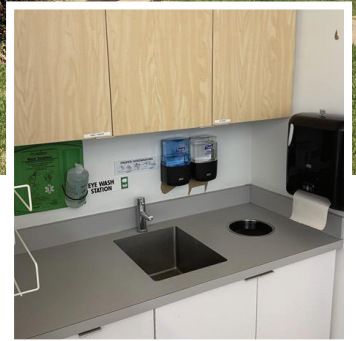
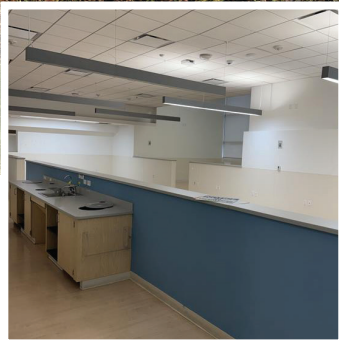
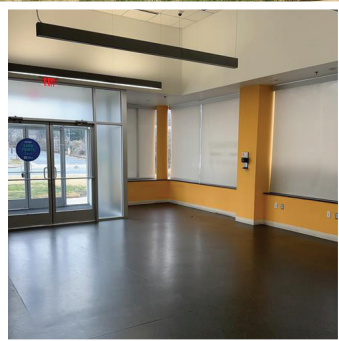
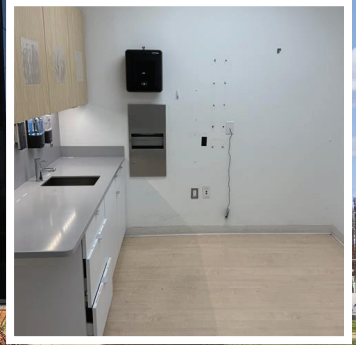


6200 Baltimore Ave.

Riverdale, Maryland








Turnkey Medical Facility **AVAILABLE FOR SUBLEASE**

15,373 RSF

Sublease Term Through January 31, 2034
with below-market rental rates.

PROPERTY FEATURES

-  Former Plasma Donation Center
-  Mix of Open Clinic Layout + Private Exam Rooms
-  Administrative Office
-  Specialized Freezer Infrastructure in Place
-  Exam Rooms Equipped with Sinks

LEASE DETAILS

-  Below-Market Rent - Low \$20's/SF NNN
-  Estimated NNN Expenses: ~\$6.00/SF

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 CUSHMAN & WAKEFIELD