

# FOR LEASE

Baltimore City, Maryland

# 1014, 1016, 1018 MORTON STREET

BALTIMORE | MARYLAND 21201

## AVAILABLE

2,850 - 9,194 sf

## RENTAL RATE

\$17.25/psf, Tenant pays HVAC, electric and janitorial costs.

## ZONING

C-2: commercial

## TERM

Minimum 3 years

## PARKING

Up to 34 garage spaces on site

## OCCUPANCY

1014 Morton: Immediate

1016 Morton: Immediate

## AVAILABILITY

1014 Morton Street:  
1st floor - 2,850 sf

1016 Morton Street:  
Building - 6,244 sf

1018 Morton Street:  
34 parking space garage



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MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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Baltimore City, Maryland

# LOCATION

1014, 1016, 1018 MORTON STREET | BALTIMORE, MARYLAND 21201

## DEMOGRAPHICS

1 mile	3 miles	5 miles
<b>Population</b>		
49,346	310,097	593,500
<b>Number of Households</b>		
19,353	119,970	226,058
<b>Average Household Income</b>		
\$22,978	\$32,289	\$36,331

## DOMINANT LIFESTYLES

2 mile radius

### 20% Modest Income Homes

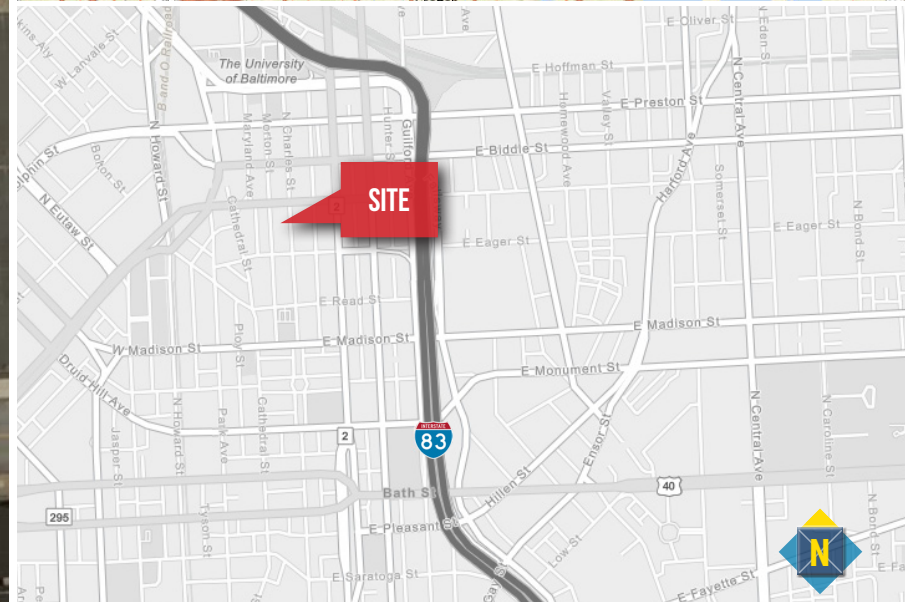
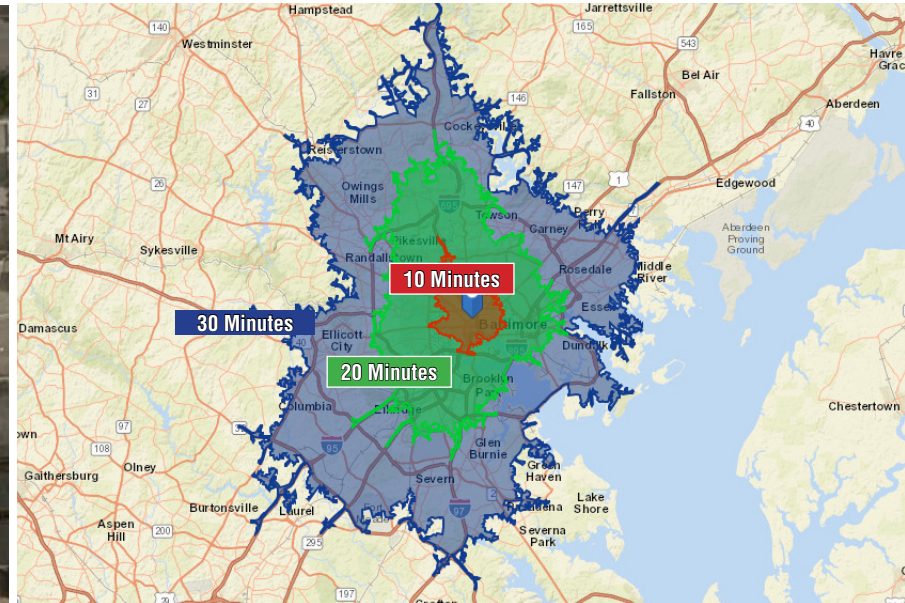
Average HH Size: 2.56  
 Median Age: 36.1  
 Median HH Income: \$22,000

### 19.5% Metro Renters

Average HH Size: 1.66  
 Median Age: 31.8  
 Median HH Income: \$52,000

### 15.1% City Commons

Average HH Size: 2.66  
 Median Age: 37.6  
 Median HH Income: \$17,000

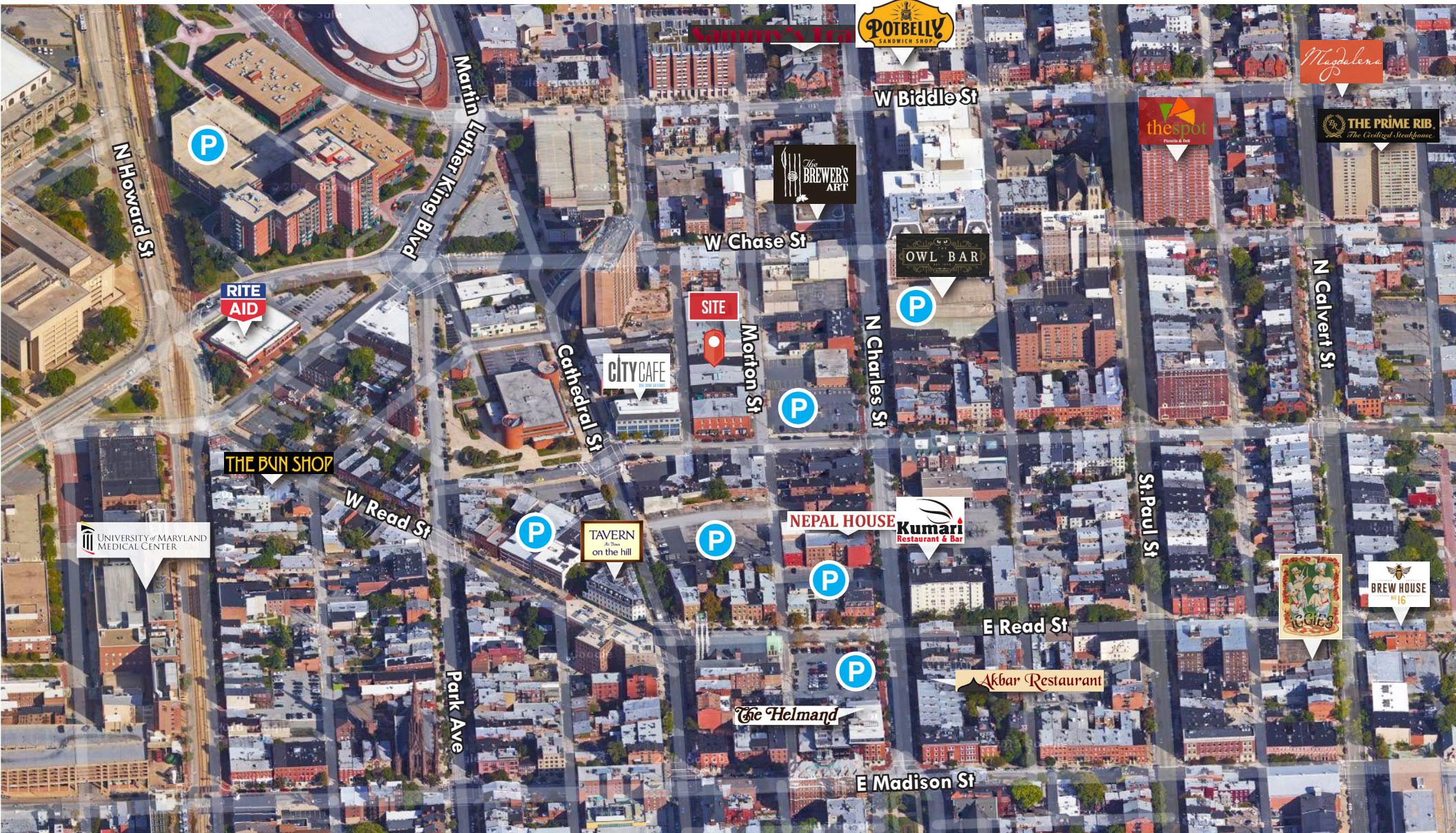


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# AMENITIES MAP

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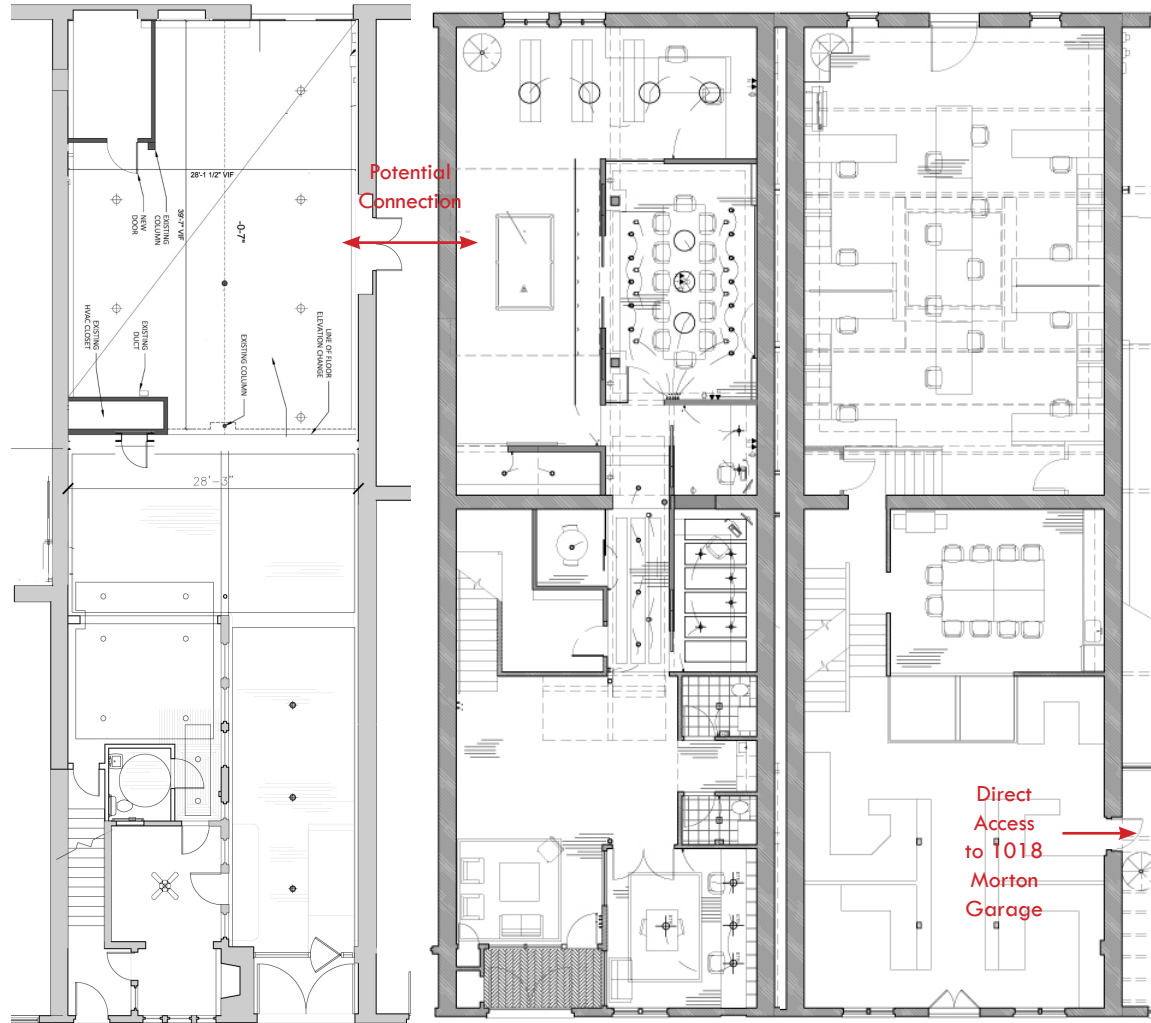


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Baltimore City, Maryland

# FLOOR PLANS

1014, 1016, 1018 MORTON STREET | BALTIMORE, MARYLAND 21201



**1014 Morton**  
**1st Floor**  
**2,850 sf**

**1016 Morton**  
**1st Floor**  
**3,000 sf**

**1016 Morton**  
**2nd Floor & Mezzanine**  
**3,244 sf**

# FOR LEASE

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# 1014 MORTON STREET

BALTIMORE | MARYLAND 21201

## AVAILABLE

1st floor: 2,850 sf

## RENTAL RATE

\$17.25/psf - Tenant pays HVAC, electric and janitorial costs

## ZONING

C-2: commercial use

## TERM

3-10 years

## PARKING RATIO

Garage spaces at \$165.00/ mos. per space

## OCCUPANCY

Immediate

## HIGHLIGHTS

- ▶ Historic fire station converted to office
- ▶ Private entrance with exterior signage available
- ▶ 1st floor space with high ceilings and skylight
- ▶ Mostly open space with conference room, kitchen and office work area
- ▶ Tenant controlled HVAC system



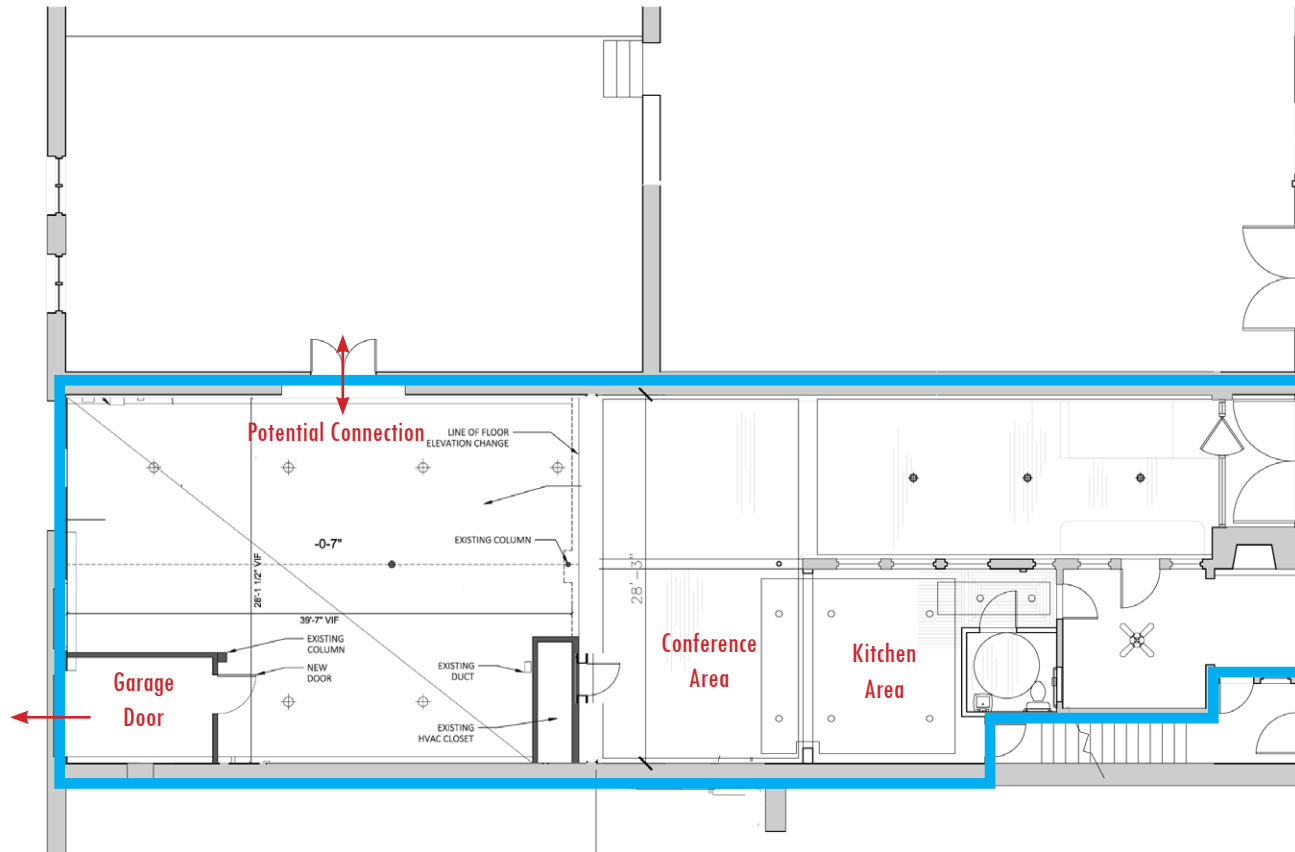
# FOR LEASE

Baltimore City, Maryland

# 1ST FLOOR PLAN

1014 MORTON STREET | BALTIMORE, MARYLAND 21201

1st Floor



1016 Morton Street

1014 Morton Street

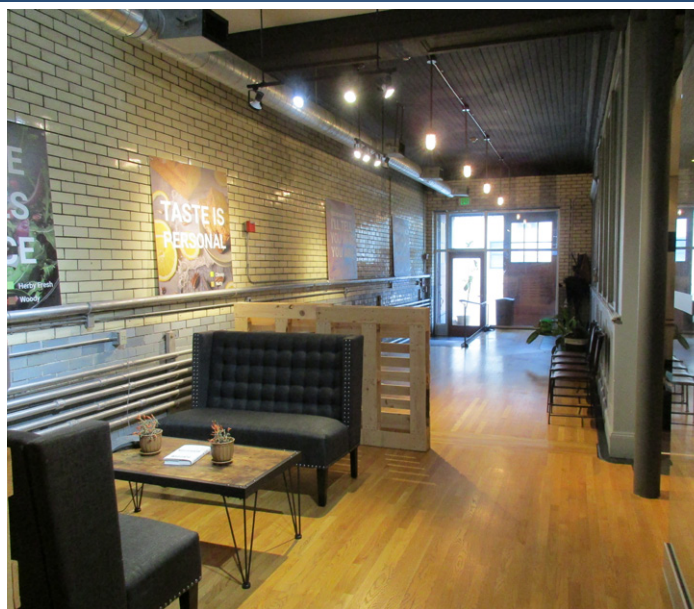
2,850 square feet

# FOR LEASE

Baltimore City, Maryland

# 1ST FLOOR PHOTOS

1014 MORTON STREET | BALTIMORE, MARYLAND 21201



# FOR LEASE

 Baltimore City, Maryland

# 1016 MORTON STREET

BALTIMORE | MARYLAND 21201

## AVAILABLE

6,244 sf

## RENTAL RATE

\$17.25/psf, Tenant pays HVAC, electric and janitorial costs.

## ZONING

C-2: commercial use

## TERM

3-10 years

## PARKING RATIO

Garage spaces at \$165.00/month per space.

## OCCUPANCY

Immediate

## HIGHLIGHTS

- ▶ Private entrance
- ▶ Exterior signage available
- ▶ Loft office space with high ceilings
- ▶ Zoning allows for office, retail, or residential
- ▶ Direct access to parking garage from the 2nd floor



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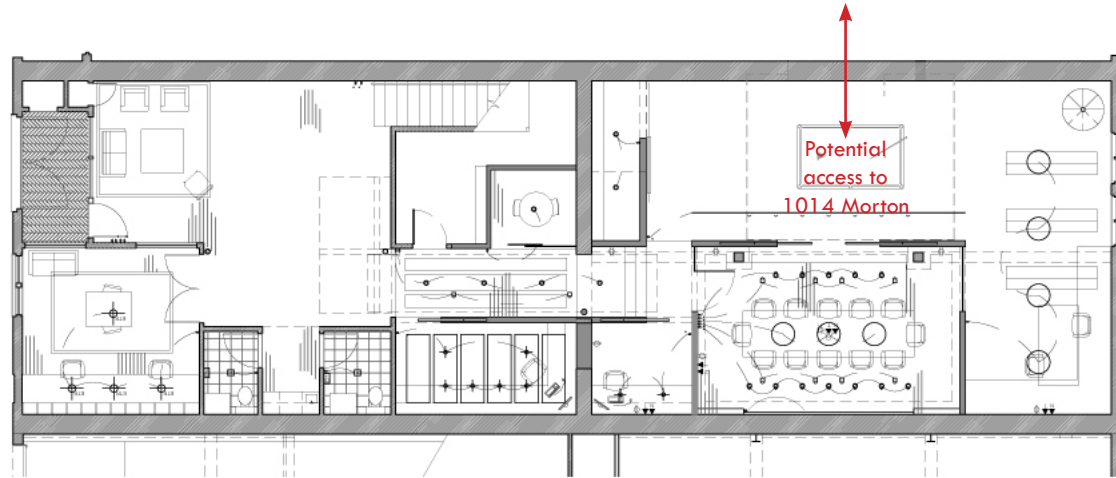
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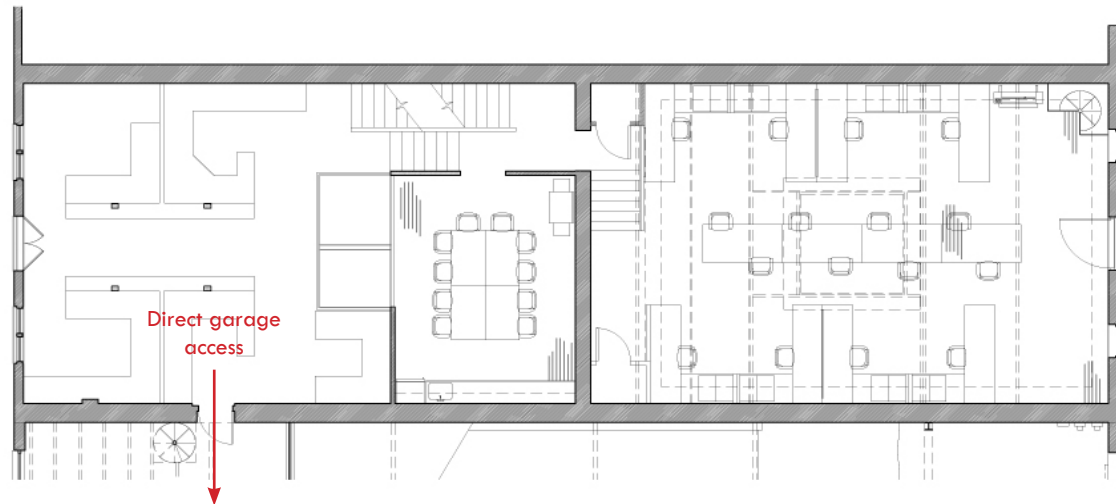
# 1016 MORTON STREET FLOOR PLANS

BALTIMORE | MARYLAND 21201

1st Floor



2nd Floor



# FOR LEASE

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# 1018 MORTON STREET

BALTIMORE | MARYLAND 21201

## AVAILABLE

34 parking spaces

## PARKING RATE

\$165.00/month per space

## NEARBY AMENITIES

Dining, retail, banking, personal services

## HIGHLIGHTS

- ▶ Two floor garage (current condition)
- ▶ Direct access to 2nd floor of 1016 Morton Street

