

**AMBULATORY SURGICAL CENTER (ASC)
PREVIOUSLY ACCREDITED**

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

Suite Highlights

- **For Sale:** 2,500 - 9,351 square feet; entire floor
- **For Lease:** Suite 400; 2,500 - 4,500 square feet (apart of the 9,351 square feet) balance of the space leased
- **Lease Rate:** \$32.00 psf plus utilities and janitorial
- High end finishes in a medical suite
- Nearby amenities include Giant grocery store, banking, fitness centers, Montessori, and eateries such as Chick-Fil-A, Xenia Greek Restaurant, Tino's Italian Bistro, IHOP and Great Harvest Bread Company
- Convenient access to Route 100, I-95 and Route 29
- Minutes from Fort Meade/NSA, Columbia Town Center, and BWI Airport

