

2850

NORTH RIDGE ROAD
ELLICOTT CITY, MD

2850

YOUR SIGN HERE

13,180 SF

**FULL FLOOR 2ND GEN. SURGERY
LEASING OPPORTUNITY**

SUITE HIGHLIGHTS

- Available Q4 2026
- Full Floor Second-Generation Surgery Center
- Existing Infrastructure Provides Speed-to-Market
- 4 Existing Operating Rooms
- Additional Suites Available - Ideal for Pre- or Post-Op Visitation

301.337.4700

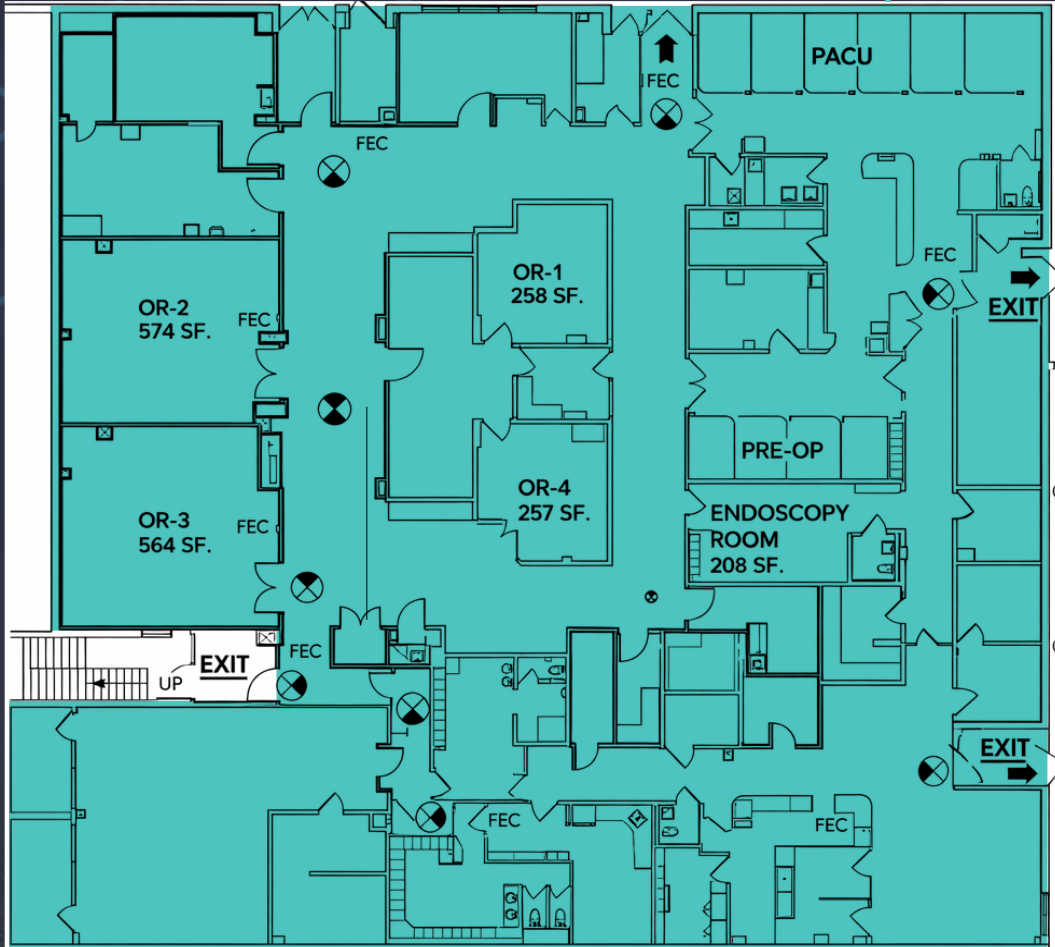
www.scheerpartners.com



Scheer Partners
A Reputation for Results

LOWER LEVEL FLOOR PLAN

LL SUITE
13,180 SF





RECEPTION



OPERATING ROOM



PACU



OPERATING ROOM



OPERATING ROOM



PRE-OP

PHOTOS



HALL



PRE-OP



WAITING ROOM



OPERATING ROOM

PHOTOS



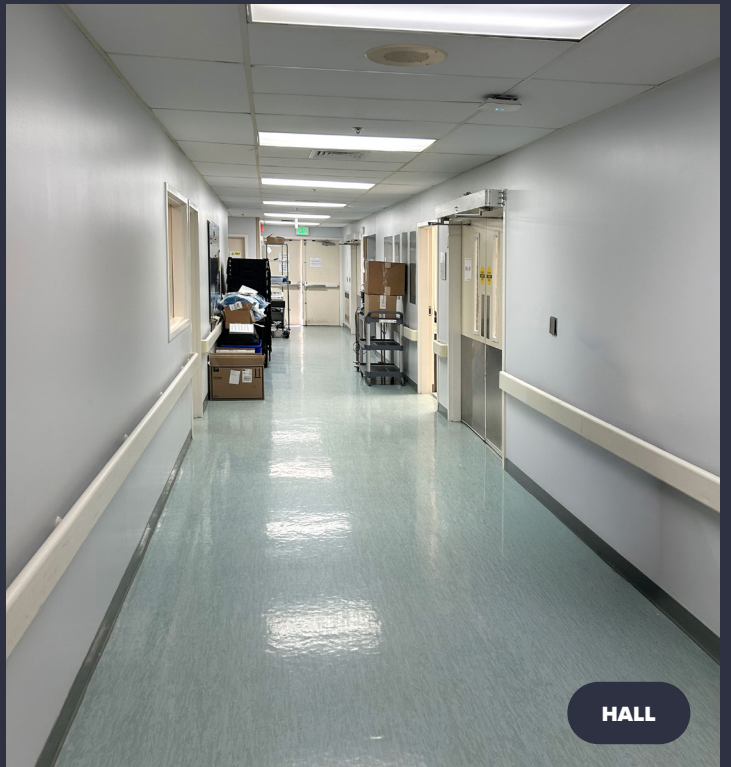
AUTOCLAVE



LOADING & GENERATOR

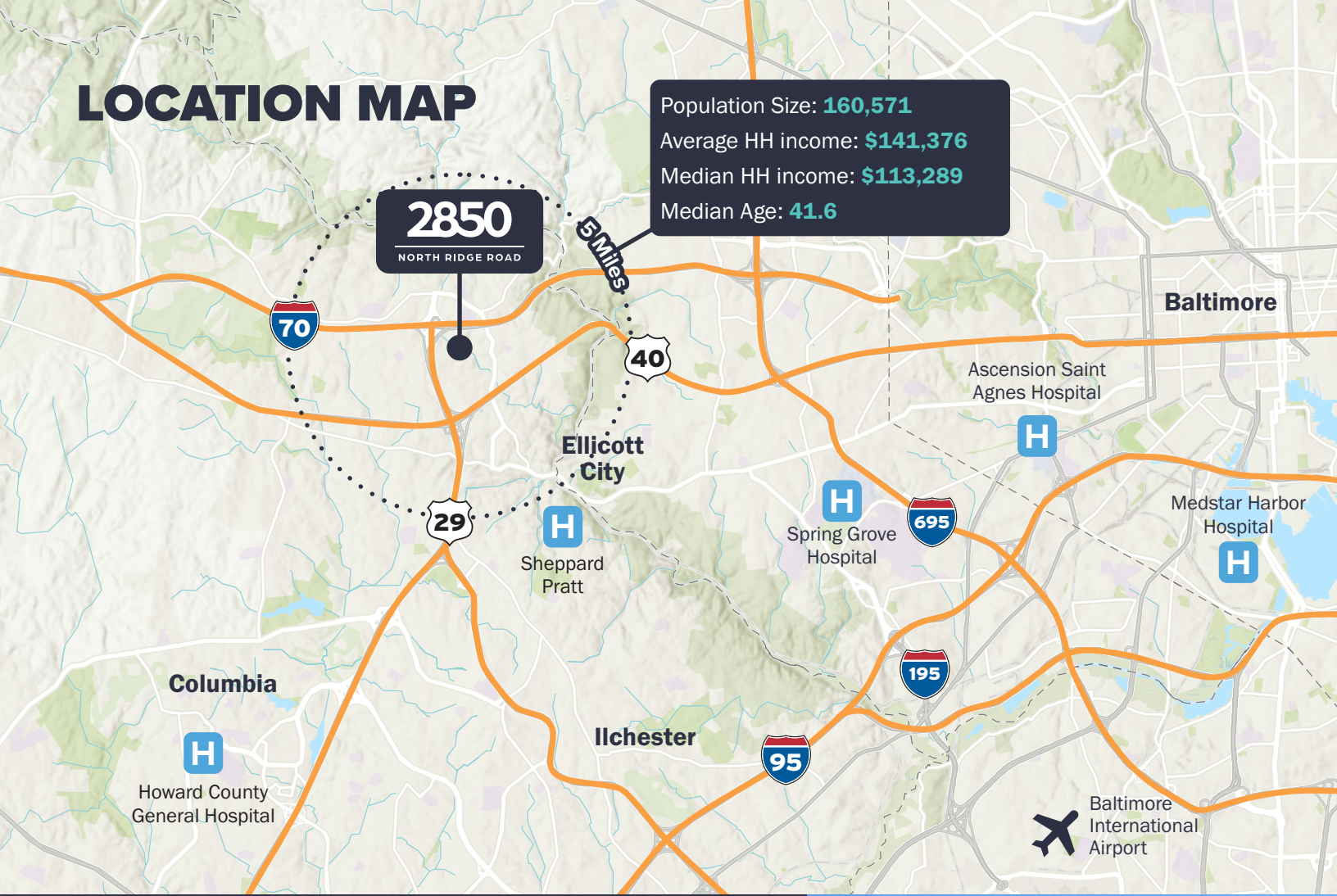


DEDICATED BUILDING ENTRANCE



HALL

LOCATION MAP



2850

NORTH RIDGE ROAD

For Leasing Opportunities:

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Senior Associate

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