD



# Columbia Medical Campus

## FEATURES

Two-building medical office complex totaling 155,314 s.f. on a 36.18 acre campus setting

Common area renovations and capital improvements completed

Suites ranging from 1,277 s.f. to 22,823 s.f

Pharmacy, lab and radiology on site

739 free parking spaces

Great highway access and minutes to Columbia Town Center



## MEDICAL DISCIPLINES

- Audiology
- Cardiology
- Clinical LAB
- Dentistry
- Gastroenterology
- Internal Medicine
- Multi-Care
- Oncology
- Orthopedics
- Pain Management
- Pediatric Dentistry
- Pharmacy
- Physical Therapy

## JOIN OUR PRESTIGIOUS TENANT ROSTER INCLUDING

- Johns Hopkins Medicine
- University of Maryland Medical System
- LifeBridge Health
- Chase Brexton
- Columbia Medical Practice
- Advanced Radiology
- LabCorp

# AVAILABILITY

5450 Knoll North Drive

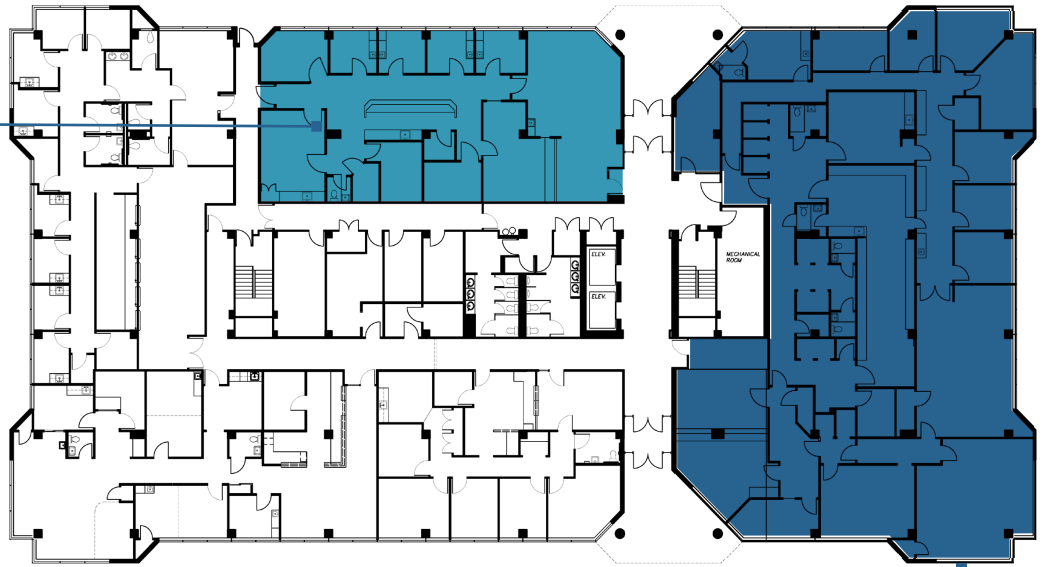
1st Floor

Suite 160 - 2,643 sf

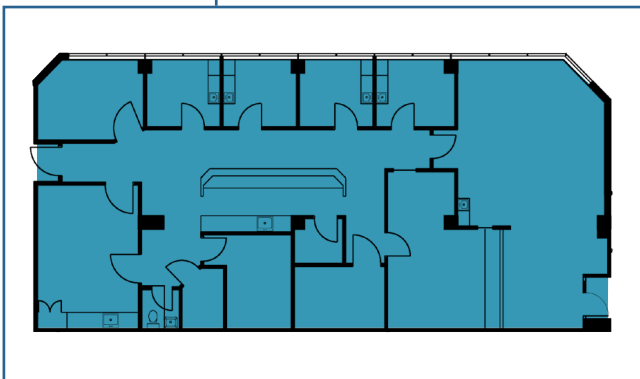
Suite 180 - 7,933 sf



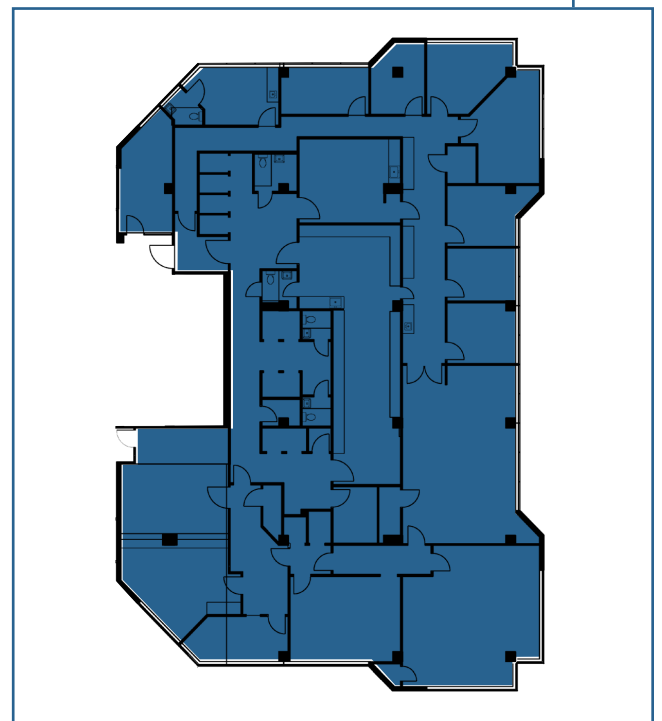
## 5450 | 1st Floor



Suite 180  
7,933 s.f.



Suite 160  
2,643 s.f.



# AVAILABILITY

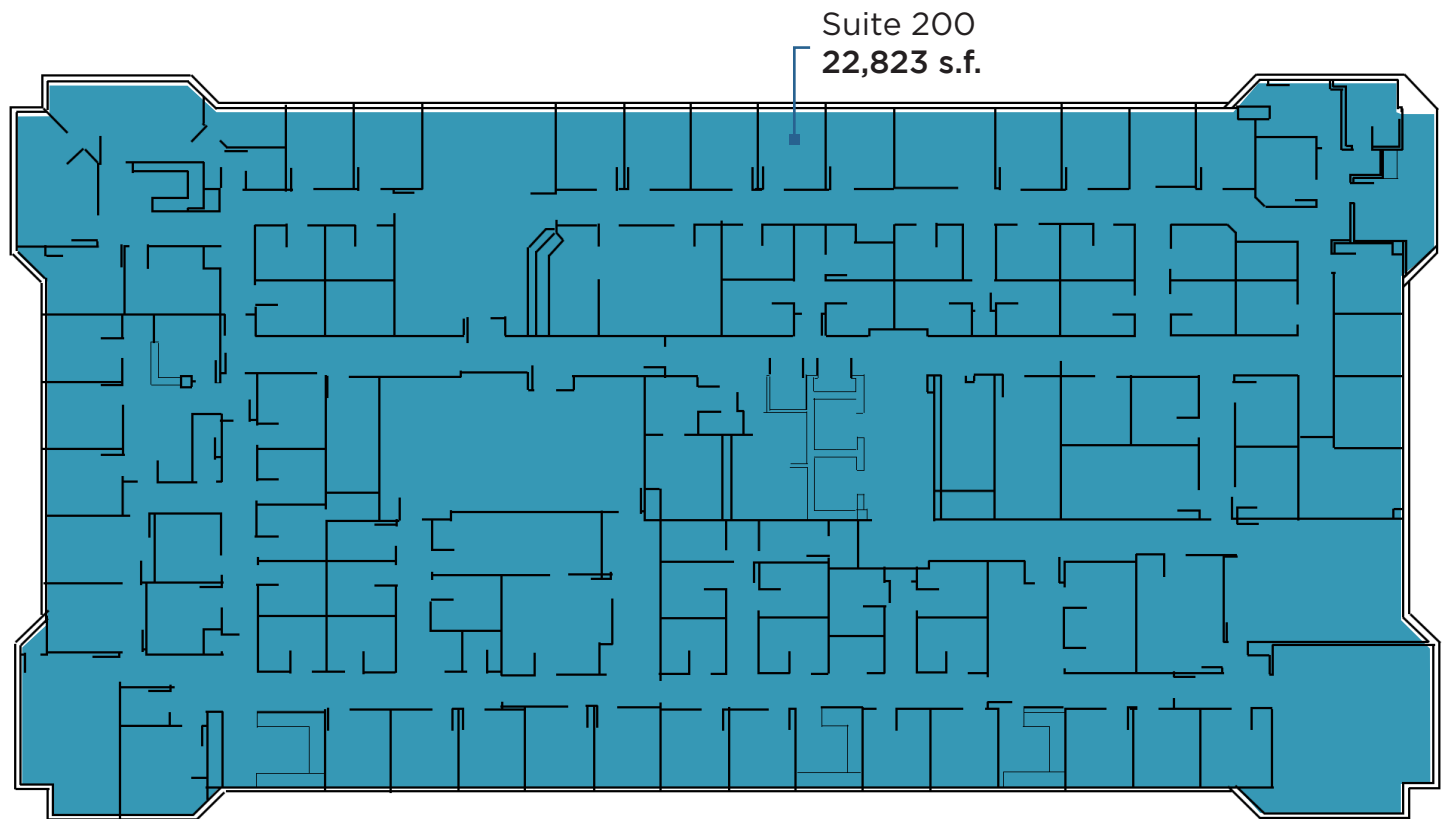
5450 Knoll North Drive

2nd Floor

Suite 200 - 22,823 sf



## 5450 | 2nd Floor



# AVAILABILITY

5450 Knoll North Drive

3rd Floor | 1,277 s.f. & 6,154 s.f.



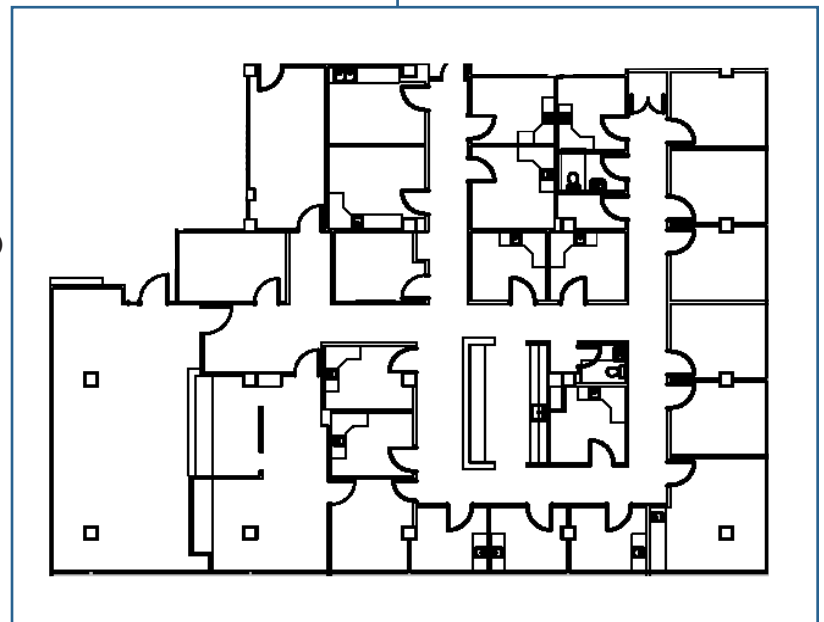
## 5450 | 3rd Floor



Suite 370  
1,277 s.f.



Suite 300  
6,154 s.f.



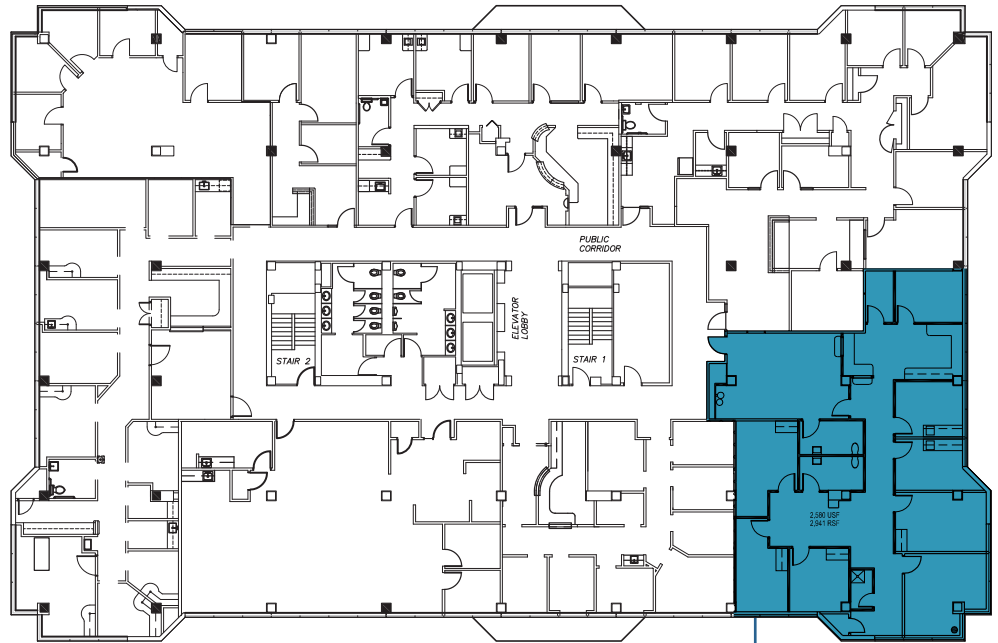
# AVAILABILITY

5500 Knoll North Drive

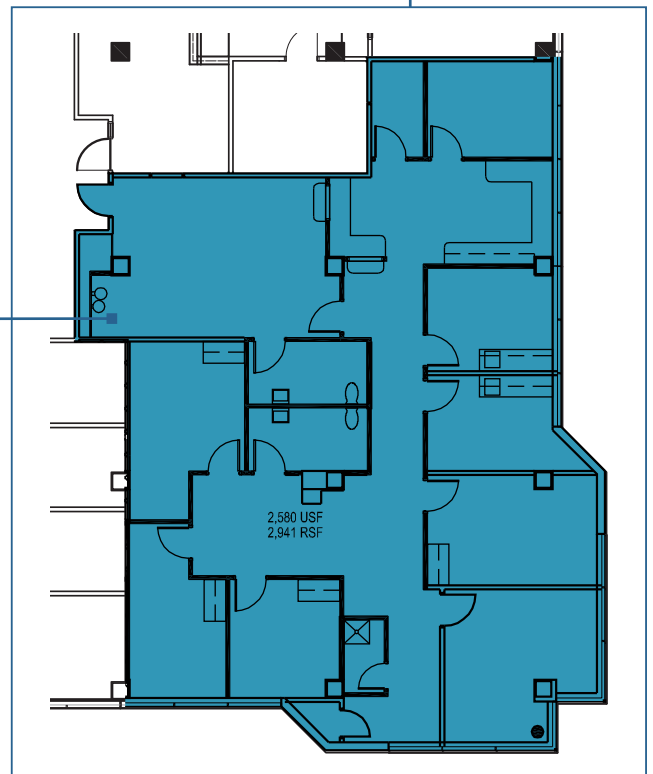
2nd Floor  
2,941 s.f.

Lease Terms  
Negotiable  
Generous TI  
5-10 year lease term

5500 | 2nd Floor  
2,941 s.f.



Suite 200  
2,941 s.f.



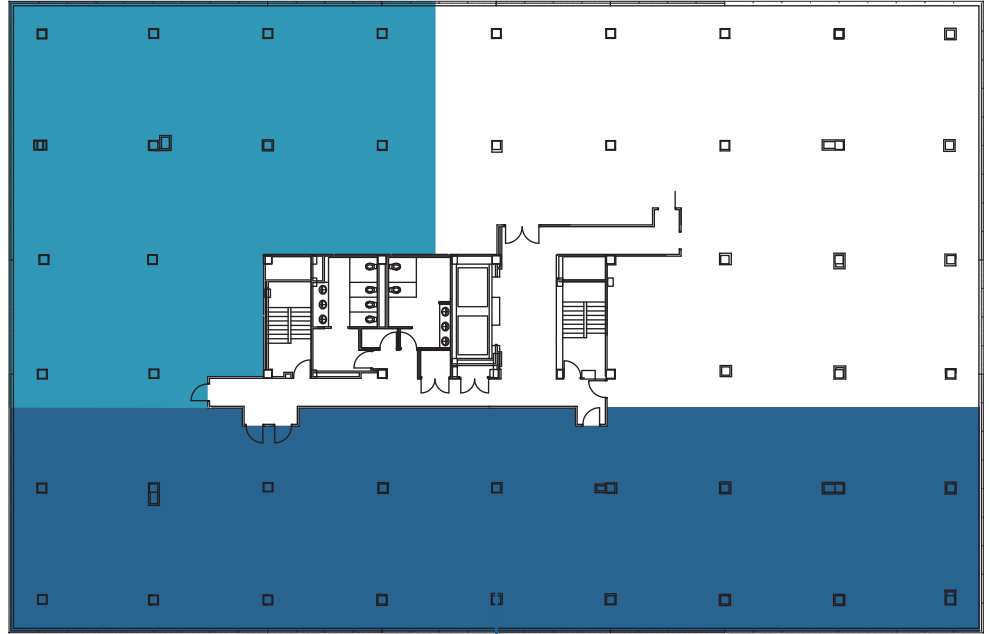
# AVAILABILITY

5500 Knoll North Drive

5th Floor  
2,000 s.f. - 13,004 s.f.

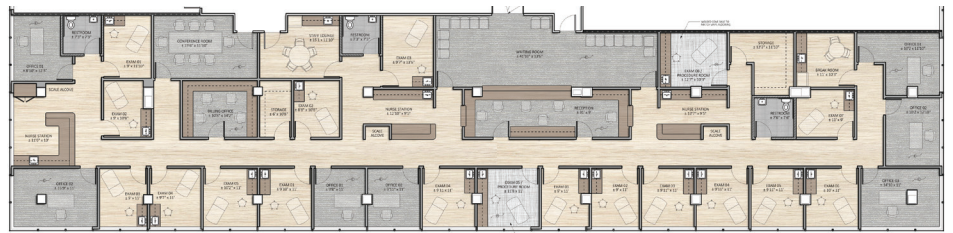
Lease Terms  
Negotiable  
Generous TI  
5-10 year lease term

5500 | 5th Floor  
2,000 s.f. - 13,004 s.f.



## Possible Subdivision

Option 1 | Combined



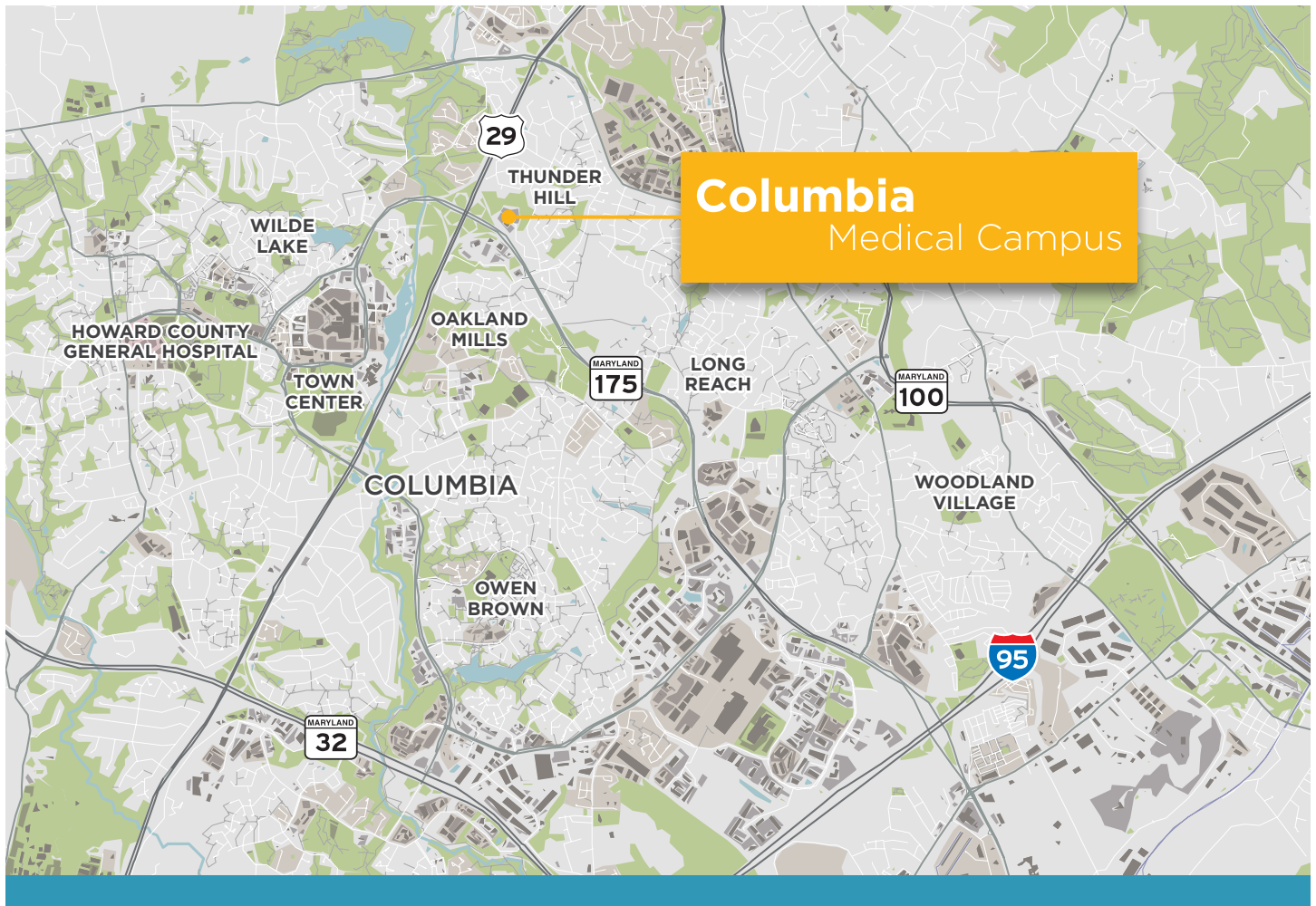
Option 2 | Subdivided



2,199 RSF

2,491 RSF

3,300 RSF



Owned and professionally managed on-site by Welltower, one of the leading operators of outpatient medical facilities in the nation.



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