



# DUNDALK PROFESSIONAL CENTER

1576 MERRITT BOULEVARD | BALTIMORE, MD 21222

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Existing medical build-outs
- Ample parking (170 spaces serve the property)
- Conveniently located on Merritt Boulevard, just off I-695
- Pharmacy on-site
- Multiple dining, banking, retail and other amenities nearby

### STORIES:

SUITE 9: 929 SF  
SUITE 10: 1,086 SF  
SUITE 13: 919 SF

PROPOSED ADDITION  
BUILD-TO-SUIT: 15,000 SF  
(AVAILABLE IN 18-24 MONTHS)

### PARKING:

4.72 : 1,000 SF

### TERM:

5 - 10 YEARS

### RENTAL RATE:

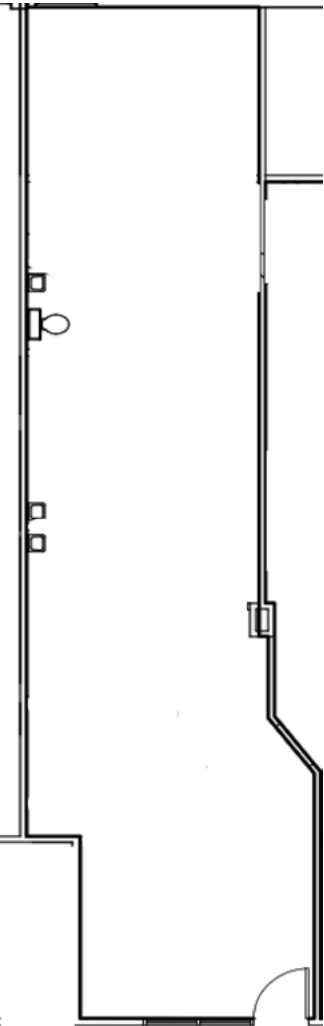
NEGOTIABLE



GOOGLE STREET VIEW

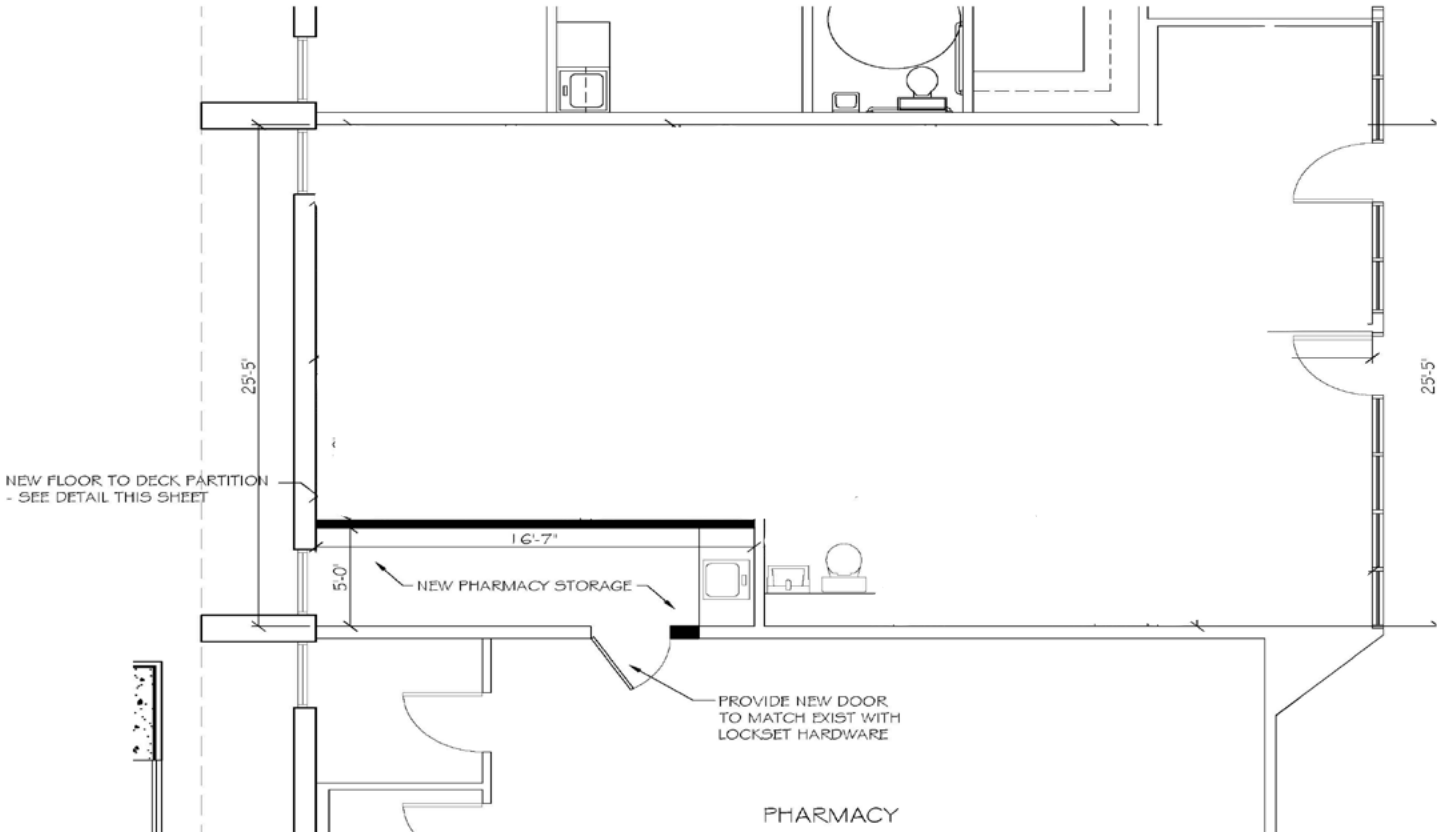
# FLOOR PLAN: SUITE 9

Available: 929 sf



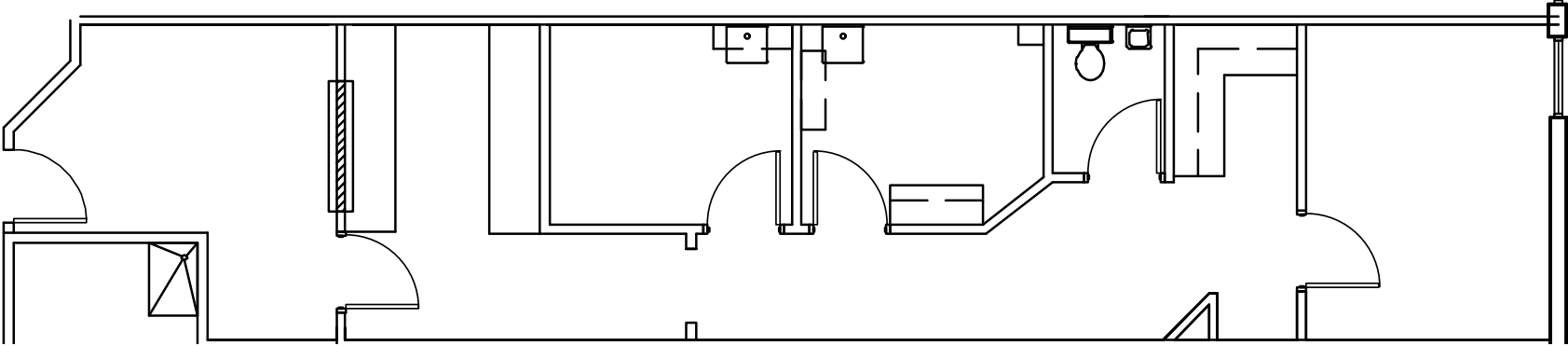
# FLOOR PLAN: SUITE 10

Available: 1,086 sf



# FLOOR PLAN: SUITE 13

Available: 919 sf



# SITE PLAN: **PROPOSED ADDITION**



Proposed Addition  
15,000 SF

Existing Building 39,845 SF

Ives Ln

Merritt Blvd

Merritt Blvd

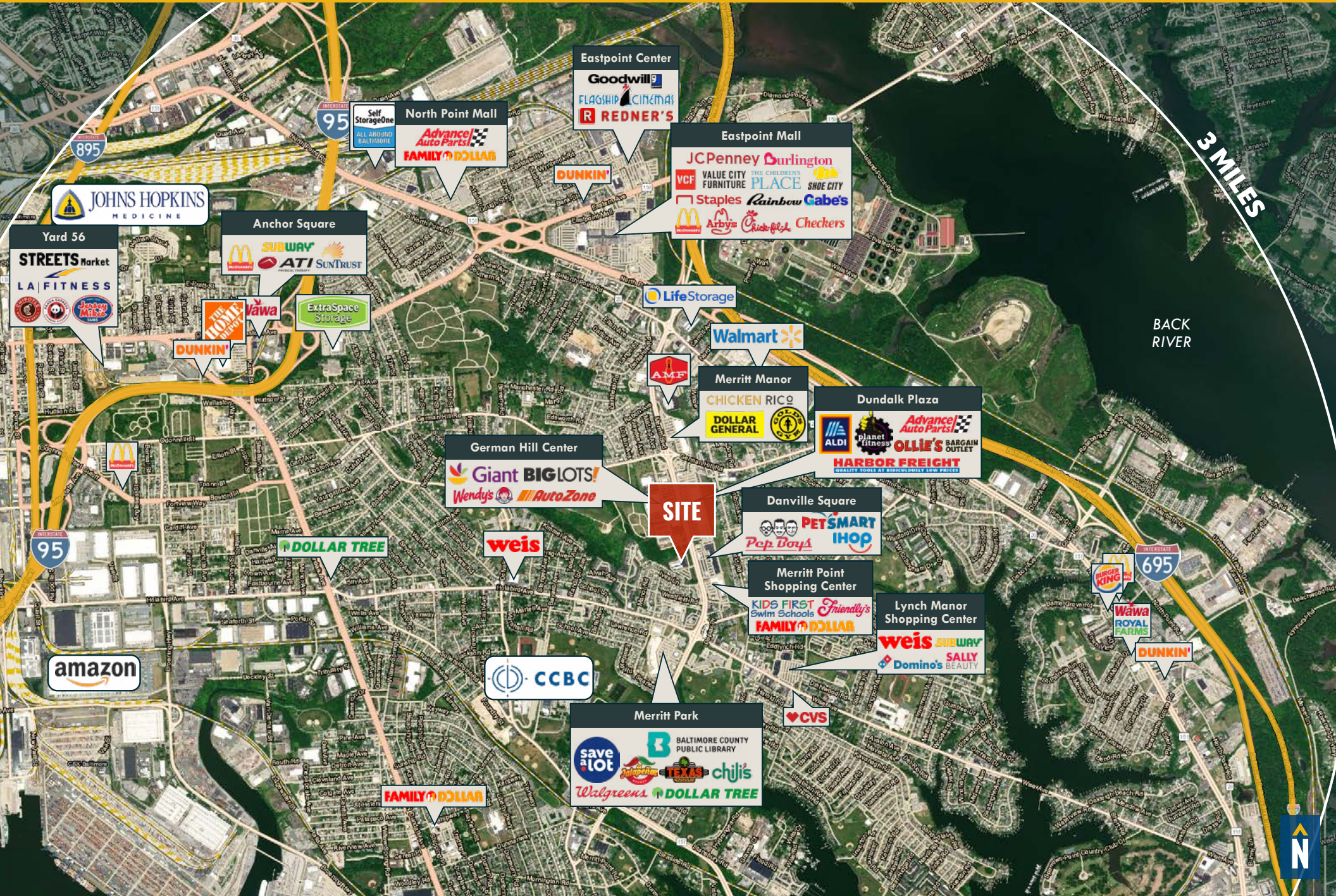
Merritt Blvd

Merritt Blvd

Merritt Blvd

Merritt Blvd

# TRADE AREA



# FOR MORE INFO CONTACT:



## HENSON FORD

VICE PRESIDENT

410.494.6657

HFORD@mackenziecommercial.com



## JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



## MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



## DYLAN BOZEL

REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.