

MEDICAL OFFICES FOR LEASE

CRAIN TOWERS

1600 Crain Highway S, Glen Burnie, MD 21061



AVAILABLE SF:	1,283 - 4,827 SF
LEASE RATE:	\$18.00 - 28.00 SF/Yr (MG)
LOT SIZE:	4.34 Acres
BUILDING SIZE:	189,050 SF
BUILDING CLASS:	A
ZONING:	C2

PROPERTY OVERVIEW

Limited number of spaces available in six-story Class A Medical Office Building known as Crain Towers.

PROPERTY FEATURES

- Rates starting from \$18/sf
- Parking Ratio of 5 spaces per 1,000sf
- Pharmacy, Radiology, and Labcorp in building
- Brand new cooling tower installed August 2018
- Excellent Crain Hwy frontage (18,520 VPD)
- Visibility from Rte 100 (75,908 VPD)
- On site property manager
- Up to \$25/SF TI allowance

KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

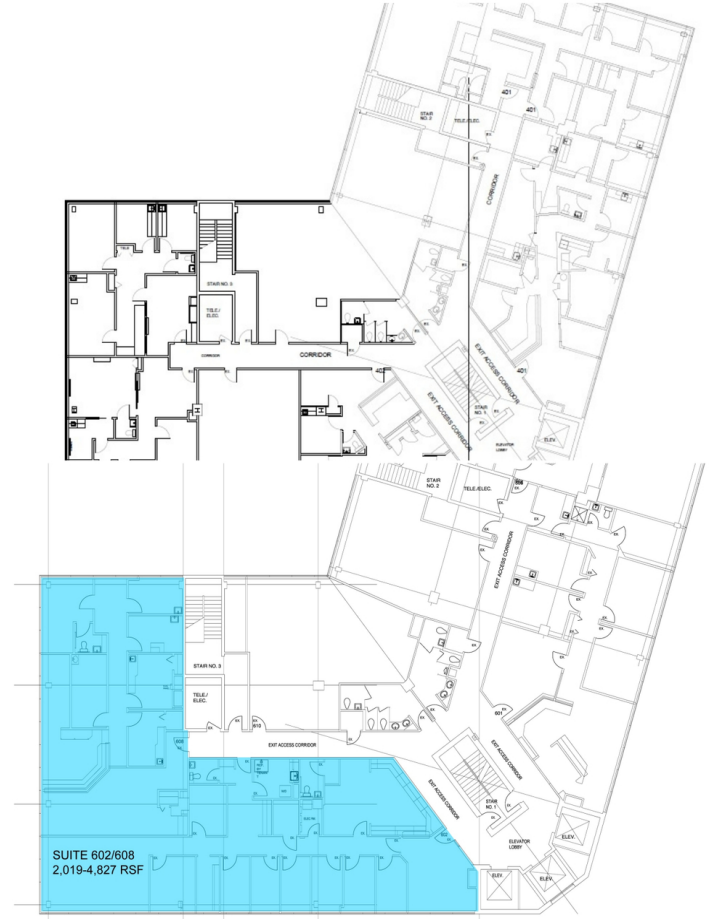
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FLOORPLANS

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
209/210	Medical	\$18.00 - 28.00 SF/YR	Modified Gross	1,893 SF	VACANT
410	Medical	\$18.00 - 25.00 SF/YR	Modified Gross	1,014 SF	Leased
501	Medical	\$18.00 - 25.00 SF/YR	Modified Gross	1,110 SF	Leased
506	Medical	\$18.00 - 25.00 SF/YR	Modified Gross	1,283 SF	VACANT
508	Medical	\$18.00 - 25.00 SF/YR	Modified Gross	1,303 SF	VACANT
608	Medical	\$19.00 - 26.00 SF/YR	Modified Gross	4,827 SF	VACANT

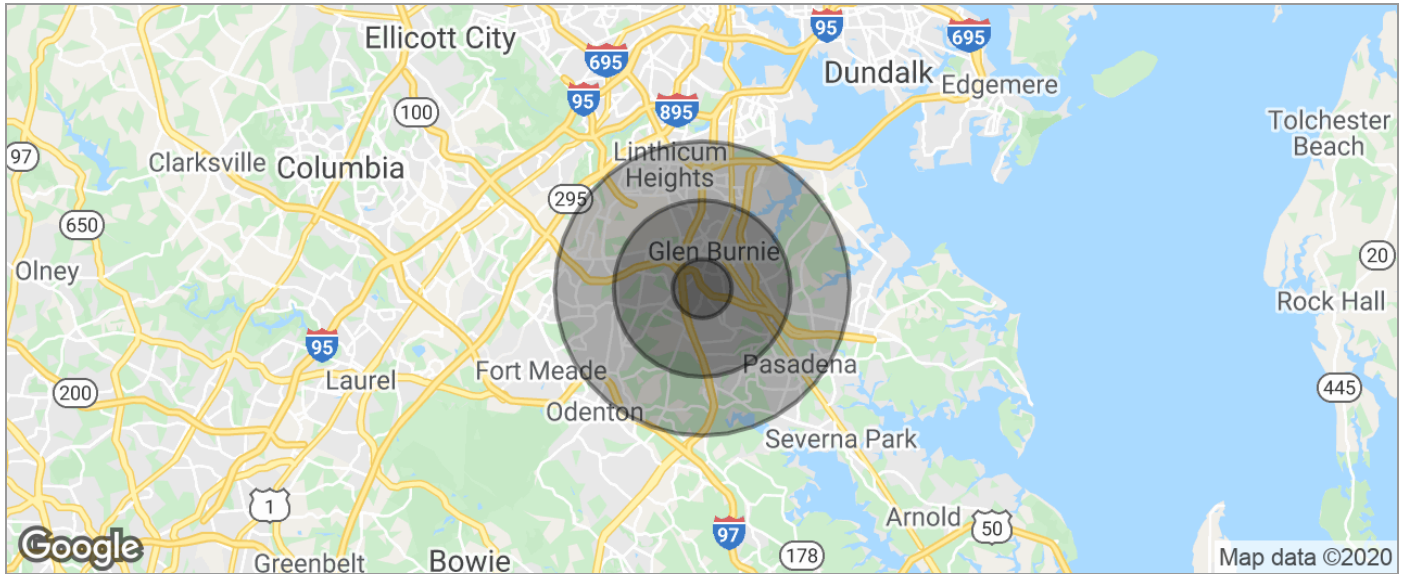
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,892	87,001	168,588
MEDIAN AGE	33.6	36.6	37.8
MEDIAN AGE (MALE)	32.6	34.9	36.3
MEDIAN AGE (FEMALE)	35.7	38.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,535	34,299	64,148
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$67,070	\$75,761	\$84,366
AVERAGE HOUSE VALUE	\$272,385	\$329,940	\$362,348

RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.3%	72.8%	74.6%
% BLACK	20.8%	17.6%	16.6%
% ASIAN	5.7%	4.4%	4.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	1.8%	1.4%	1.3%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.1%	6.5%	5.7%

* Demographic data derived from 2010 US Census

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