

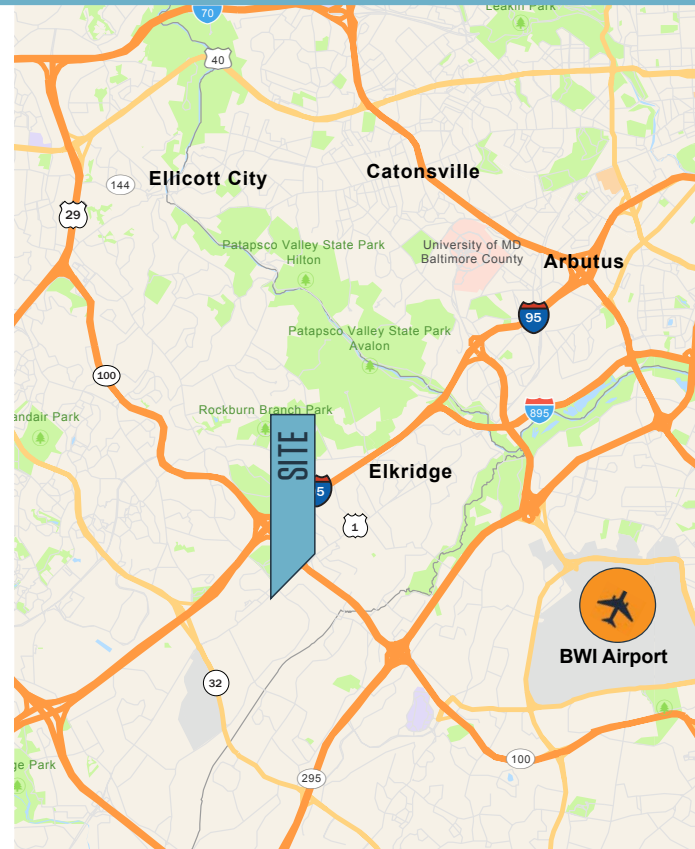
**MEDICAL / RETAIL / OFFICE SPACE**



**FOR LEASE**

## PROPERTY HIGHLIGHTS

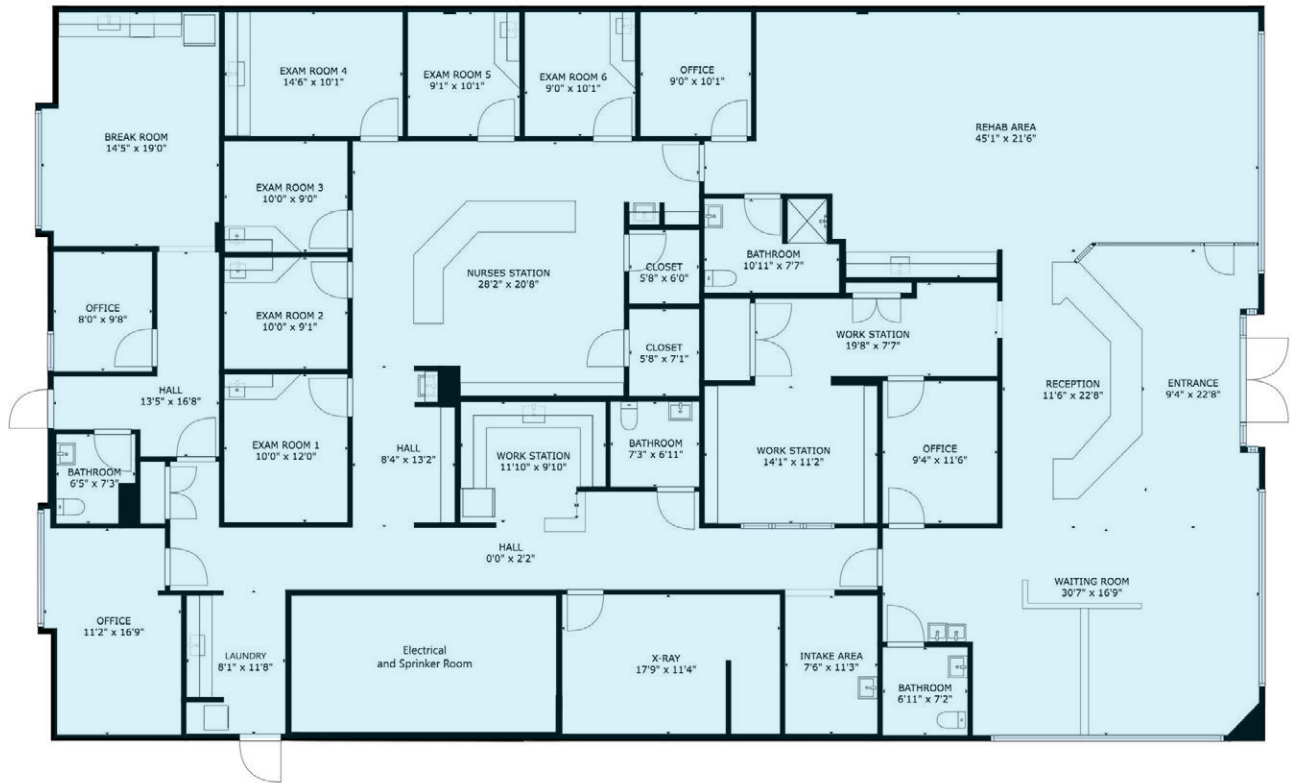
- **Move-in Ready Premium Medical/Retail/Office Space**
- **Available Space:** Unit 1-2: 5,730 SF
- **Rental Rate:** \$24.50 PSF/NNN
- **Operating Expenses:** \$3.59 PSF
- **Size:** 30,000 SF Building on 4.62 Acre Site
- **Zoning:** CECLI (Ambulatory health care facilities permitted)
- **Space Use:** Medical / Retail / Office
- **Location:** Building faces Washington Blvd. (Rt. 1) with signalized intersection at Rt. 1 & Business Pkwy
- **Year Built:** 2005
- **Access:** Excellent access to Route 1, I-95 & Route 100
- **Average Daily Traffic Count:** 28,890 cars per day



# 6785 BUSINESS PKWY

Elkridge, MD 21075 | Howard County

## FLOOR PLAN | UNIT 1-2



## AERIAL VIEW



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## PHOTOS



LOBBY ENTRANCE



PHYSICAL THERAPY AREA



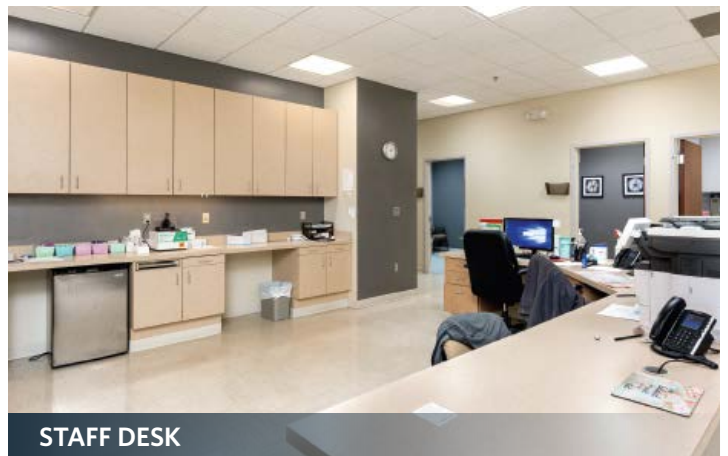
OFFICE



X-RAY AREA



EXAM ROOM



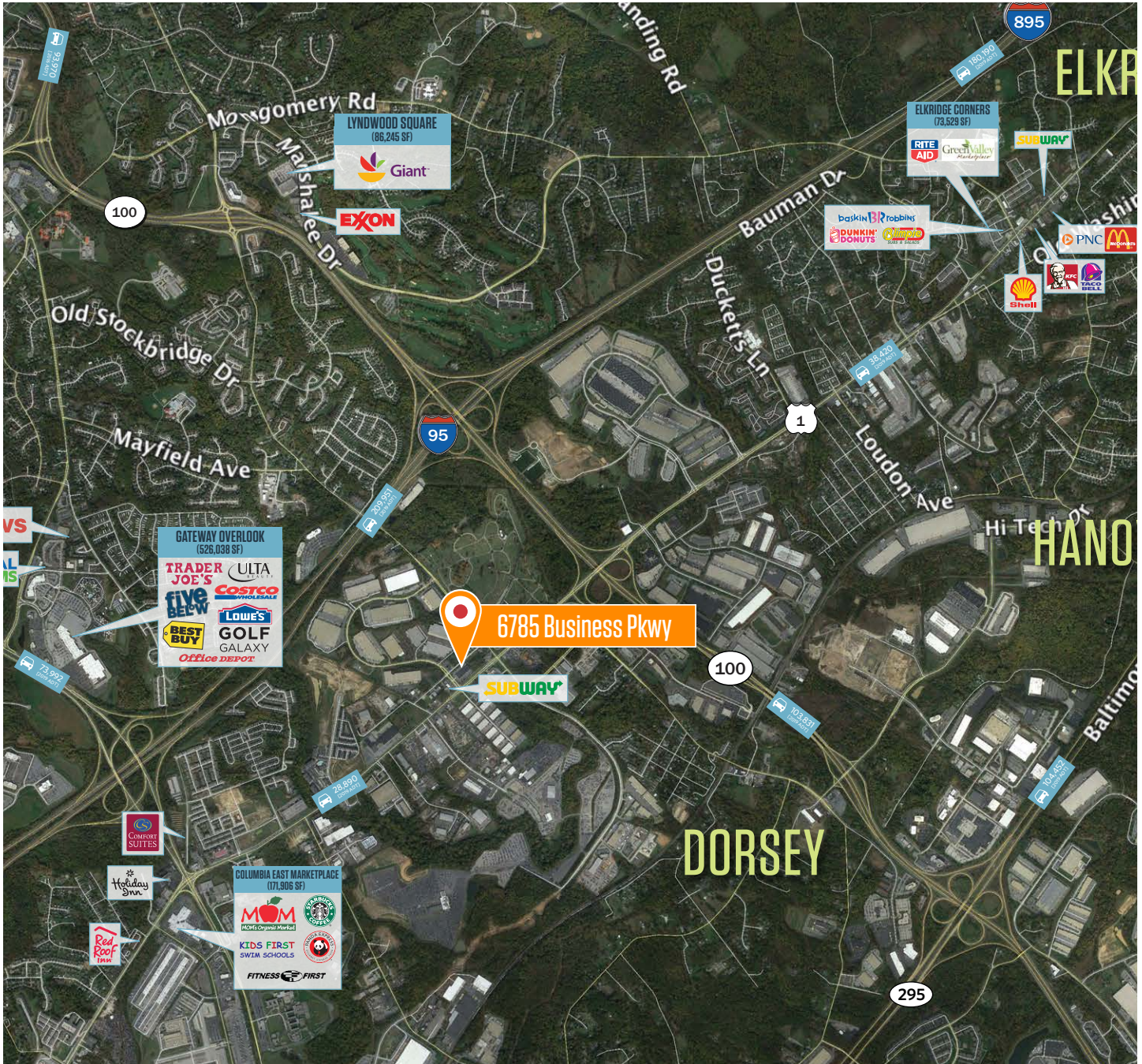
STAFF DESK



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## MARKET AERIAL



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