

OFFICE/MEDICAL SPACE

8131 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County

**\$14.50 PSF in Year 1, Escalating to \$19.50 PSF in
Year 2 with 3% Annual Bumps Thereafter**



PROPERTY FEATURES

- **Suite E1: 2,460 SF**
- \$19.50 psf/year not including utilities and janitorial
- 2 two stall bathrooms in suite and 3 exam rooms with sinks
- 2nd floor atrium lobby renovated in 2016
- Great exposure and building signage on Ritchie Highway

- At front of high-traffic anchored shopping center
- Property is less than 1 mile from Route 100
- Located 1 mile south of the major crossroads of Jumpers Hole Road and Ritchie Highway serving Pasadena, Severna Park and South Glen Burnie
- Excellent ingress / egress via access to Ritchie Highway and Jumpers Hole Road

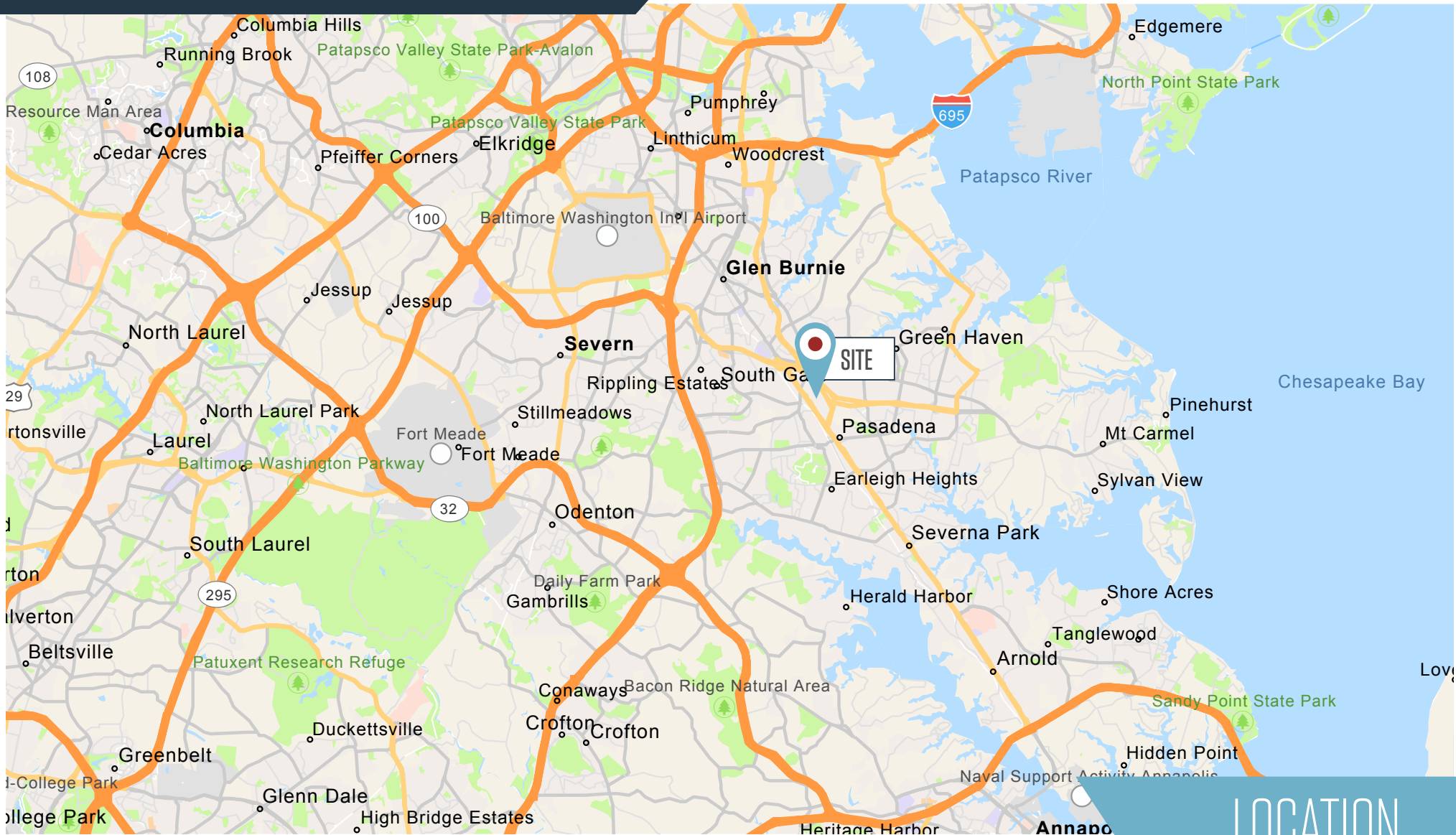
Spence Daw
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MARKET AERIAL

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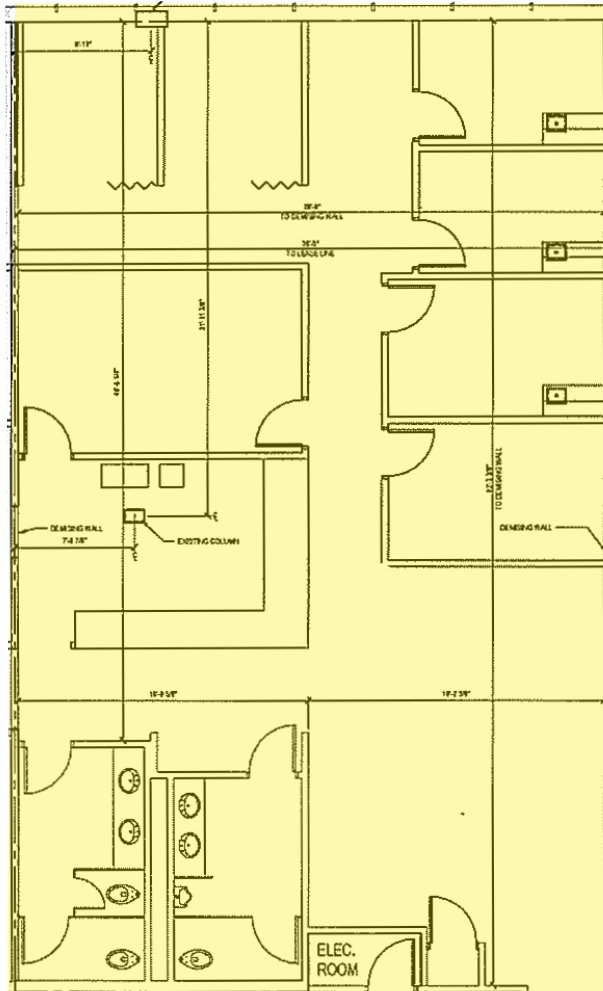


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SUITE E1: 2,460 SF

SECOND FLOOR ATRIUM VIEW



FLOOR PLAN & PHOTO

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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