

**PRICE REDUCTION | TENANT IMPROVEMENT ALLOWANCE OR RENTAL ABATEMENT AVAILABLE****PROPERTY OVERVIEW**

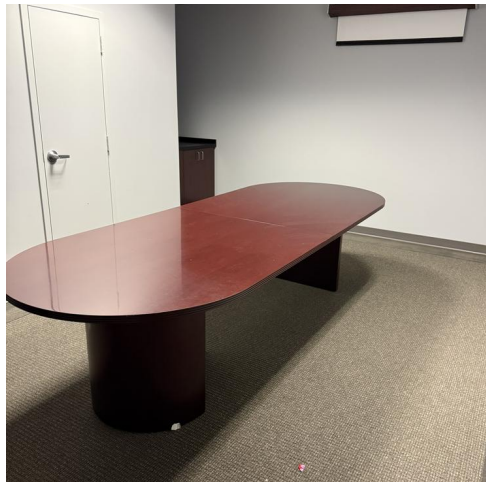
Size: 11,511 SF (Divisible)
Class: Class A Medical/Office
Rate: \$22.00 PSF Full Service
Expires: December 31, 2027
Building: 179,000 SF | Dulaney Center II
Incentives: TI Allowance or Rental Abatement

KEY AMENITIES

Beautiful glass entrance off elevator
Private in-suite restrooms
Conference room with natural light
Break room/kitchen with full cabinetry
Multiple private offices with windows
Server/IT room & open work areas

LOCATION HIGHLIGHTS

- Downtown Towson - walkable to Towson Town Center
- Near Towson University & GBMC Hospital
- Ample surface and garage parking
- Adjacent to grocery, retail, and restaurants
- Convenient access to I-695 Baltimore Beltway
- Strong professional tenant base



INTERIOR SPACES



FLOOR PLAN - SECOND FLOOR SUITE 200

