



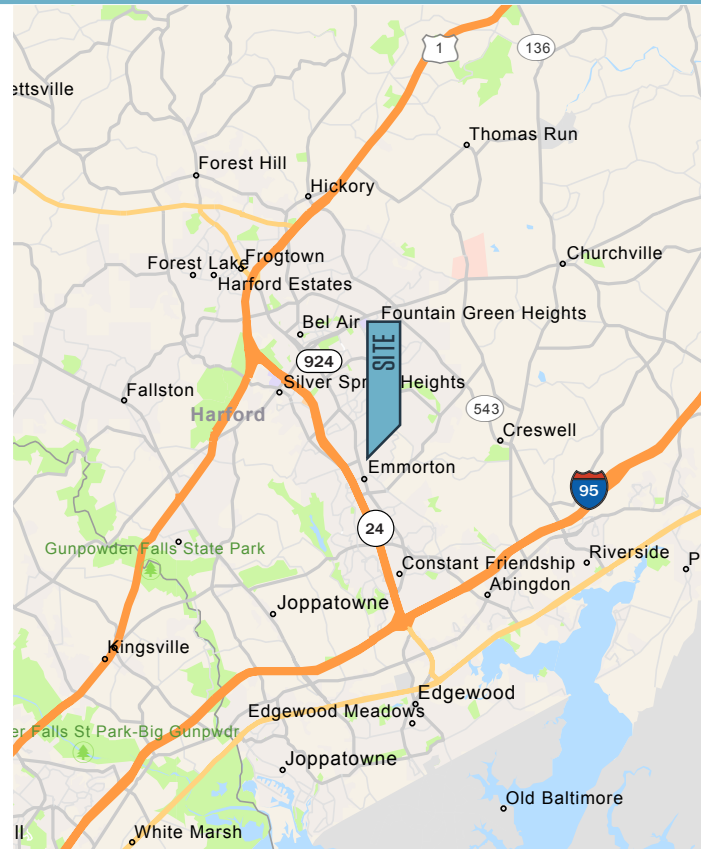
MEDICAL OFFICE FOR LEASE

PROPERTY HIGHLIGHTS:

Building Highlights

- 100,000 SF, 3-story, Class A medical building
- Access to imaging services
- Referral relationships among peers
- Competitive lease rates
- Generous Tenant Improvement Allowance
- Features community room available for use by community groups and organizations and for community health screening events.
- More information on MedStar Health available here: www.medstarhealth.org/bel-air/

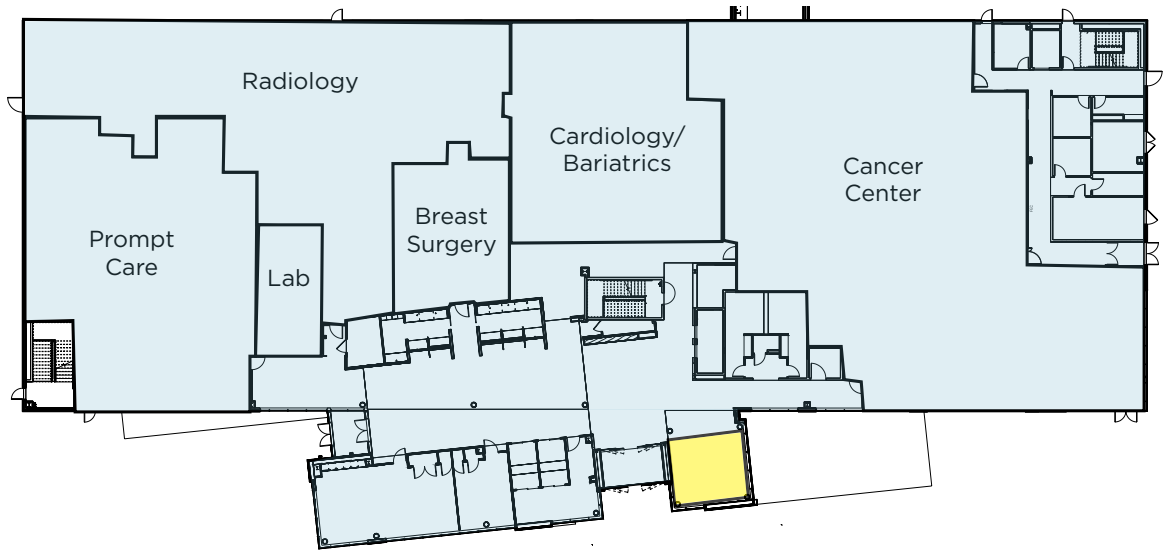
OWNED & MANAGED BY: **welltower**



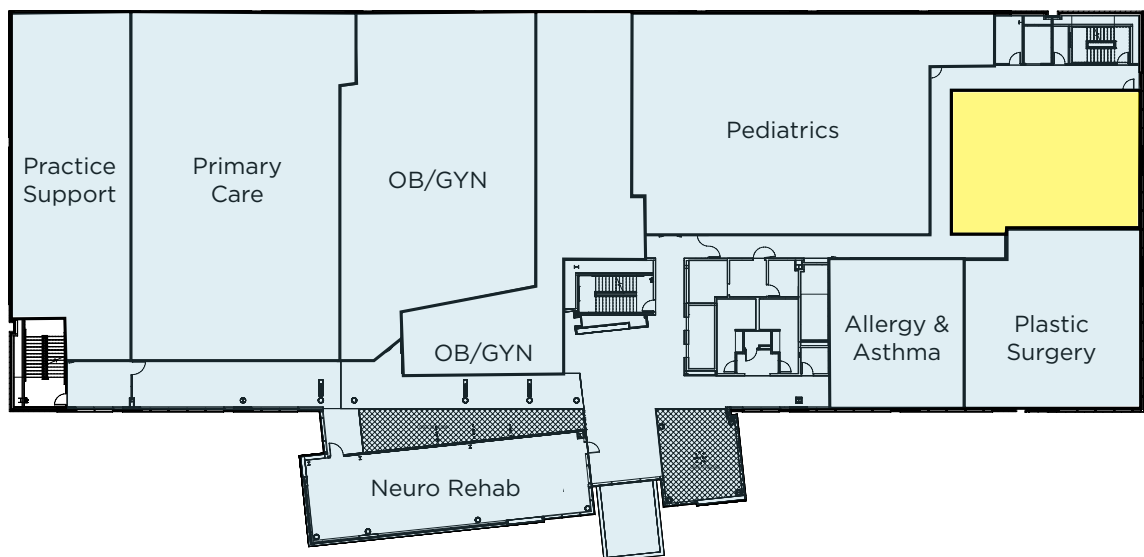
12 MEDSTAR BLVD

Bel Air, MD 21015 | Harford County

FIRST FLOOR PLAN | CAFE SPACE | 604 RSF



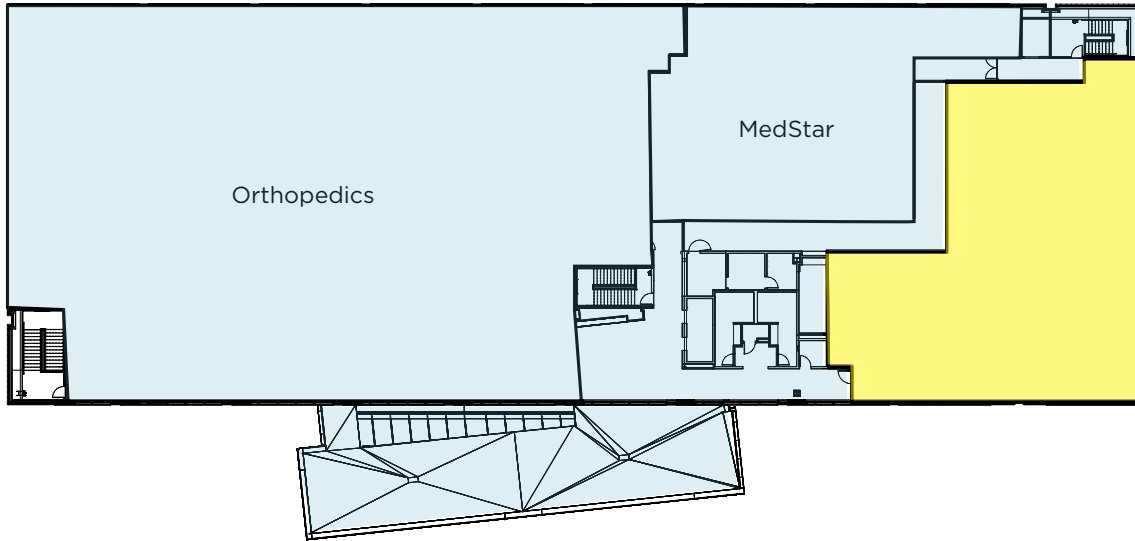
SECOND FLOOR PLAN | SUITE 275 | 2,128 RSF (SHELL)



Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

THIRD FLOOR PLAN | SUITE 300 | 7,593 RSF (SHELL)



PHOTOS

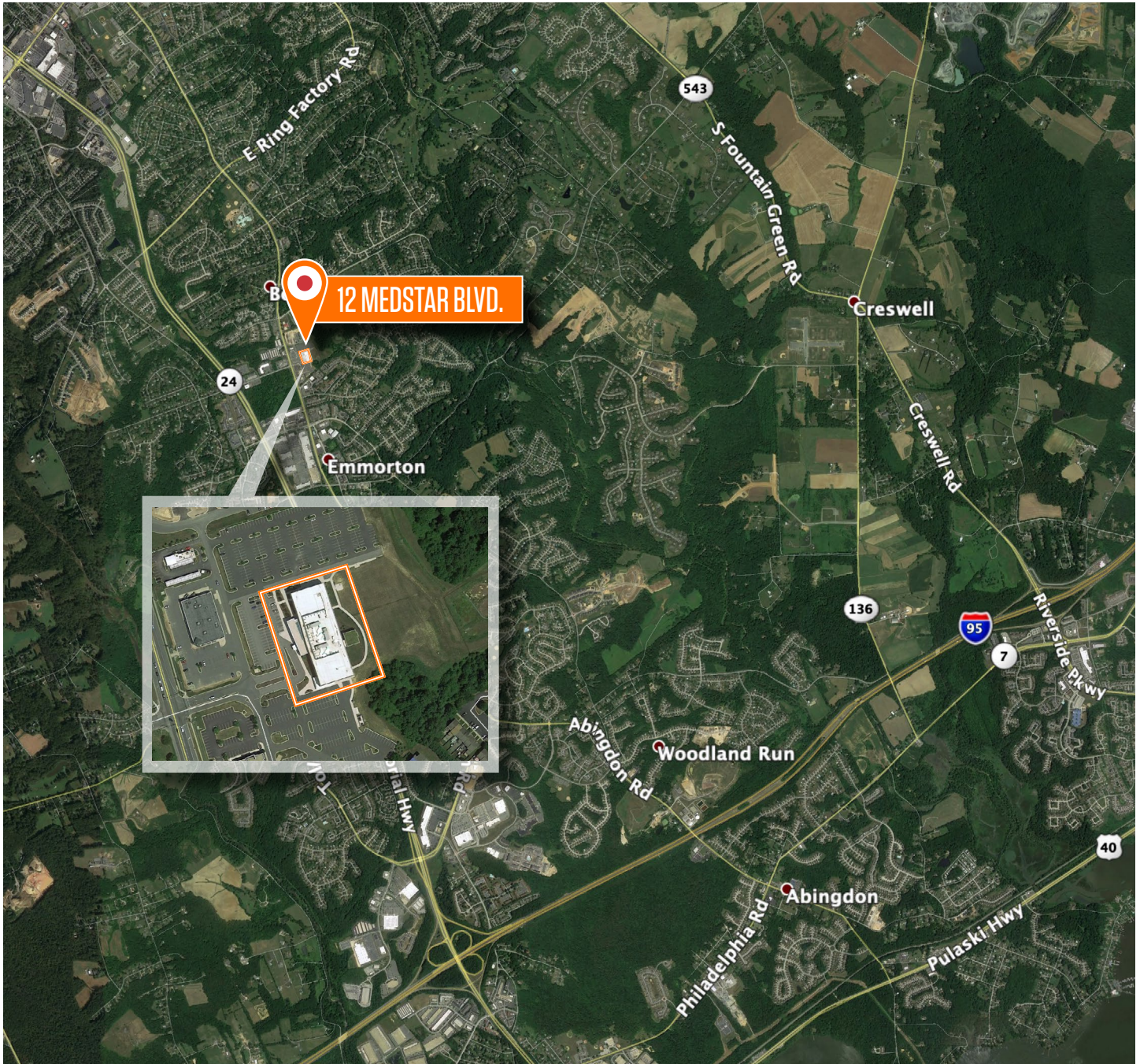


12 MEDSTAR BLVD

Bel Air, MD 21015 | Harford County



AERIAL VIEW



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

OWNED & MANAGED BY:
welltower