

FOR LEASE

8031 RITCHIE HWY, PASADENA, MD 21122



8031

GLOBAL PAIN MANAGEMENT



Prime Location for
Medical/Office Space

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

HIGHLIGHTS

- Completely renovated interior
- Ample parking for customers and employees
- High visibility and convenient access
- Ideal setting for medical, office, or service-oriented businesses
- Thriving commercial corridor with great exposure
- Warm lit shell ready for custom build out

OFFERING

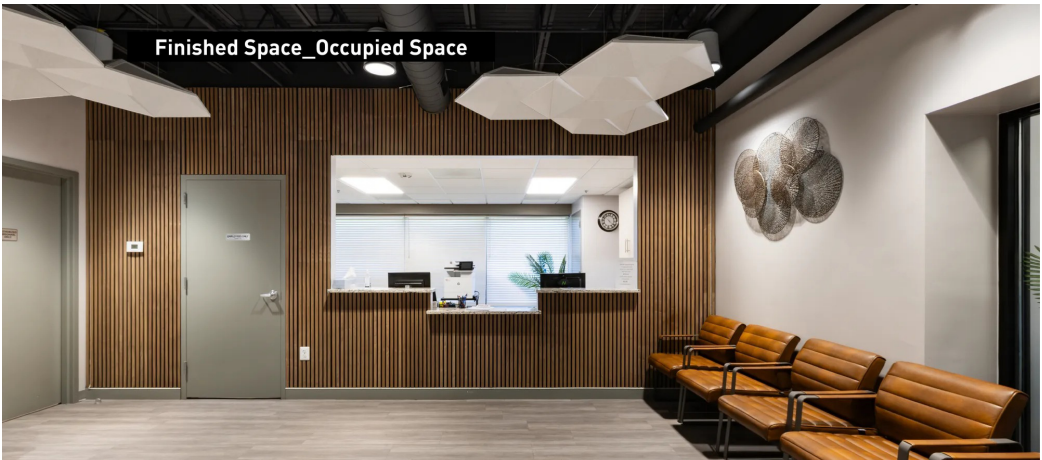


FOR LEASE

MEDICAL / OFFICE SPACE

Building Size	7,200 SF
Lease Rate	\$26 SF/yr (MG)

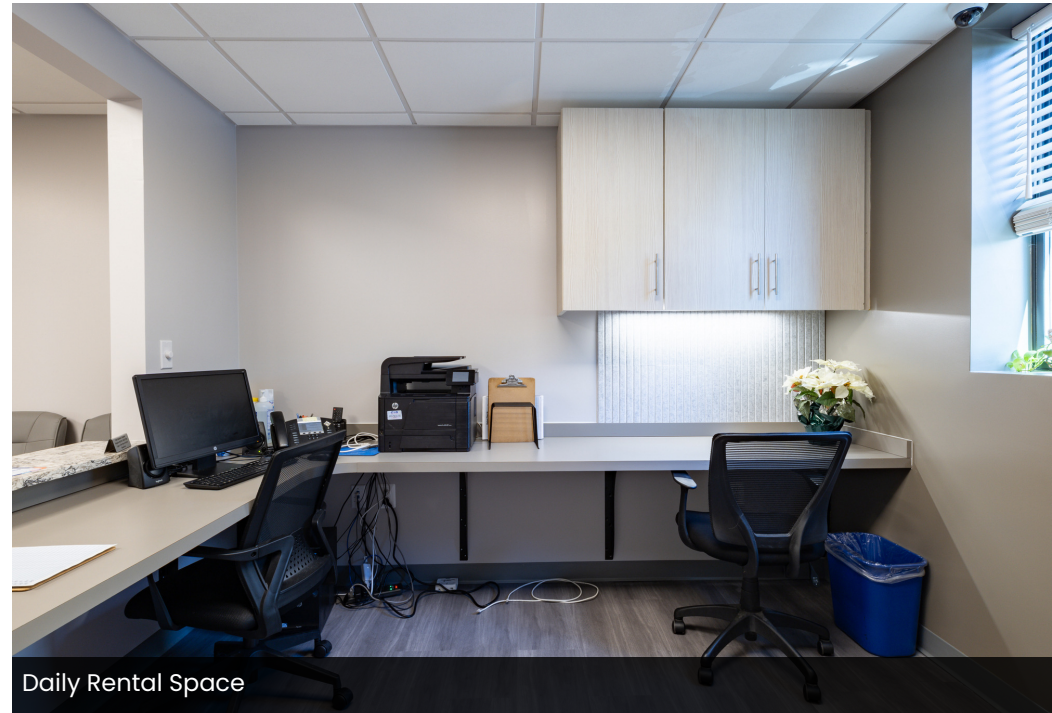
SPACES	SPACE SIZE
Ste 200-Daily Rental Ste, fully furnished	911 SF
Ste 201	1,422 SF - 2,200 SF
Ste 204	511 SF



ADDITIONAL PHOTOS



Daily Rental Space



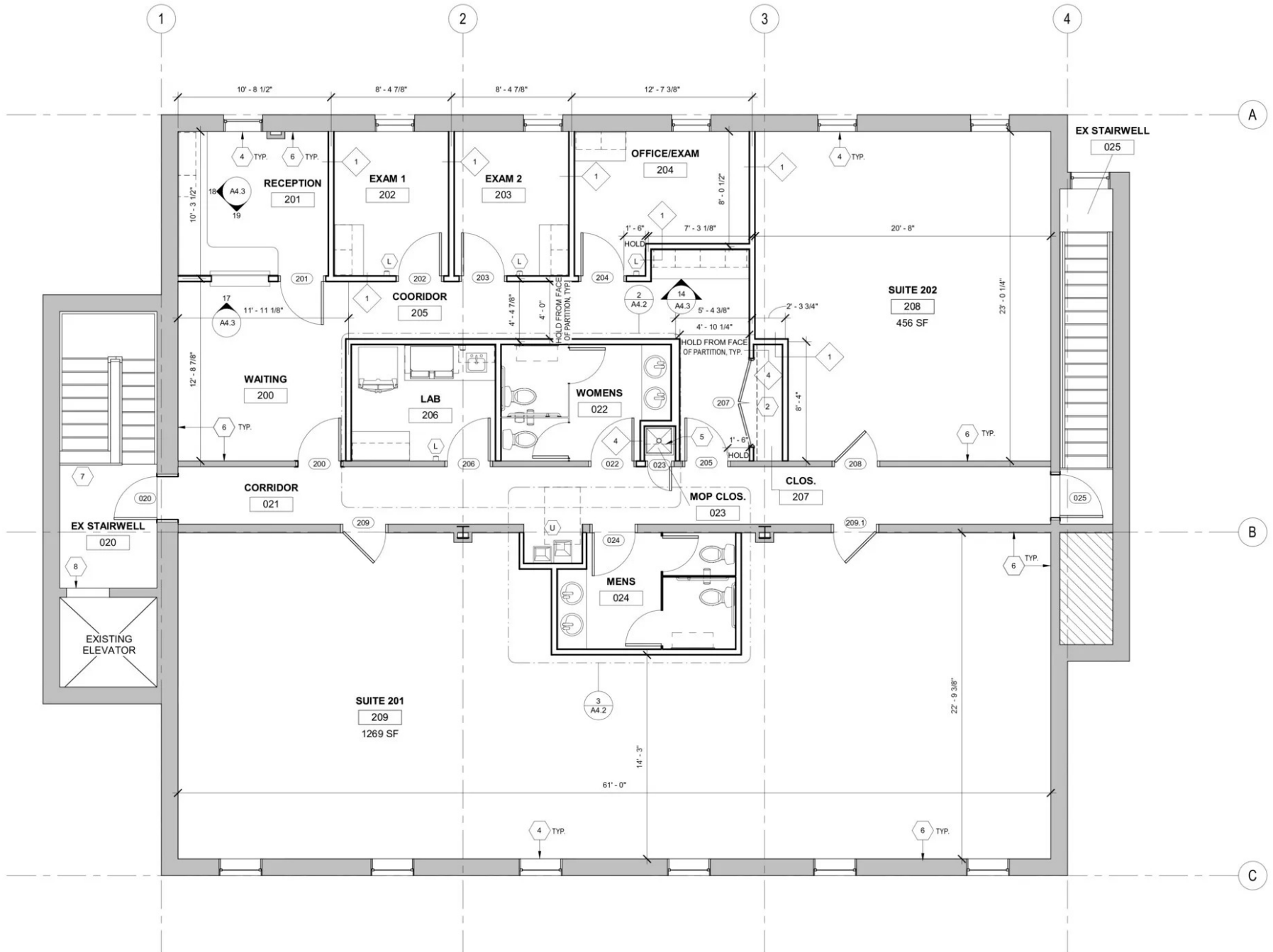
Daily Rental Space

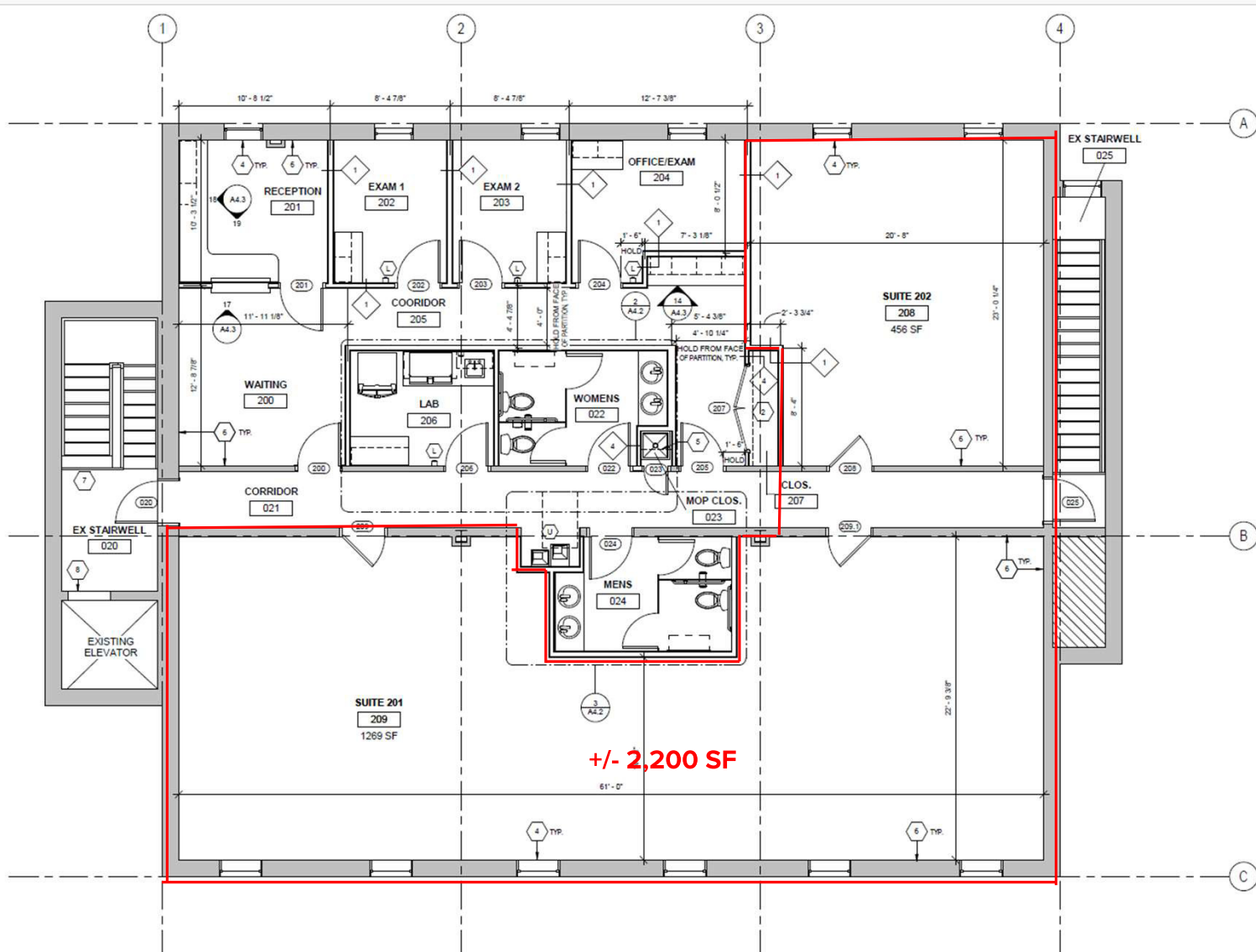


Daily Rental Space

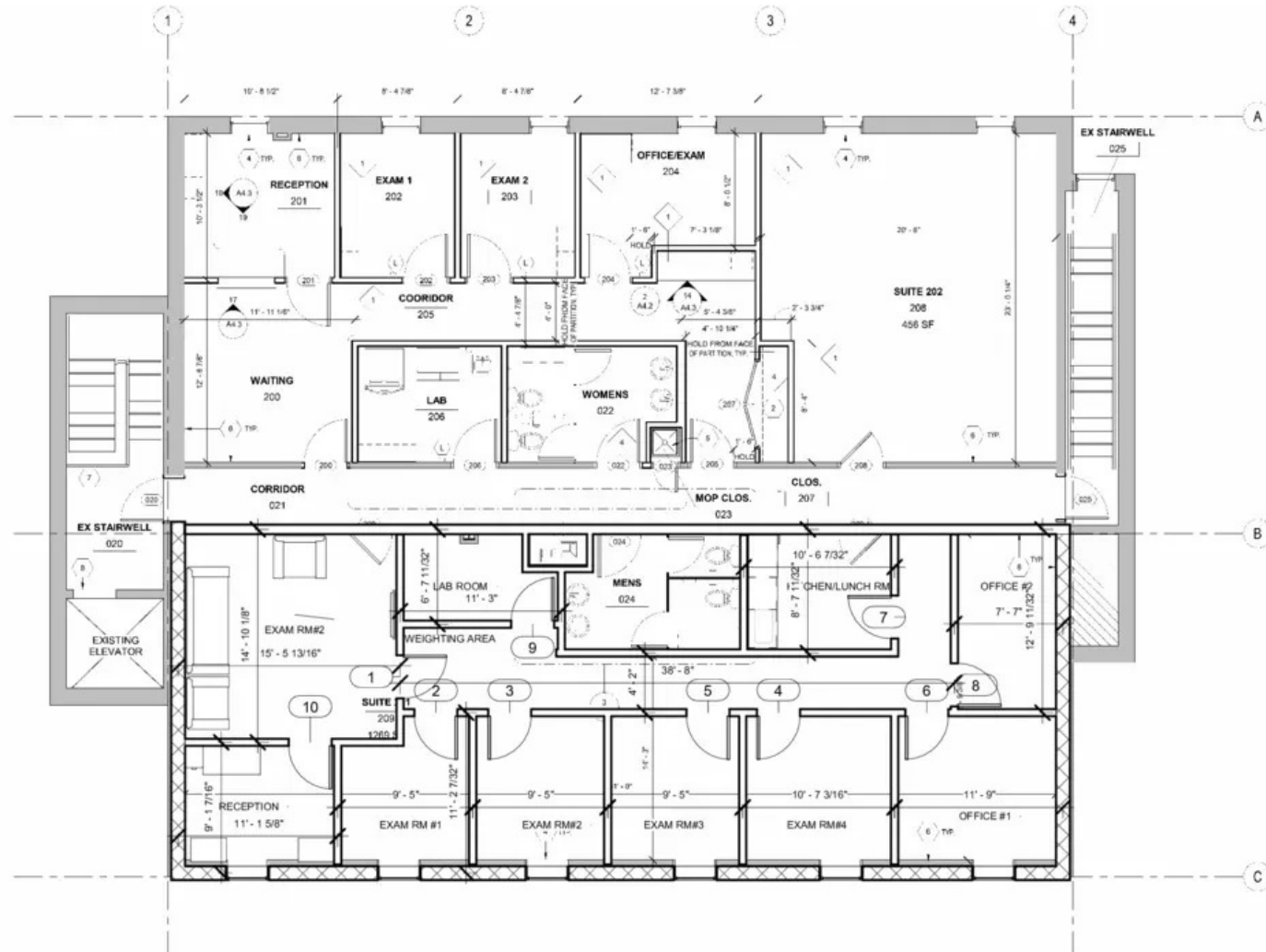


Daily Rental Space

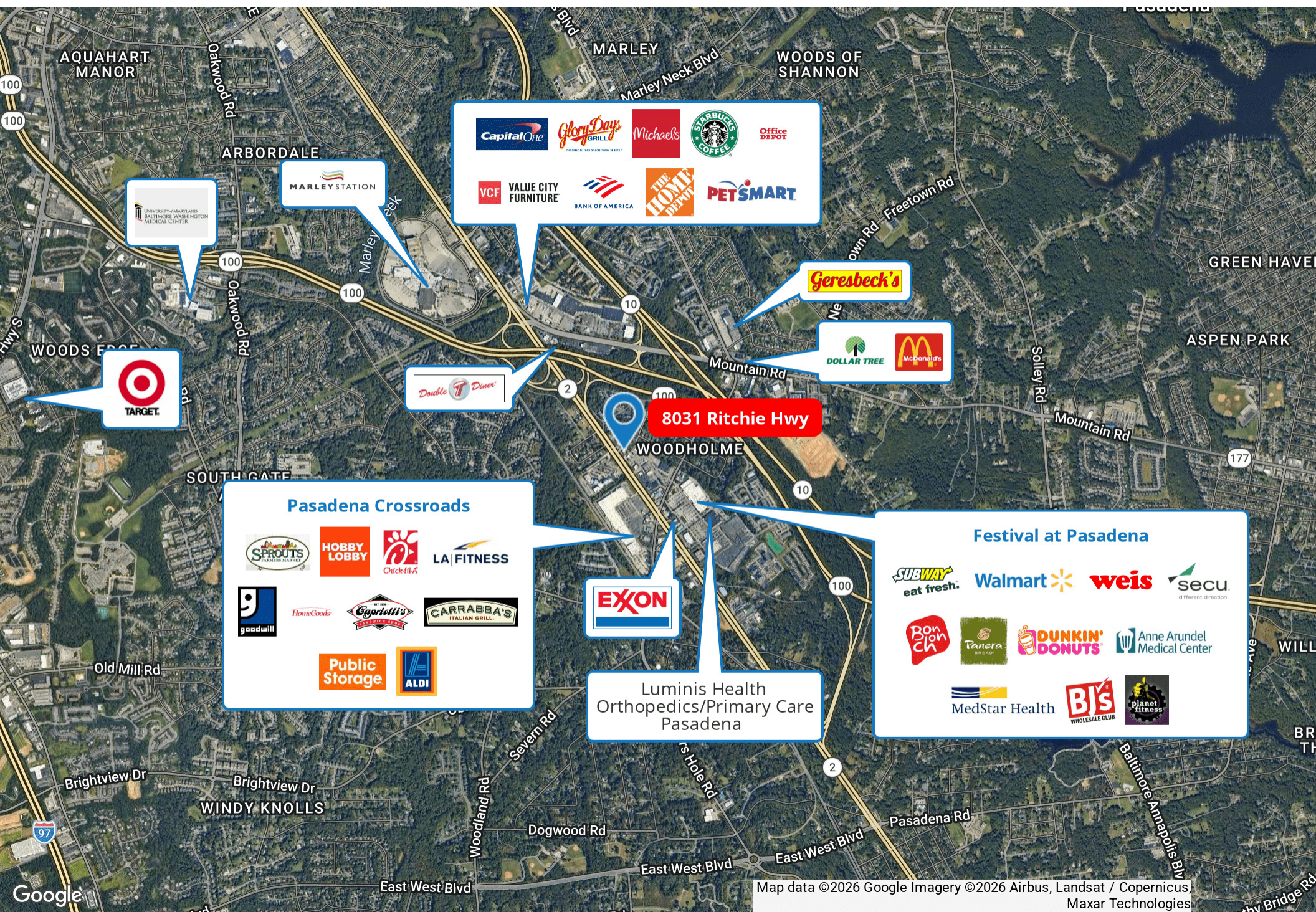




FLOOR PLANS - TEST FIT



RETAILER MAP



DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	11,355	100,698	194,198
Households	4,727	37,600	71,835
Average Household Size	2.4	2.7	2.7
Average Age	40	39	40
Average Household Income	\$115,592	\$135,569	\$143,815



194,198

Population



2.7

Average HH Size



40

Average Age



\$143,815

Average HH Income



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 contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.