FOR LEASE

PREMIER OFFICE SPACE

ON RITCHIE HIGHWAY

Elevate your business in this highly visible, three-story office building located on Ritchie Highway. Ideal for medical or professional use with flexible space options and landlord build-out support.

5801 RITCHIE HIGHWAY
GLEN BURNIE, MD 21061

3-STORY OFFICE BUILDING

EXCEPTIONAL VISIBILITY & SIGNAGE OPPORTUNITY

ABUNDANT PARKING EASY ACCESS

PROPERTY HIGHLIGHTS

- 3-story office building on Ritchie Highway
- Lower level fully occupied by dental practice
- Part of 2nd floor (2,500 SF) and entire 3rd floor (5,000 SF) available
- Total contiguous space of approx. 7,500 SF
- Minimum demisable: 2,500 SF (one half of either floor)
- Elevator served with first-class lobby & elevator finishes
- Abundant windows with excellent natural light
- Plenty of parking
- Easy and safe ingress/egress with light controlled corner
- Landlord will contribute significantly to the fit-out
- Landlord will contract the fit-out for you
- Shell space ready to be built-out to your specifications

LEASING DETAILS

AVAILABLE SPACE
2nd Floor (Part): 2,500 SF
3rd Floor (Entire): 5,000 SF
Total Contiguous: Approx. 7,500 SF

MINIMUM DEMISABLE
2,500 SF (one half of either floor)

LEASE RATE
$4,550/MONTH
(plus utilities)

FIT-OUT CONTRIBUTION
Landlord will contribute significantly to the fit-out and contract the fit-out for you.

AVAILABILITY
Immediately

IDEAL USES (PERMITTED BY RIGHT)

- Medical Offices & Clinics
- General Offices & Professional Services (Attorney, Accountant, Lawyer)
- Retail Stores
- Restaurants & Carry-Out
- Personal Service Businesses (Hair & Nail Salons, Barbers, Tattoo)
- Fitness Centers & Health Clubs
- Adult Day Care Center
- And Much More!

MEDICAL USE IDEAL,
BUT LANDLORD WILL CONSIDER OTHER OFFICE OR PROFESSIONAL USES.

HIGH TRAFFIC LOCATION
Excellent exposure on Ritchie Highway

LIGHT CONTROLLED CORNER
Easy, safe access for employees & clients

ELEVATOR SERVED
Beautiful first class lobby & elevator finishes

ABUNDANT PARKING
Convenient for tenants and visitors

THE ENTRUSTED GROUP
COMMERCIAL | RESIDENTIAL | BUSINESS BROKERING
"TREATING EVERY CLIENT LIKE FAMILY AND EVERY BUSINESS OR PROPERTY LIKE IT'S OUR OWN"

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