

Medical/Office Building | For Lease



515 & 521 E Joppa Road

Stonehouse Crossing- Towson Redevelopment



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OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	19,700 SF
Available SF:	935 - 2,642 SF
Lot Size:	1.31 Acres
Market:	Baltimore
Submarket:	Towson

PROPERTY OVERVIEW

A once underutilized property is now a well-established redevelopment that serves as a medical / office boutique hub in Towson, MD. This property is located in the heart of Towson, where you are surrounded by many options: multiple restaurants, entertainment opportunities, the local library, and conveniently located to I-695, and I-83.

PROPERTY HIGHLIGHTS

- 3 blocks east of York & Joppa Road
- Private restroom facilities and individual heat and air conditioning per suite
- On-site gym available for tenant use



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515 & 521 E Joppa Road
Towson, MD

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	935 - 2,642 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
521 E Joppa Road - Suite 204	Available	935 SF	Modified Gross
515 E Joppa Road - Suite 304	Available	2,642 SF	Modified Gross



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Aerial Map Option 1



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Aerial Map Option 2



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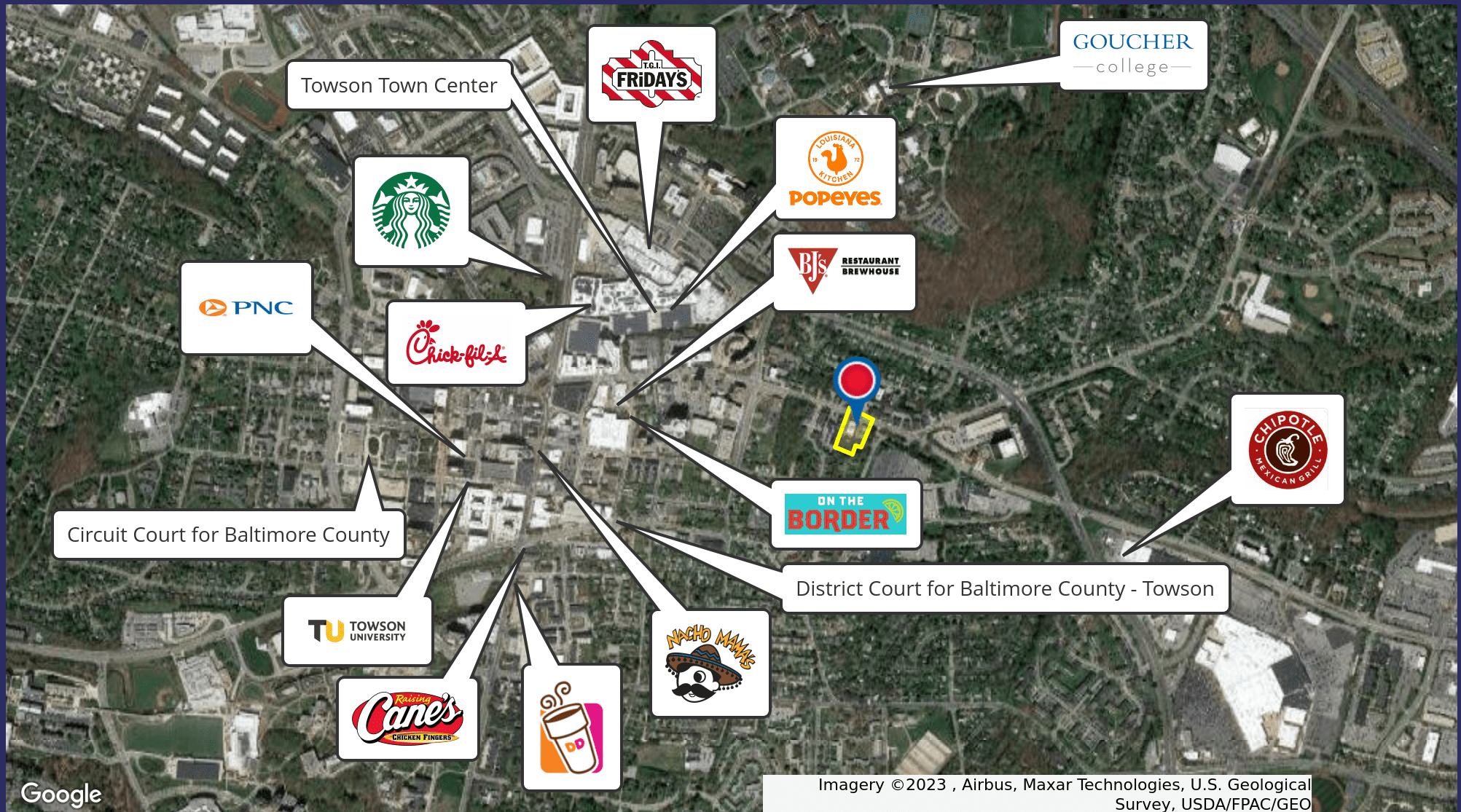
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Google

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TRANSIT/SUBWAY

- 1) BJ's Restaurant & Brewhouse
- 2) Towson Tavern
- 3) Bonefish Grill



2 Minutes, 4 Minutes, 2 Minutes



9 Minutes, 11 Minutes, 8 Minutes



0.4 Miles, 0.7 Miles 0.4 Miles



COMMUTER RAIL

- 1) The Fresh Market
- 2) Towson Town Center
- 3) Cinemark Towson and XD



5 Minutes, 4 Minutes, 2 Minutes



15 Minutes, 10 Minutes, 9 Minutes



0.8 Miles, 0.5 Miles, 0.5 Miles



AIRPORT

- 1) I-83
- 2) I-695
- 3) I-95



7 Minutes, 5 Minutes, 10 Minutes



N/A



N/A



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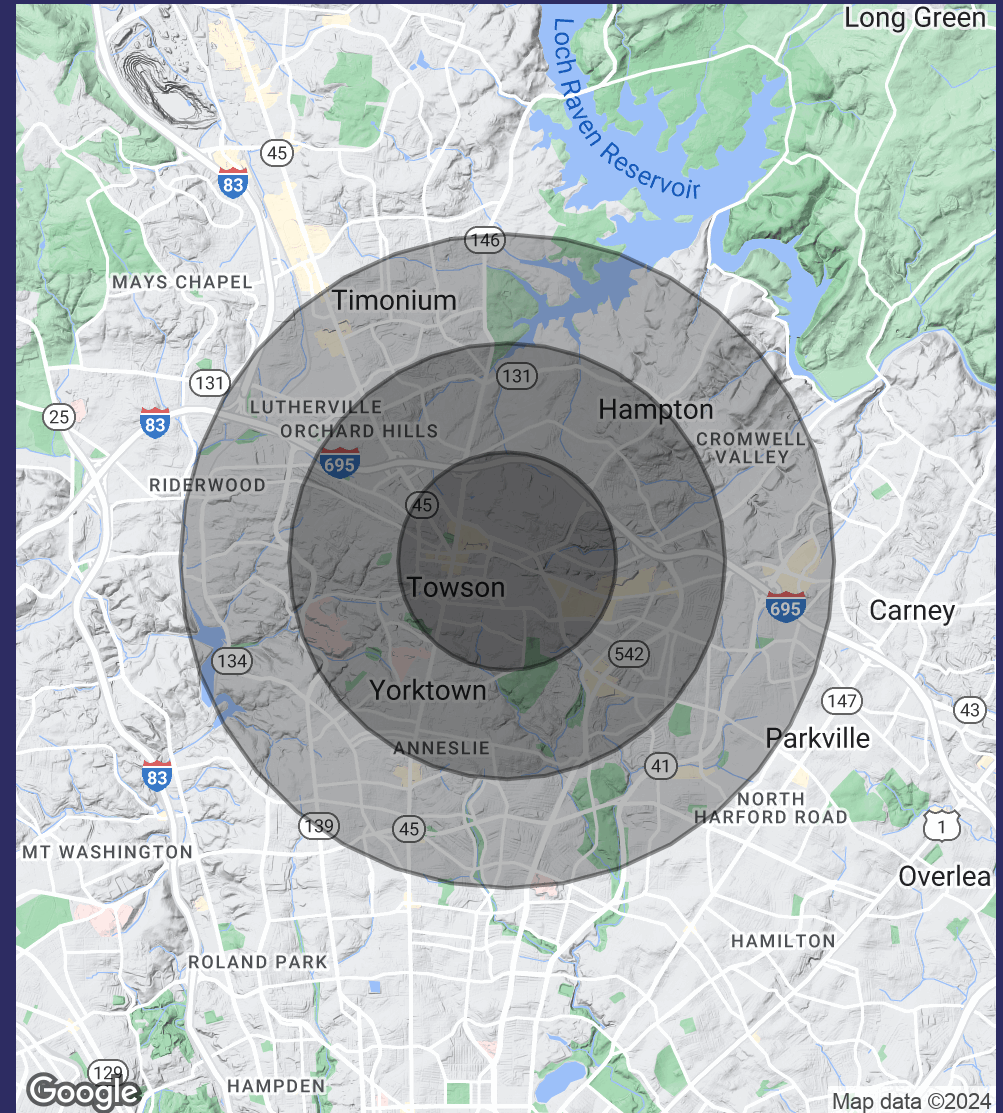
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,182	54,753	129,171
Average Age	34.6	35.4	36.8
Average Age (Male)	34.4	33.7	34.7
Average Age (Female)	35.8	37.1	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,962	21,458	51,845
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$77,671	\$84,179	\$80,138
Average House Value	\$310,093	\$355,162	\$313,324

* Demographic data derived from 2020 ACS - US Census



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