



AVAILABLE SUITES

- ▶ **Suite 206:** 1,293 SF
- ▶ **Suite 210:** 1,893 SF
- ▶ **Suite 308:** 1,196 SF
- ▶ **Suite 401:** 5,417 SF
- ▶ **Suite 503:** 3,532 SF
- ▶ **Suite 506:** 1,283 SF
- ▶ **Suite 608:** 1,400 SF
- ▶ **Suite 609:** 830 SF

OVERVIEW

- **Price:** \$1,900 - \$29.00 SF/YEAR
- **Sq. Footage:** 1,014 - 4,827 SF
- **Lot Size:** 4.34 acres
- **Building Size:** 189,050 SF
- **Zoning:** C2
- **Parking Ratio:** 5 spaces per 1,000 SF

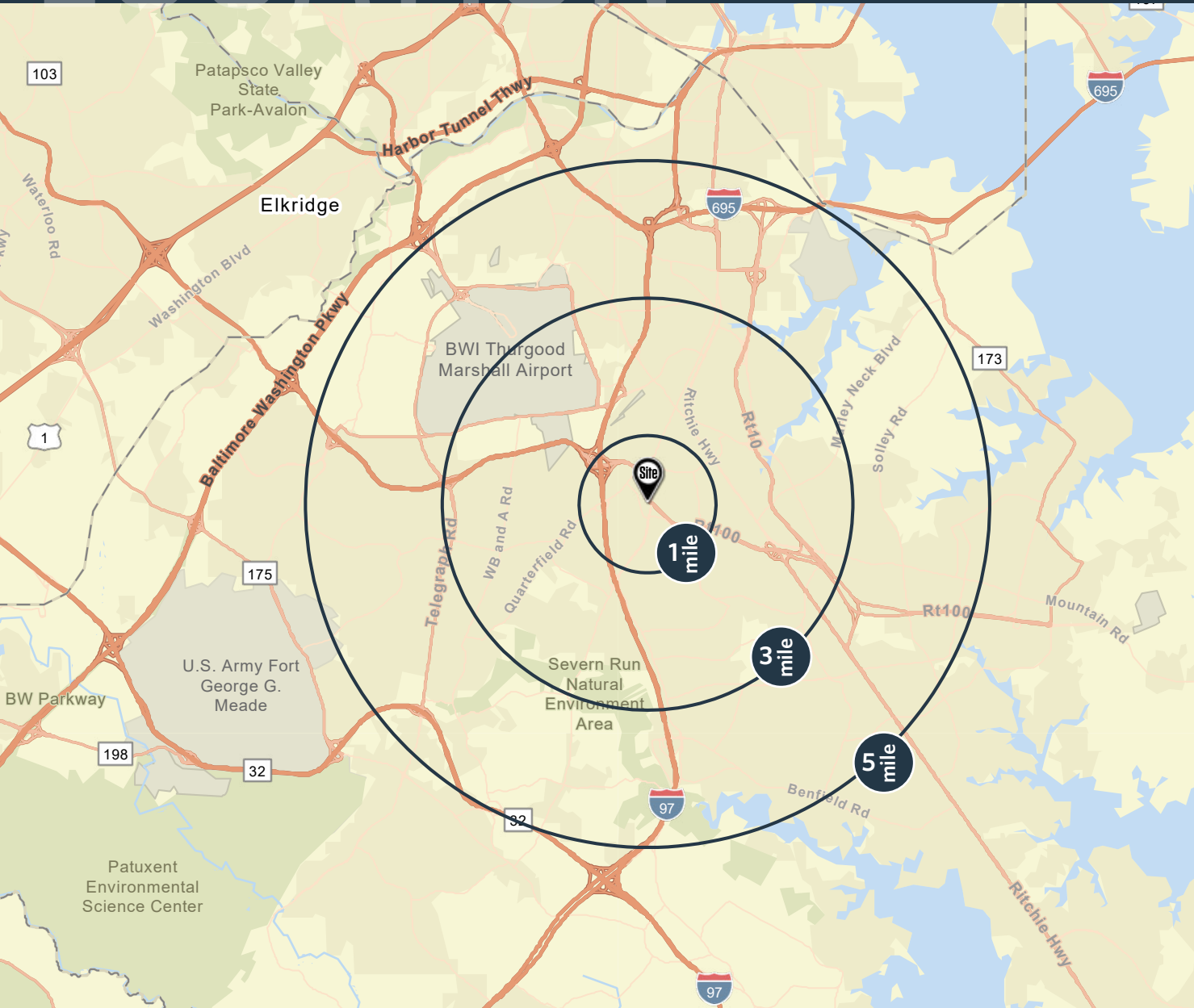
HIGHLIGHTS

- Many medical specialties along with Radiology and Labcorp in building
- Brand new cooling tower installed in August 2018
- Excellent Crain Highway frontage (18,520 ADT)
- Visibility from Route 100
- On-site property manager

LOCATION

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



AMENITIES

MRI, Lab, First Floor Pharmacy, and well as other amenities are located in the building. Crain Highway offers server restaurants, retailers and dry cleaning services nearby.

DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	20,789	89,731	197,521
Avg HH Size	2.50	2.63	2.69
Households	8,271	33,878	73,148
Average HH Income	\$108,623	\$130,924	\$149,343

TRAFFIC COUNTS | 2022:

Crain Highway S	19,092 ADT
Old Stage Court	6,400 ADT
Route 100	82,265 ADT

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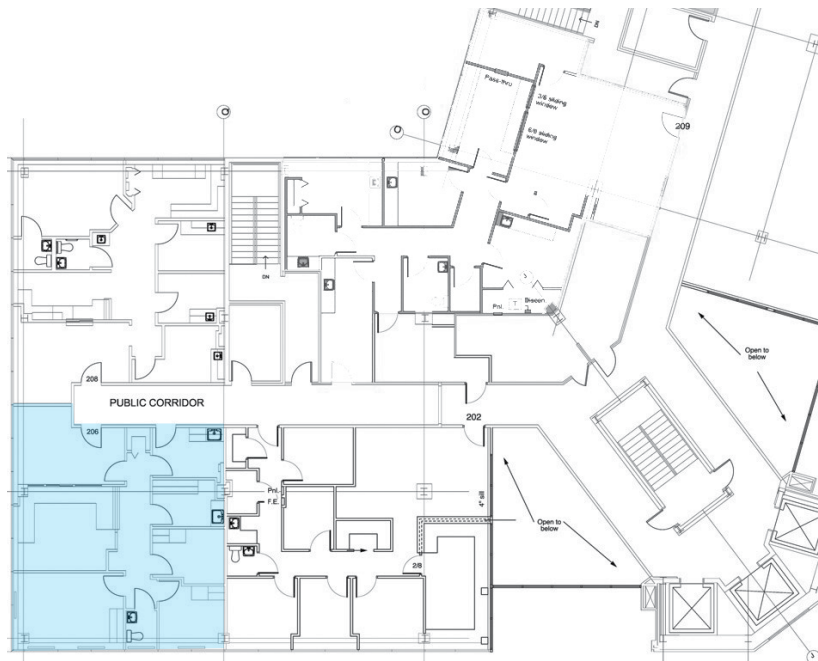


FLOOR PLANS

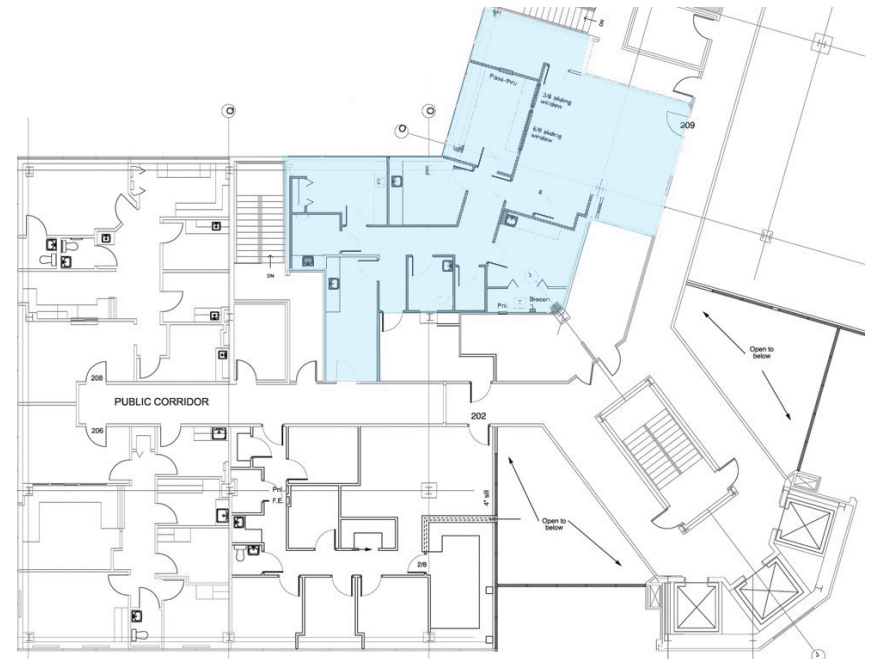
MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

Suite 206
1,293 SF



Suite 210
1,893 SF



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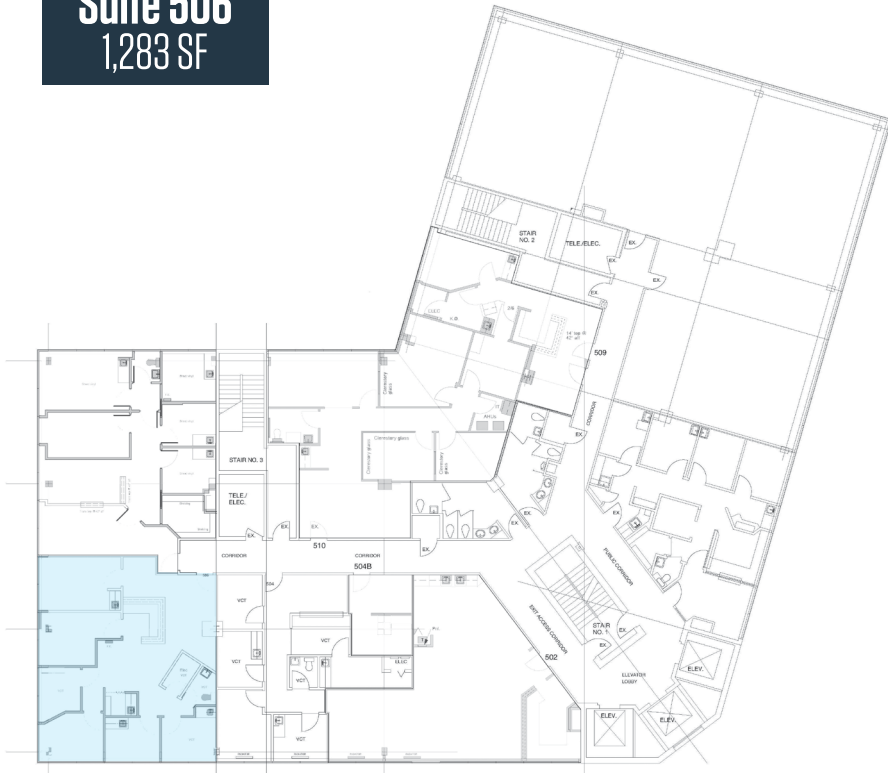
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FLOOR PLANS

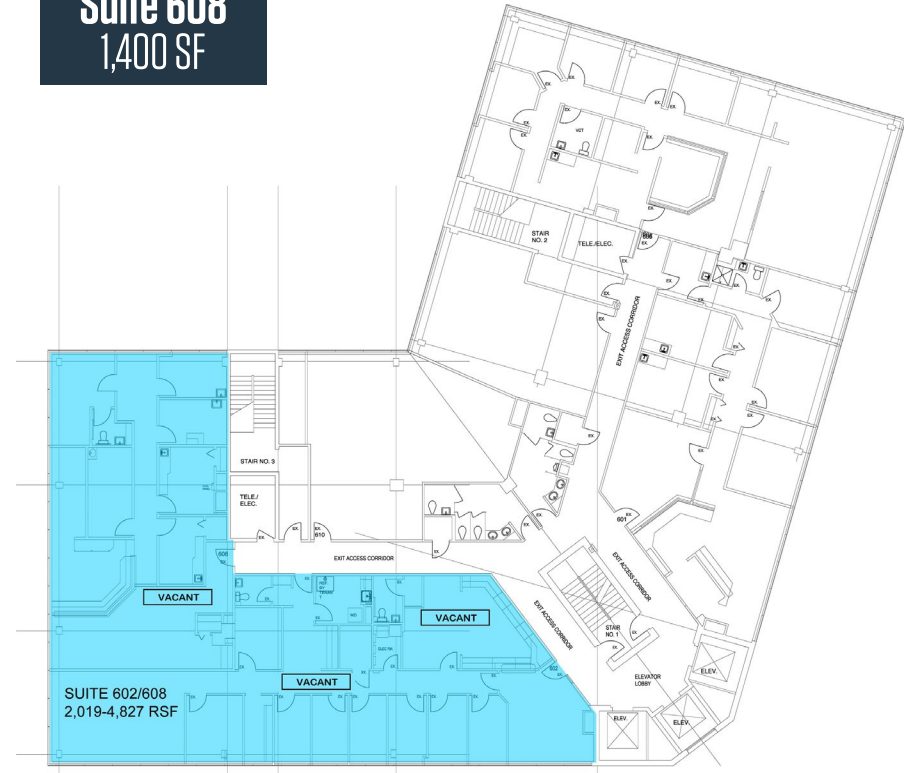
MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

Suite 506
1,283 SF



Suite 608
1,400 SF



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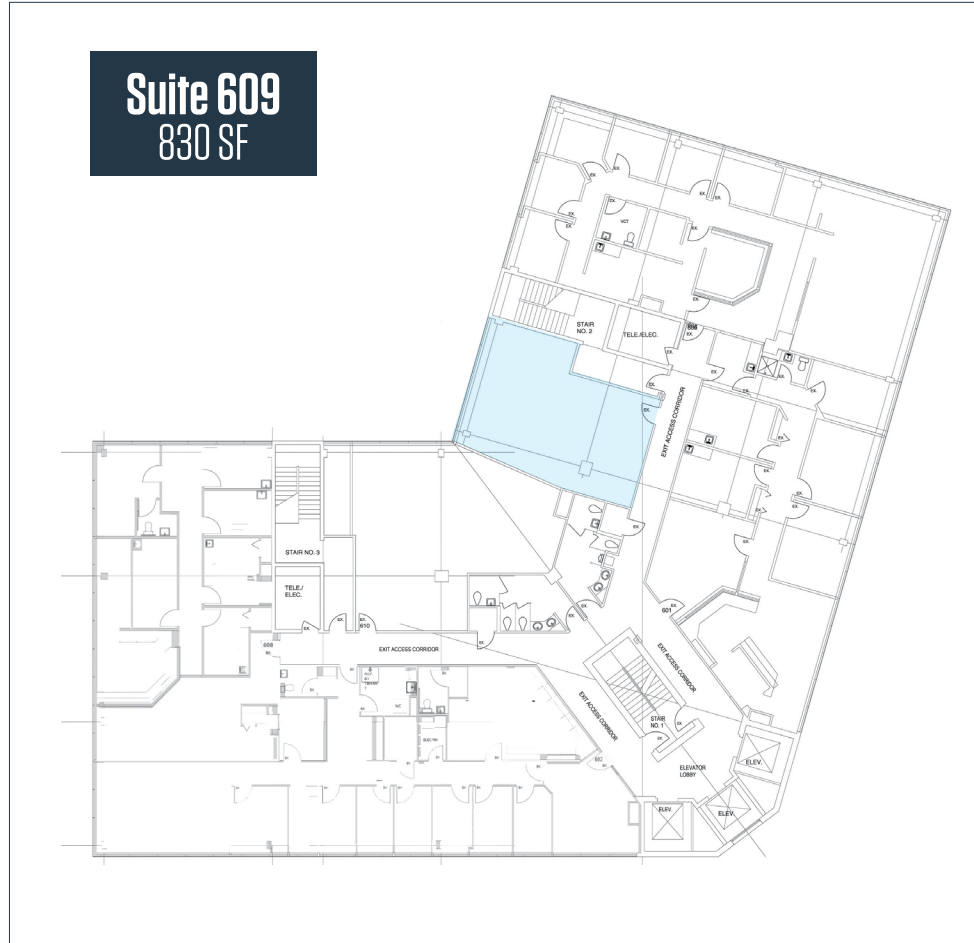


FLOOR PLANS

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY

Suite 609
830 SF



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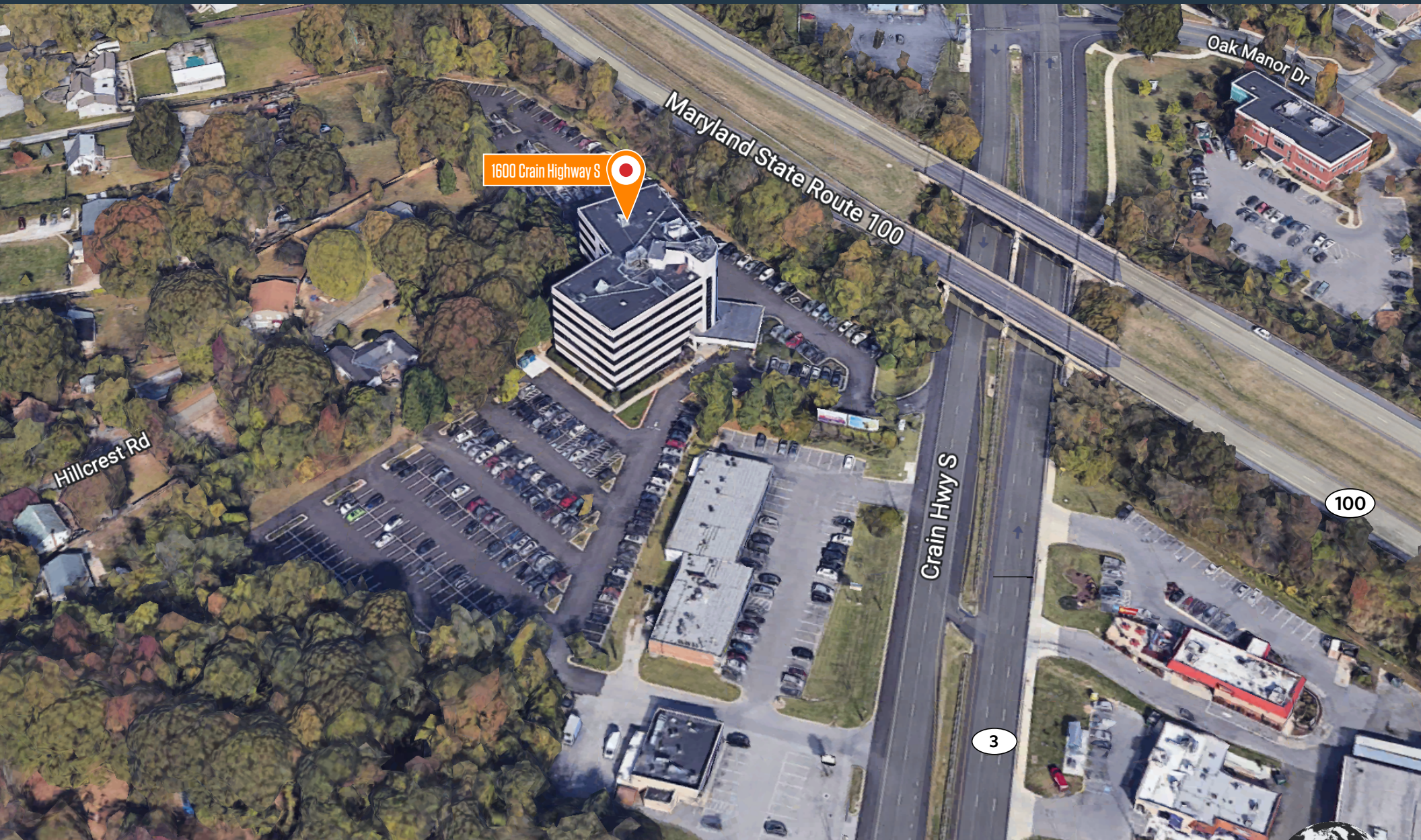
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AERIAL VIEW

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



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PHOTOS

MEDICAL OFFICES FOR LEASE

1600 CRAIN HIGHWAY S, GLEN BURNIE, MD 21061, ANNE ARUNDEL COUNTY



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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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