

FULLY FINISHED MEDICAL OFFICE SPACE FOR LEASE

Adjacent to MedStar Franklin Square Medical Center
9110 Philadelphia Road - Seven Square Office Park - Rosedale, MD 21237



38,656-square-foot building located at the entrance to Seven Square Office Park, with Philadelphia Road frontage

Parking at a ratio of 4.5 spaces per 1,000 SF

Excellent access to I-695 and I-95

Within close proximity to MedStar Franklin Square Medical Center and the new Surgical Pavilion, just minutes from White Marsh Town Center and business community

AVAILABILITY

- Suite 106: 1,708 SF
- 2nd Floor: 1,680 - 8,563 SF
- \$25.00 PSF, plus janitorial service, utilities, snow removal and increases in Operating Expenses over Base Year



FOR MORE INFORMATION PLEASE CONTACT:

Gail Chrzan

443-330-4807 | gchrzan@blueobrecht.com

Matt McKnelly

443-330-4809 | mmcknelly@blueobrecht.com



[instagram.com/blueobrecht](https://www.instagram.com/blueobrecht)



[linkedin.com/company/blue&obrecht](https://www.linkedin.com/company/blue&obrecht)



www.blueobrecht.com



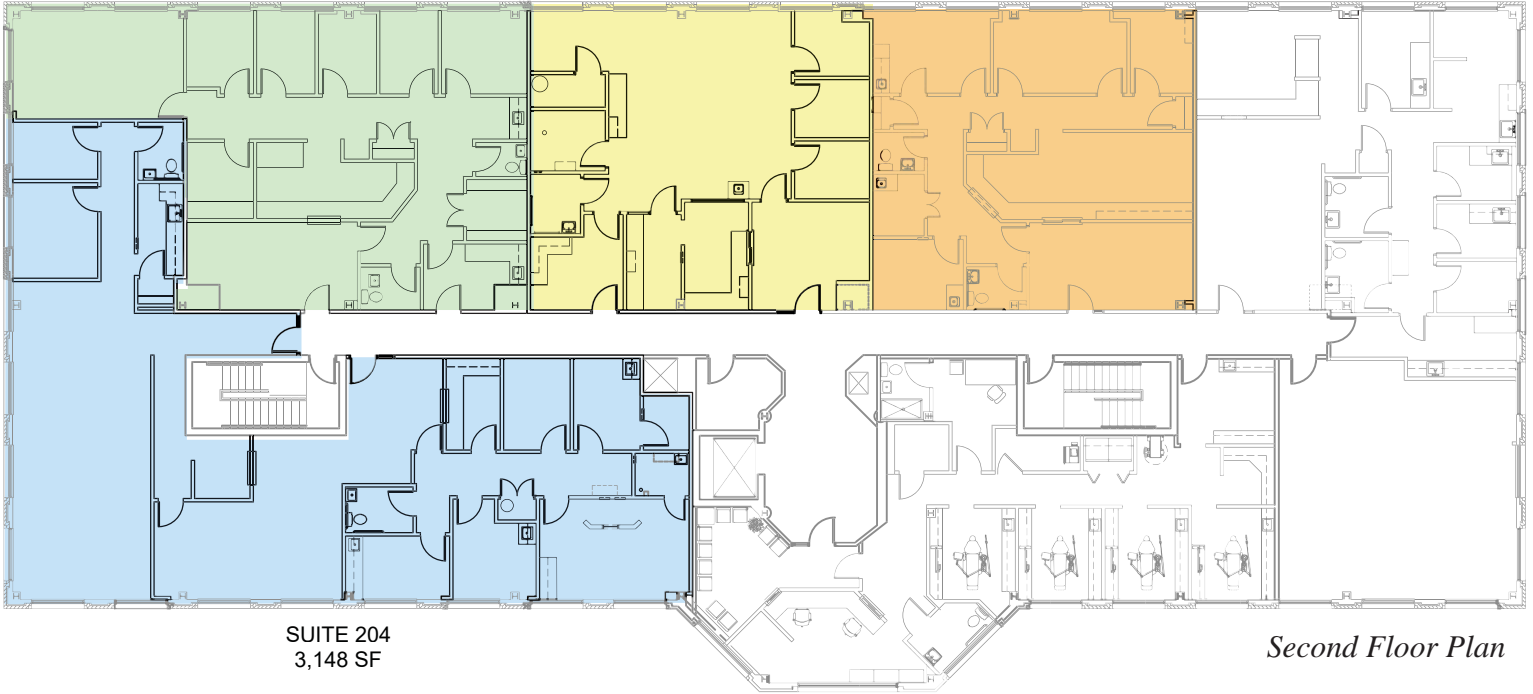
410-561-5568

9110 PHILADELPHIA ROAD MEDICAL OFFICE FOR LEASE

SUITE 206
2,047 SF

SUITE 208
1,688 SF

SUITE 210
1,680 SF



SUITE 204
3,148 SF

Second Floor Plan

Building Information

Zoned O-1; Built in 2002

2.28-acre lot

Wet sprinkler system

Comcast Xfinity and Verizon FiOs

Building access 24/7 with operating hours 5:30 a.m. to 7:00 p.m. Monday-Friday and 7:00 a.m. to 3:00 p.m. on Saturday

Building tenants include Advanced Radiology, Center for Vein Restoration, The EPEC Clinic, Maryland Eye & Face, Axon Clinical Research, Quest Diagnostics, Dental Studio at Rosedale, Silverman Podiatry, and the University of Maryland St. Joseph Medical Center (Towson Sports Medicine, Towson Orthopaedic Associates, and Cardiology Services)



Blue & Obrecht Realty, LLC
9475 Deereco Road
Suite 200
Timonium, MD 21093
410-561-5568



[instagram.com/blueobrecht](https://www.instagram.com/blueobrecht)



[linkedin.com/company/blue&obrecht](https://www.linkedin.com/company/blue&obrecht)



www.blueobrecht.com