



Medical Office Building

6918 Ridge Rd.
In Rosedale, Baltimore County, 21237
Next to Franklin Square Hospital

Zoned O-3, Office Park



» Exterior

CONSTRUCT	Building One: wood joists and masonry. Building Two: steel joists and masonry.
CONFIG.	Two 2-story buildings connected by a breezeway.
ROOF	Built-up roof.
WINDOWS	Plate glass windows.
PARKING	63 parking spaces.

» Environmental

LEAD PAINT	Unknown.
OIL	No oil tanks observed or known.
ASBESTOS	None observed.

» Interior

BATHS	Building One: Four half bathrooms. Building Two: Five half bathrooms.
CEILINGS	Suspended grid ceilings; some Celotex ceilings in Building One.
WALLS	Drywall throughout.

» Property

BUILT	Building One: ~1950 Building Two: ~1982
ZONING	O-3, Office Park
LOT	Tax Map 82, Grid 19, Parcel 445. 1.68 Acres.
SIZE	Building One: 3,670 sq. ft. Building Two: 7,320 sq. ft. Total: 10,990 sq. ft.

» Utilities

HVAC	Building One is served by two gas-fired forced-air furnaces with central air conditioning. Building Two is served by multiple electric heat pumps with central air conditioning.
HOT WATER	Building One: gas-fired 30 gallon Mor-Flo water heater dated 2007. Building Two: electric 50 gallon GE water heater dated 2012.
ELECTRIC	Building One: 400 amp service (Phase 3 200 amps); 2 meters. Building Two: 1200 amp service; 15 meters.
GAS	Building One: 1 gas meter. Building Two: electric only.
PLUMBING	1" copper water main; all visible supply lines copper and galvanized steel; all visible drain lines pvc.
TRASH	Dumpster contract with Waste Management.



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\$1,850,000 in fee simple
\$168 per sq. ft. no ground rent

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