

# FOR LEASE



Howard County, Maryland

# NORTH RIDGE PROFESSIONAL BUILDING

2850 NORTH RIDGE ROAD | ELLICOTT CITY, MARYLAND 21043

## AVAILABLE

Turn-key medical/dental office suite:

- 1,141 sf

Turn-key surgery center:

- 13,180 sf

## ZONING

POR

## AVAILABLE

Medical/dental office suite: immediate

Surgery center: January, 2020

## PARKING RATIO

4.75/1,000 sf, FREE

## RENTAL RATE

\$25.00 psf

## HIGHLIGHTS

- ▶ Easy access off Rt. 40, Rt. 29 and I-70
- ▶ Excellent access to rooftops
- ▶ Route 40 amenities
- ▶ Recently renovated
- ▶ Other tenants include St. Agnes Medical Group, Morrison Chiropractic, Lancaster Pediatrics, Infectious Disease Associates



STREET VIEW



**Chris Bennett** | Executive Vice President & Principal

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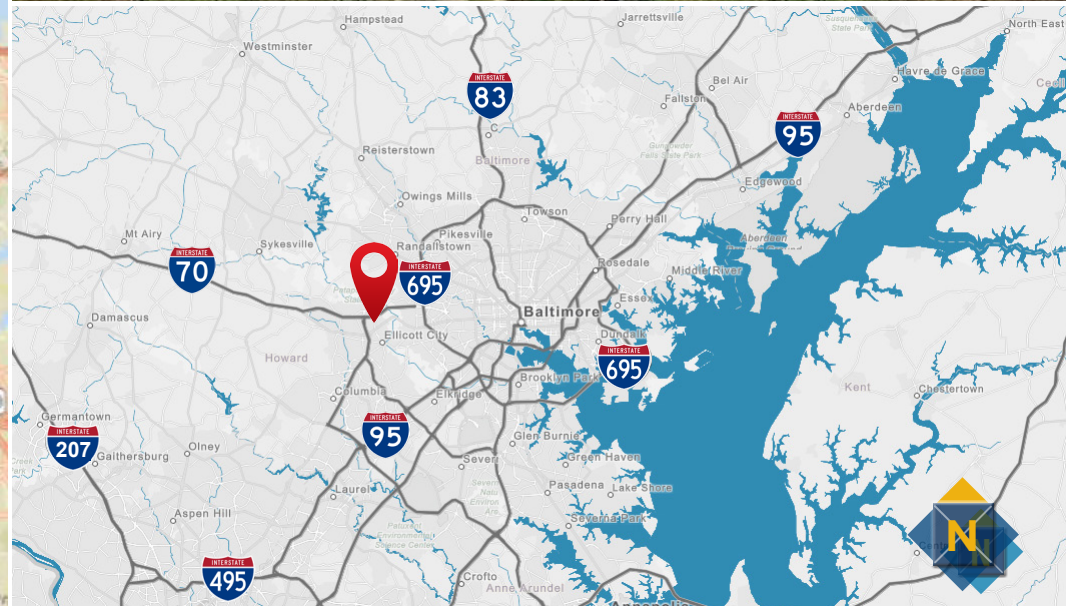
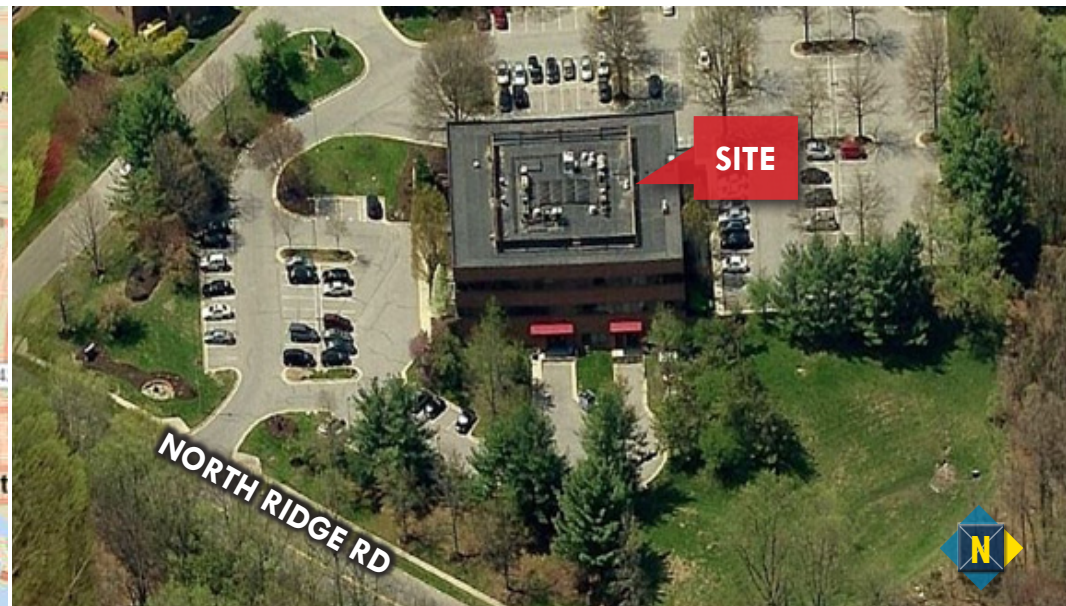
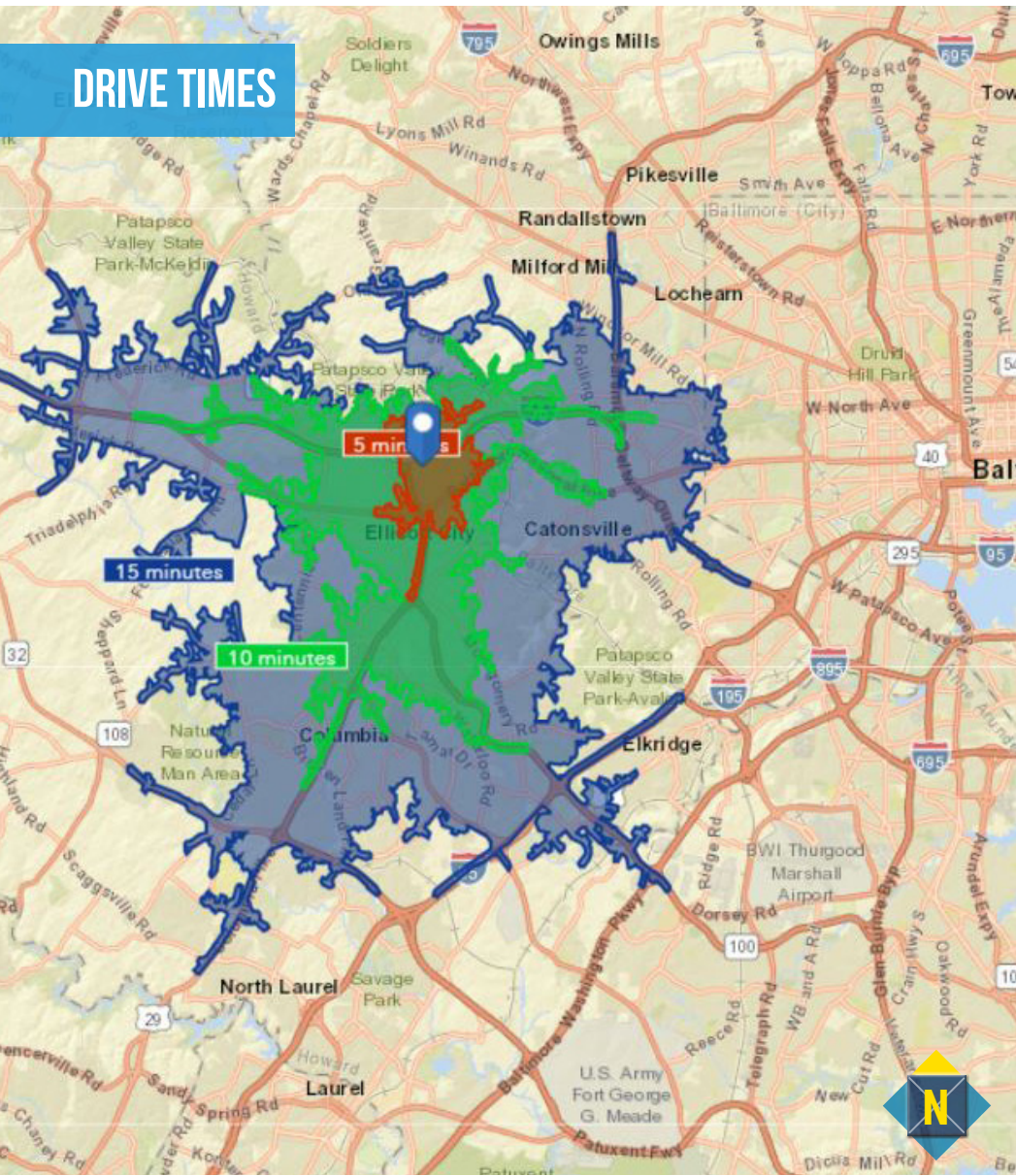
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# LOCATION

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## DRIVE TIMES





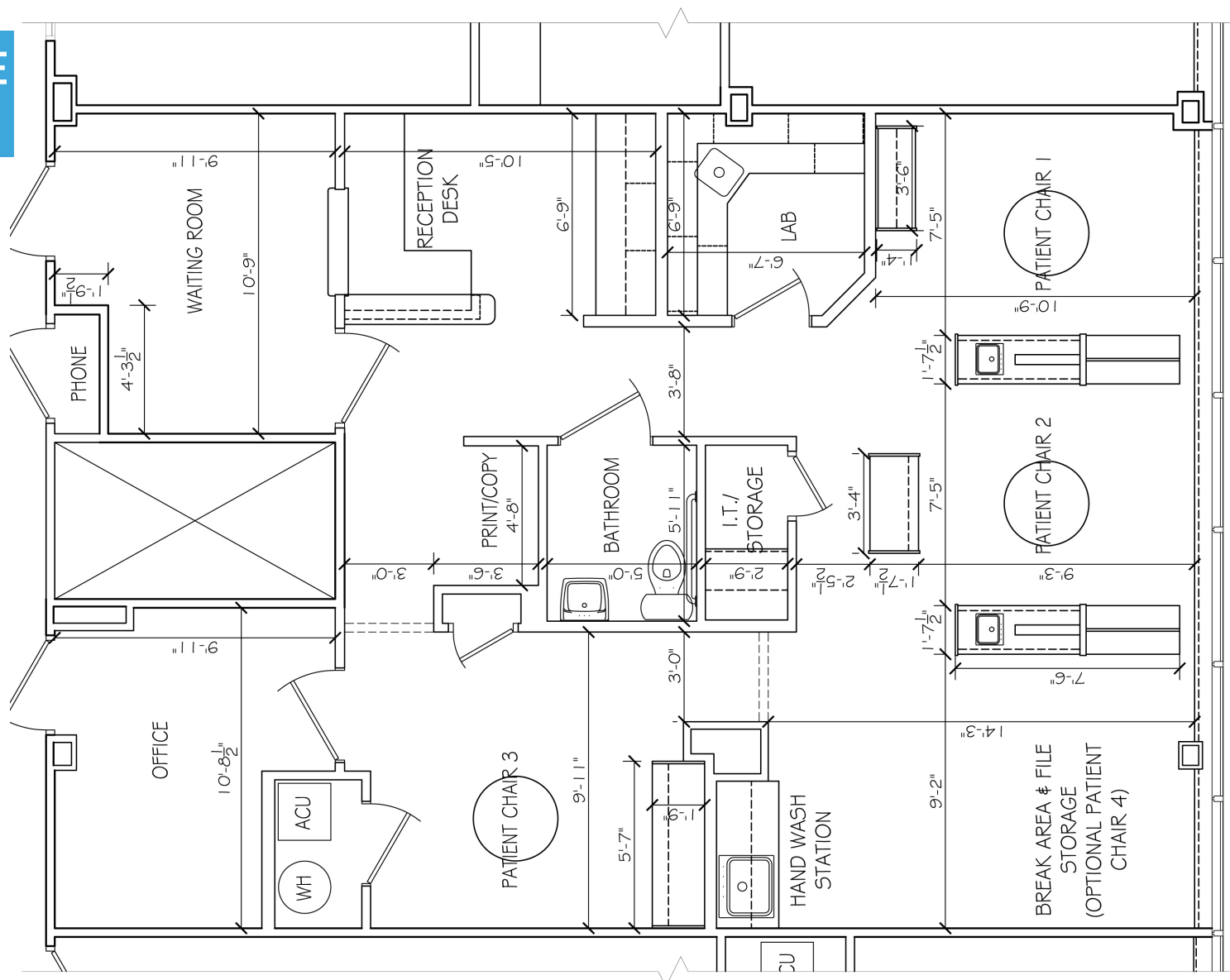
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# FLOOR PLAN

NORTH RIDGE PROFESSIONAL BUILDING | 2850 NORTH RIDGE ROAD | ELLICOTT CITY, MARYLAND 21043

MEDICAL/DENTAL OFFICE SUITE  
1,141 SF



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## FLOOR PLAN

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**SURGERY CENTER**  
**13,180 SF**

