

# 8517 LOCH RAVEN BOULEVARD

## INVESTMENT SUMMARY



**Maryland  
Orthotics &  
Prosthetics  
Company**

FORMER TENANT

**11,000**  
TOTAL BUILDING SF 

**1977/2002**  
YEARS BUILT/RENOVATED 

**24**  
PARKING CAPACITY 

**Value-Add  
Suburban  
Medical Office**

**0.42**  
ACRES 

**BL** Baltimore  
County  
ZONING

**3**  
STORIES 

**Towson, MD**  
8517 LOCH RAVEN BOULEVARD 21286



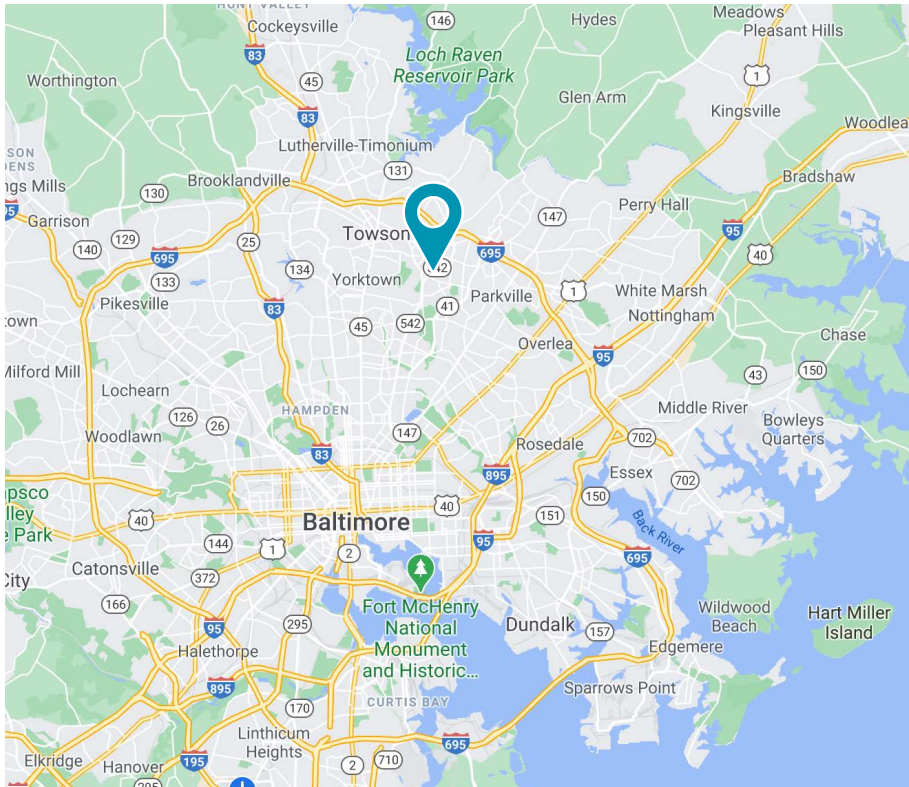
# OFFERING

The Cushman Wakefield Baltimore Capital Markets Group is pleased to present the exclusive listing of 8157 Loch Raven Boulevard located in Towson, MD.

The First Two Floors total 4,5000 square feet, while the top floor is approximately 2,000 square feet. The first and second floors are primarily medical and office suites, while the basement has a laboratory and medical device manufacturing capabilities. Prior to Maryland Orthotics and Prosthetics, the basement was subdivided into individual offices.

The Property was last occupied by Maryland Prosthetics and Orthotics, and prior to their tenure, MONY Life Insurance Company of America.

8517 Loch Raven Boulevard is viable for several uses including office, medical office, and or even a dispensary.



## HIGHLIGHTS

1

### RARE BALTIMORE COUNTY VALUE-ADD MEDICAL OFFICE OPPORTUNITY

Current ownership has held the Property for nearly 25 years, in a submarket with historically low velocity. 8517 Loch Raven Boulevard is available at well below replacement cost.

2

### HIGHLY DESIRABLE & RESILIENT ASSET CLASS

Transaction velocity in 2020 for Medical Office was just 1.5% below its 2019 velocity, compared with 12%-30% in other sectors, while occupancy remains stable at 92% nationally. Year over Year Medical Office Rent Growth in the Baltimore-D.C. Corridor trails only Miami and Boston nationally.

3

### EDUCATED AND AFFLUENT SURROUNDING RESIDENT BASE

Within a 5-mile radius of the Property, the average household income is \$102,221, 15 % higher than the Maryland Average, and 70% of residents in the same radius hold a greater than a high school level of education, 8% higher than the Maryland Average.

4

### RECENT IMPROVEMENTS

Most of the roof has been replaced in the past 3 years, while current ownership has installed smoke detectors, motion sensors, and a new vestibule. Current ownership also added ADA approved features such as a concrete entrance ramp, wider front doors, and bathrooms. The entire top floor and lower level bathroom have been renovated.

5

### HIGH VISIBILITY LOCATION AND AMPLE PARKING

Located along a major thoroughfare on Loch Raven Boulevard, the Property is less than a 10-minute drive from Towson Town Center, Towson University, and Greater Baltimore Medical Center (GBMC). 8517 Loch Raven Boulevard is less than one mile from I-695 allowing convenient connectivity throughout the region. On-site parking allows for up to 24 cars.





## CONTACT US

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