

# THE HORIZONS

8028 RITCHIE HWY • PASADENA, MD 21122






OFFICE | MEDICAL | RETAIL  
AVAILABLE FOR LEASE



## HIGHLIGHTS

A 9-ACRE, 125,000 SF BUILDING ON ROUTE 2 IN PASADENA, THE HORIZONS IS A PREMIER LOCATION FOR ALL MEDICAL, OFFICE & RETAIL TENANTS. AMENITIES INCLUDE DIRECT ACCESS TO MEDICAL SUITES, AMPLE PARKING & TENANT SIGNAGE, AS WELL AS RENOVATED RESTROOMS AND A WELCOMING LOBBY & COMMON AREAS.

## FEATURES

-  NEW FINISHES & MODERN RENOVATIONS
-  INVITING GROUNDS & CAMPUS-LIKE SETTING
-  CONVENIENT ACCESS TO I-695, I-97, RT 10 & RT 100
-  DELICIOUS RESTAURANT CHOICES ON SITE
-  CLOSE PROXIMITY TO THE BALTIMORE- ANNAPOLIS TRAIL

CONTACT |

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**CRG**  
Chesapeake Research  
Group, LLC  
"Health on the Horizon"

MedStar Harbor  
Hospital

**CARRABBA'S**  
ITALIAN GRILL

**OSCAR'S**  
ALEHOUSE



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LOCATED ONLY MINUTES FROM THE UNIVERSITY OF MARYLAND BALTIMORE-WASHINGTON MEDICAL CENTER & BWI AIRPORT, THE HORIZONS IS A PREMIER SPACE FOR YOUR BUSINESS.

THERE ARE TOWER OFFICE SUITES & GROUND FLOOR SPACES CURRENTLY AVAILABLE FOR LEASE. GROUND FLOOR UNITS INCLUDE TENANT SIGNAGE OUTSIDE OF SUITE & EASY ACCESS TO SPACE FROM BOTH DIRECTLY OUTSIDE OF BUILDING AND FROM THE INTERIOR.



THE BUILDING IS COMPRISED OF A DYNAMIC MIX OF TENANTS INCLUDING PHYSICIANS, ATTORNEYS, THERAPISTS, RETAILERS & CORPORATE TENANTS.

ATTMAN PROPERTIES, ALONG WITH THEIR AFFILIATES & SUBSIDIARIES, OWNS & OPERATES THE HORIZONS IN PASADENA. THEY ARE COMMITTED TO EXCELLENT SERVICE & THE NEEDS OF THEIR TENANTS FIRST.

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## JOIN TENANTS



Anne Arundel Gastroenterology Associates, P.A.



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	10,743	96,872	188,785
AVERAGE HH INC:	\$99,963	\$111,215	\$118,416
# OF EMPLOYEES:	5,086	28,163	65,992



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## MARLEY STATION MALL



## SOUTHDALE SHOPPING CTR



## SUN VALLEY SHOPPING CTR



## THE HORIZONS PASADENA, MD



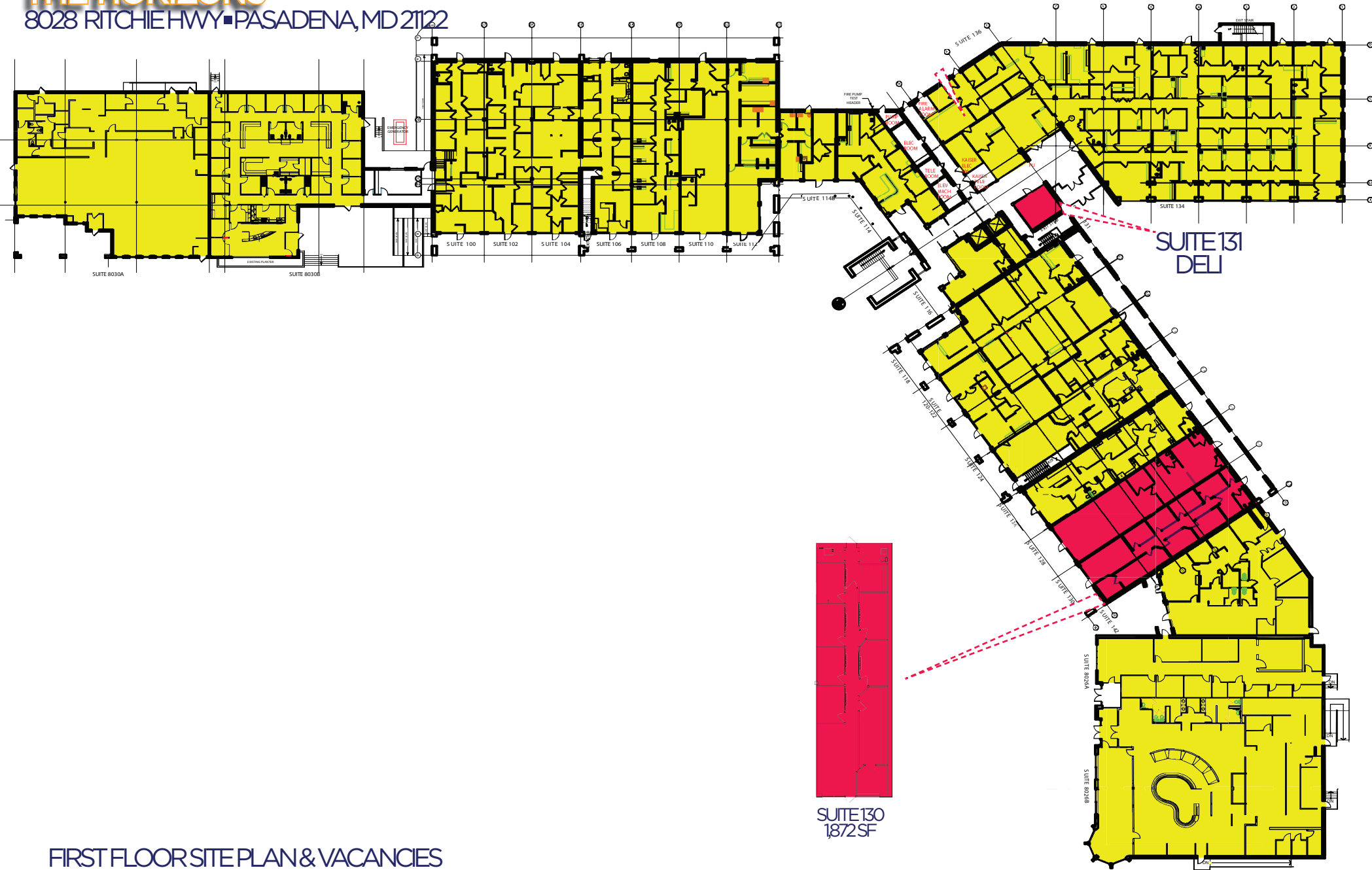
## FESTIVAL AT PASADENA



## PASADENA CROSSROADS



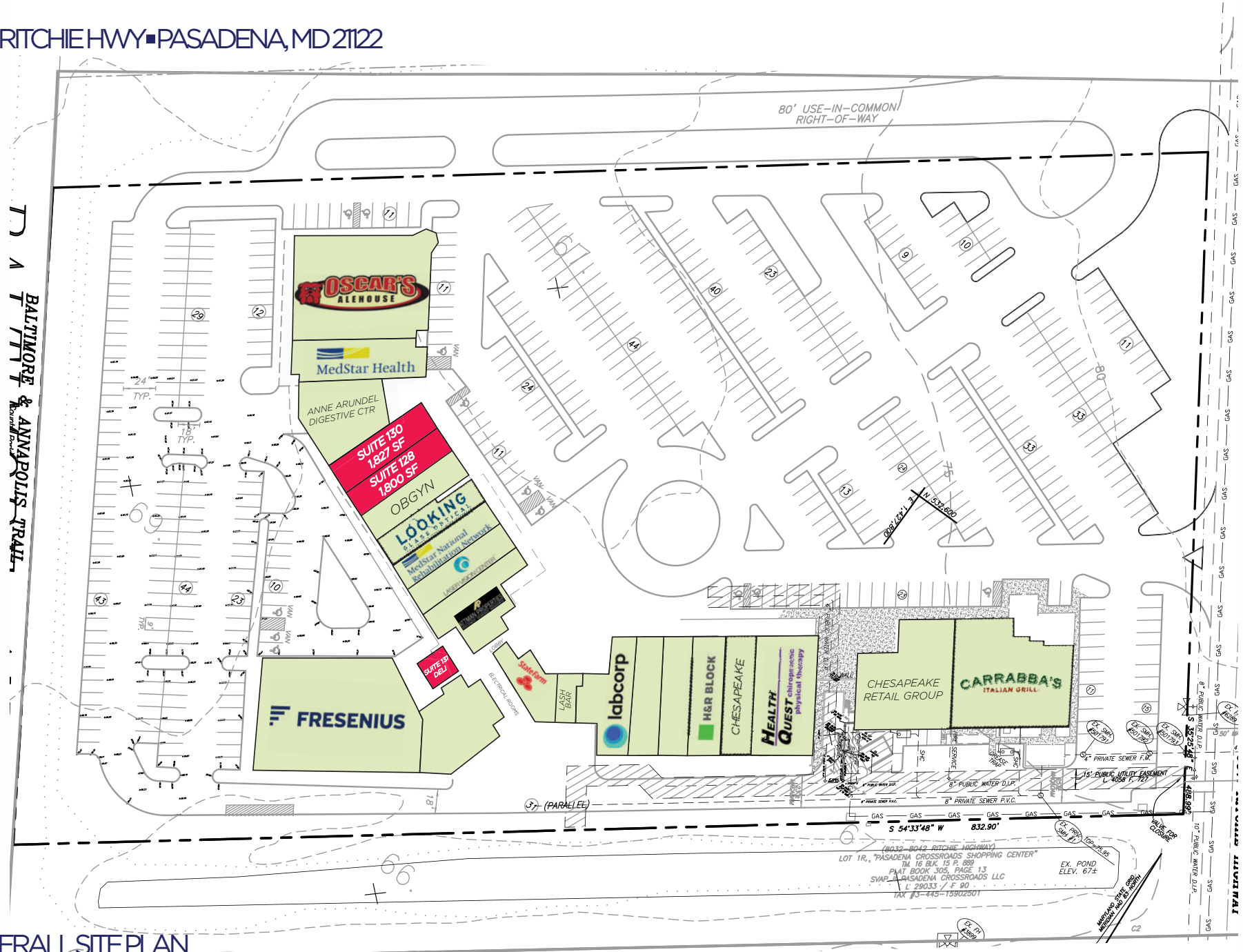




FIRST FLOOR SITE PLAN & VACANCIES



BALTIMORE & ANNAPOLIS TRAIL



OVERALL SITE PLAN

LOT 1R, "PASADENA CROSSROADS SHOPPING CENTER"  
 TIA 16 BLK 15 P. 889  
 PLAT BOOK 305, PAGE 13  
 SWAP IN PASADENA CROSSROADS LLC  
 L: 29033 / F: 80  
 TAX #S-445-15902301