



**OFFICE/MEDICAL SUITE
OFFERED FOR SALE/LEASE**

ADDRESS:	7600 Osler Drive Suite 305 (3-C-4) and 307 (3-C-1) Towson, Maryland 21204		
OFFICE SIZE:	1,951SF		
SALE PRICE:	Suite 305	1,037 SF	\$134,810
	Suite 307	914SF	\$118,820
RENTAL RATE:	\$24.00PSF net of janitorial		
CONDOMINIUM FEE:	Suite 305	\$1,527/month includes \$397.02 for Reserves	
	Suite 307	\$1,345.88 /month includes \$349.93 for Reserves	
	*Monthly condo fee includes electric		
REAL ESTATE TAXE 2026:	Suite 305	\$2,746.38/yr	
	Suite 307	\$2,644.68/yr	
PARKING:	Free and unreserved 4.50/1000		
BUILDING SIZE:	60,000 SF		
TOTAL NUMBER OF LEVELS:	4		
ELEVATOR:	2		
UTILITY SERVICE:	Electric, public water and public sewer		
HVAC:	Electric & maintenance included in condo fee		
YEAR BUILT:	1975		
AMENITIES:	▪ Suites combined include 5 exam rooms, 2 large private offices, admin, 2 entry doors, 2 restrooms, 2 storage rooms, professionally managed, onsite free surface parking ▪ Convenient to GBMC and Sheppard Pratt ▪ Adjacent to UMD St. Joseph Medical Center		

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

Lyn S. Jablonski

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ www.trialliance.com

▲ **TriAlliance Commercial Real Estate Services** ▲



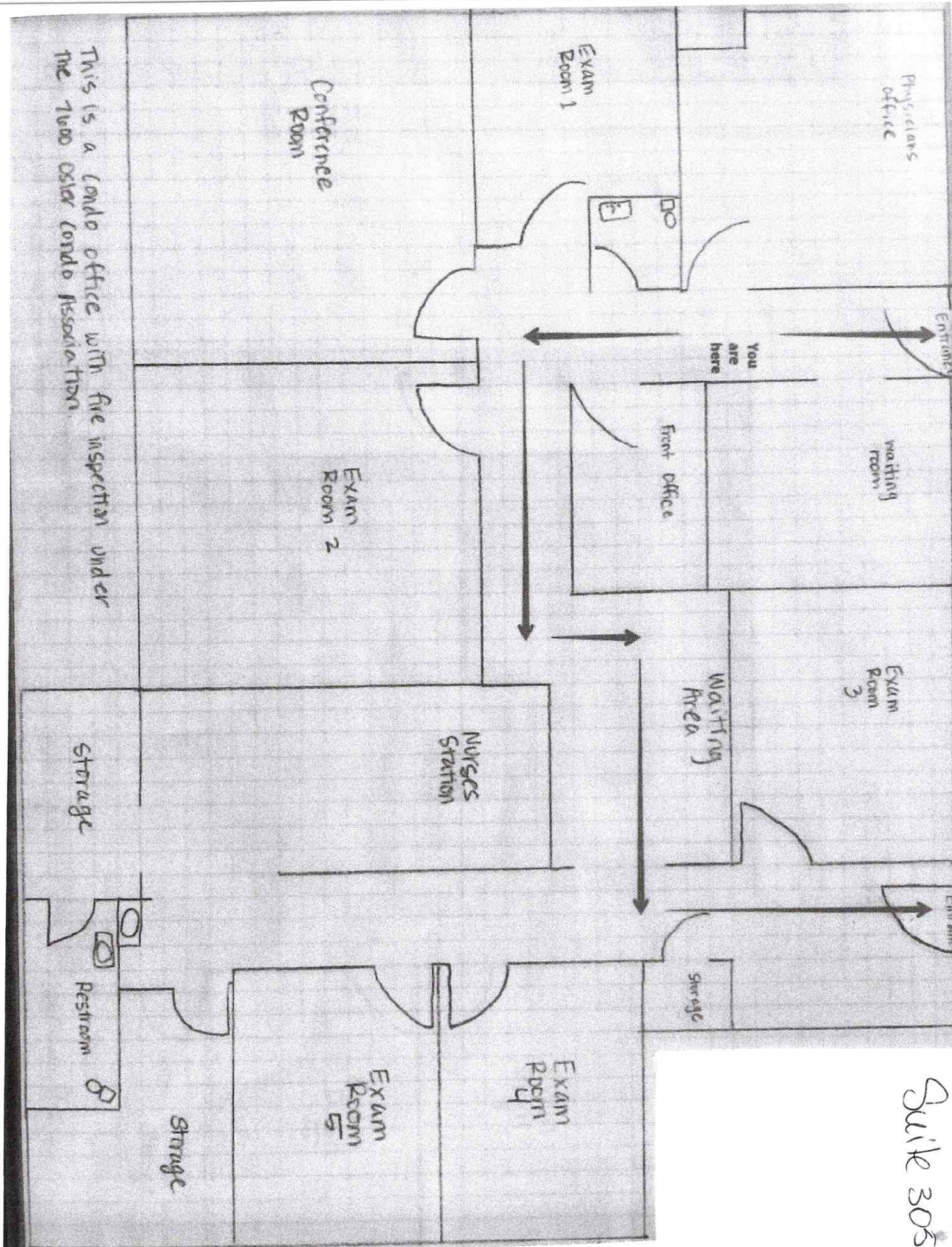
410-241-9729

Email: ljablonski@trialliance.com

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Suite 305 & 307

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