



**OFFICE/MEDICAL SUITE  
OFFERED FOR SALE**

<b>ADDRESS:</b>	7600 Osler Drive Suite 209 (2-B-4) Towson, Maryland 21204
<b>OFFICE SIZE:</b>	825SF
<b>SALE PRICE:</b>	\$107,250
<b>CONDOMINIUM FEE:</b>	Condo Fee: \$901.60/month-includes electric Reserve Contribution: \$316.78/month
<b>REAL ESTATE TAXE 2026</b>	\$2,190.17/annually
<b>PARKING:</b>	Free and unreserved 4.50/1000
<b>BUILDING SIZE:</b>	60,000 SF
<b>TOTAL NUMBER OF LEVELS:</b>	4
<b>ELEVATOR:</b>	2
<b>UTILITY SERVICE:</b>	Electric, public water and public sewer
<b>HVAC:</b>	Electric & maintenance included in condo fee
<b>YEAR BUILT:</b>	1975
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>▪ Corner suite, 2 entrances, 3 exams/offices, admin, waiting area, restroom, lab/kitchenette</li><li>▪ Professionally managed, onsite free surface parking</li><li>▪ Convenient to GBMC and Sheppard Pratt</li><li>▪ Adjacent to UMD St. Joseph Medical Center</li></ul>

**FOR ADDITIONAL INFORMATION, CONTACT:**

TriAlliance Commercial Real Estate Services

[www.trialliance.com](http://www.trialliance.com)

Lyn S. Jablonski

410-241-9729

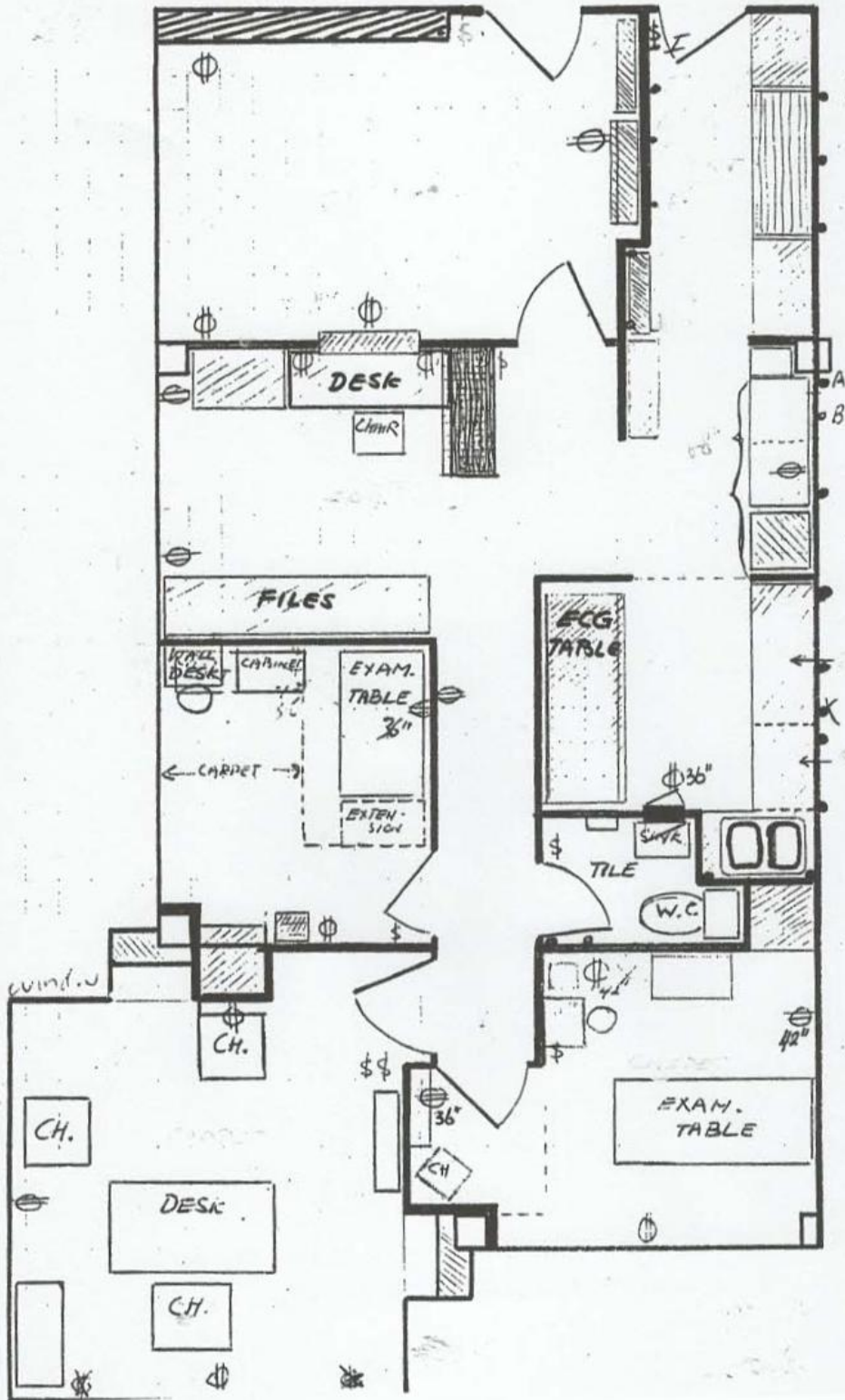
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All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions,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

22 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204 ▲ Tel: 410-472-3510 ▲ [www.trialliance.com](http://www.trialliance.com)

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