

The logo for NAI Klnb, featuring the letters 'NAI' in a bold, sans-serif font, followed by 'Klnb' in a lighter, lowercase sans-serif font. The background of the entire image is a photograph of a large, multi-story brick building with many windows, viewed from an elevated angle. A blue and orange graphic overlay is on the left side, containing the text.

**NAI**klnb

**5235**

**King Avenue**

Rosedale, MD 21237

Franklin Square  
Professional Center



# Property Highlights

- 4-story, ±60,000 SF Class A office/medical building
- Constructed in 2017
- Parking is 4.5/1,000 SF leased
- Easily accessible from I-95 or I-695, with entrances from both King Avenue and Franklin Square Drive
- Adjacent to MedStar Franklin Square Medical Center
- Locally owned and operated
- Existing tenants include MedStar Health, Fresenius Medical Care, and the VA amongst others

## AVAILABILITY

- 1st Floor
  - » Suite 100: ±1,167 SF
  - » Suite 120: ±1,204 SF
- 3rd Floor
  - » ±8,839 SF (divisible)



sears outlet

Walmart

1

BJ's

**WHITE MARSH MALL**

- macy's
- macy's HOME
- JCPenney
- FOREVER 21
- Boscov's
- Sprint
- sears
- Red Robin
- the Green Turtle
- Buffalo Wild Wings

MARYLAND 43

McDonald's

TACO BELL

EXXON

**NOTTINGHAM SQUARE**

- BEST BUY
- Michael's
- LOWE'S
- BED BATH & BEYOND
- Party City
- TARGET
- noodles
- VCF
- VALUE CITY FURNITURE
- Panera
- DICK'S SPORTING GOODS
- Chick-fil-A
- bp
- McDonald's
- Starbucks
- M&T Bank

ROYAL FARMS

Shell

SUNOCO

PUTTY HILL PLAZA

Giant

FULLERTON PLAZA

weis

LAIFITNESS

WHITE MARSH PLAZA

Giant

FedEx Kinkos

IKEA

NOTTINGHAM RIDGE

ROYAL FARMS

BB&T

BELAIR BELTWAY VILLAGE

BARNES & NOBLE BOOKSELLERS

OLD NAVY

LAIFITNESS

STAPLES

Pier Imports

AMC THEATRES

THE AVENUE AT WHITE MARSH

**NOTTINGHAM COMMONS**

- five BELOW
- petco
- TJ-maxx
- Massage Envy SPA
- pie five
- MOM
- my eye DR
- MOM
- CHIPOTLE
- merritt clubs
- hair curvery
- NALLEY
- PIZZA
- PIZZA

INTERSTATE 695

5235 KING AVENUE

INTERSTATE 95

MEDSTAR FRANKLIN SQUARE MEDICAL CENTER

MARYLAND 7

40

ROYAL FARMS

CF CARROLL MOTOR FUELS

ROYAL FARMS

PETSMART

COSTCO WHOLESALE

GOLDEN RING PLAZA

Giant

Marshalls

GOLDEN RING COMMONS

Ardis

ALDI

Ashley HOMESTORE

THE CENTRE AT GOLDEN RING

Walmart

five BELOW

petco

West Marine

SAM'S CLUB

Office DEPOT

LA BOY

GOLDEN RING PLACE

Wawa

SONIC

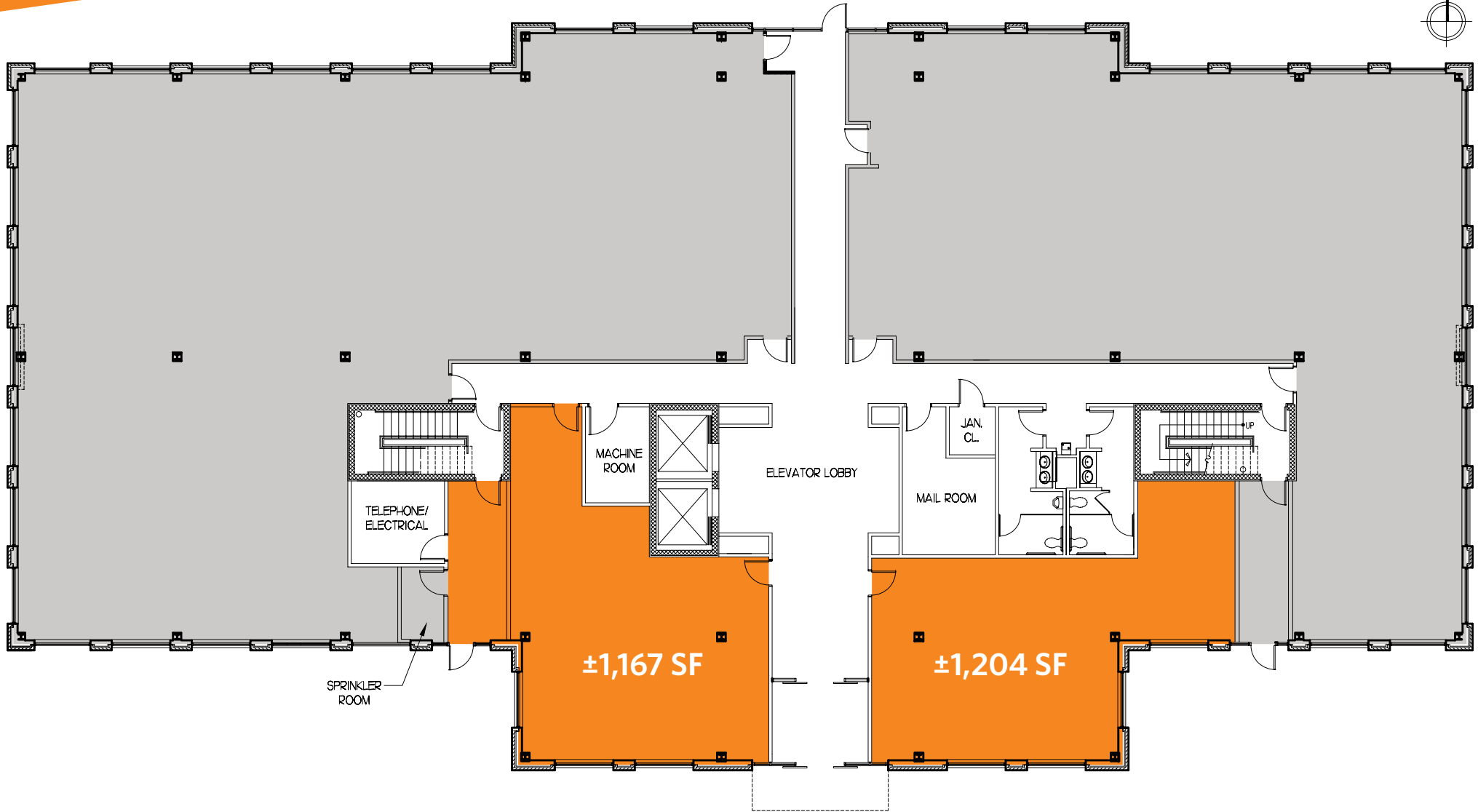
K&C FASHION

avenue

PULASKI RETAIL CENTER

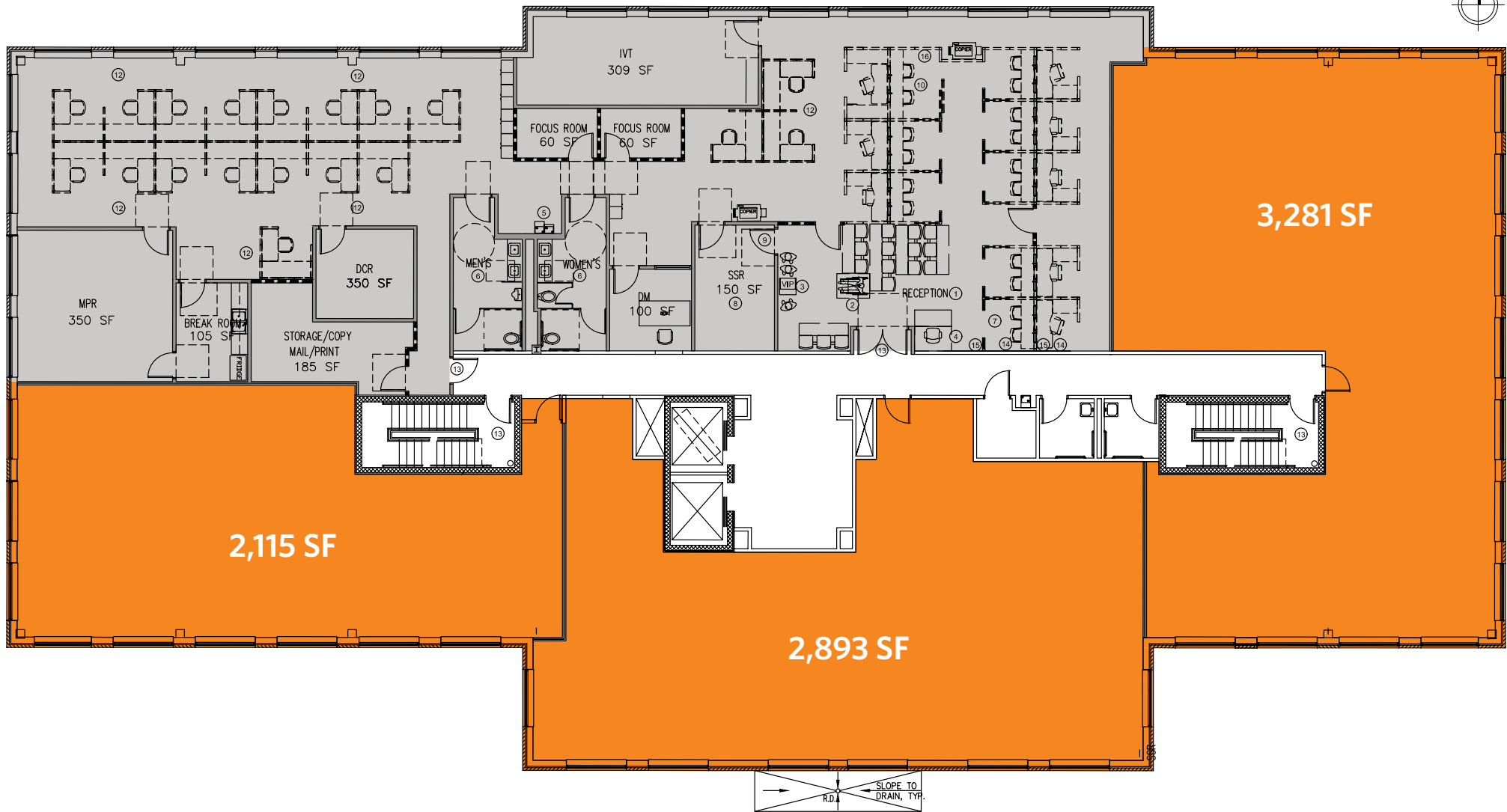
# Area Amenities

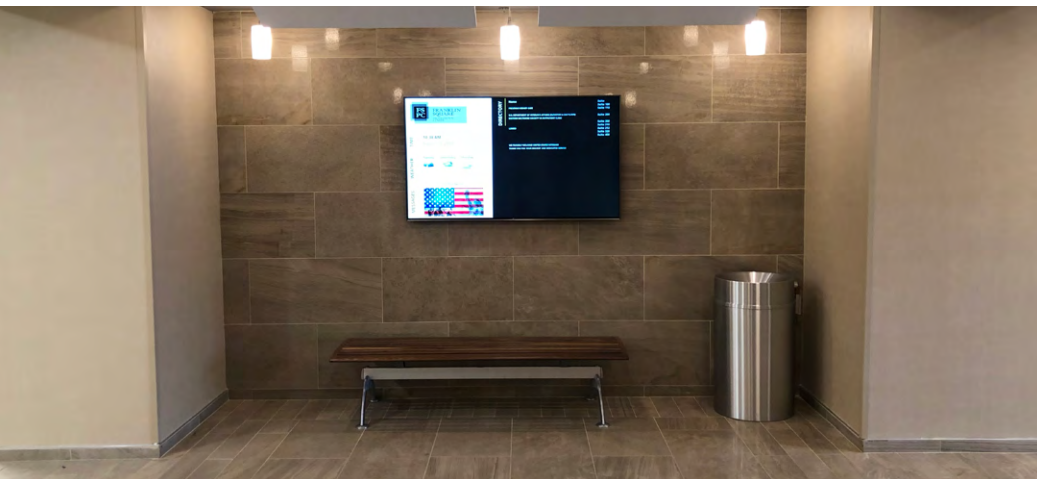
# 1st Floor Availability



- AVAILABLE
- LEASED

# 3rd Floor Availability





**Photos**



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