

FOR LEASE

 Baltimore City, Maryland

1014, 1016, 1018 MORTON STREET - OFFICE OR RETAIL

BALTIMORE | MARYLAND 21201

AVAILABLE

2,950 - 8,094 sf

RENTAL RATE

1014 1st Floor- \$17.25/psf

1016- \$15.50/psf

Tenant pays HVAC, electric and janitorial costs

ZONING

C-2: commercial use

TERM

Minimum 3 years

PARKING RATIO

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



FOR LEASE

Baltimore City, Maryland

LOCATION

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

DEMOGRAPHICS

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

DOMINANT LIFESTYLES

2 mile radius

20% Modest Income Homes

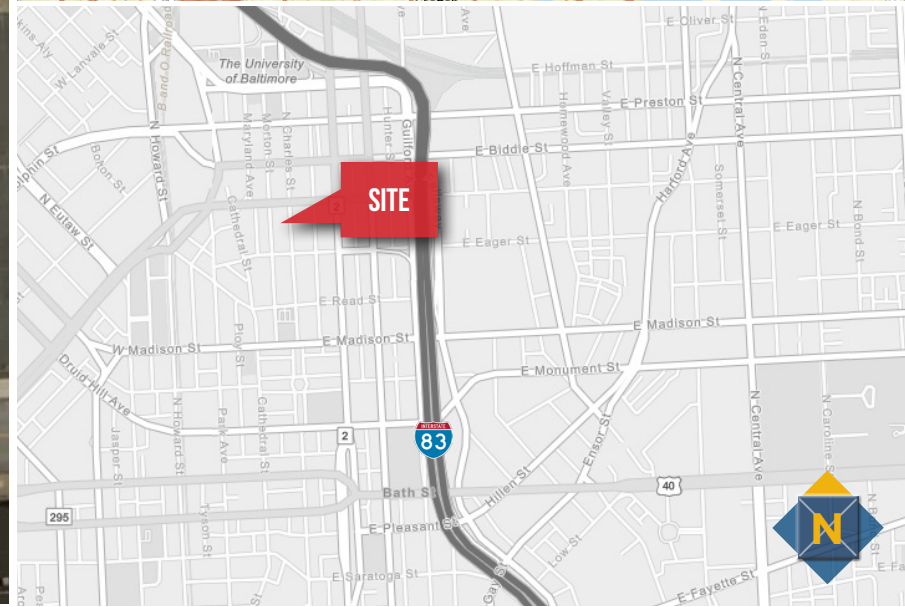
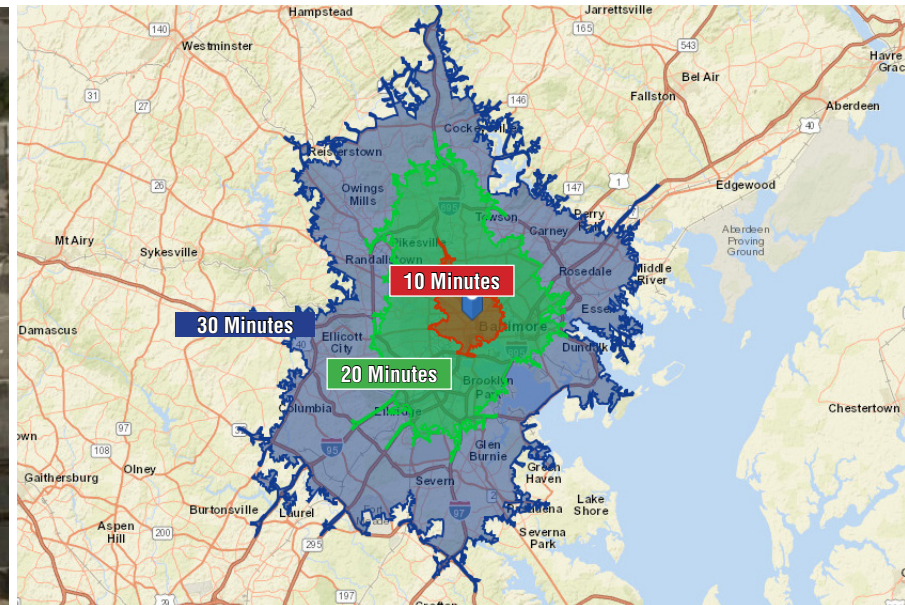
Average HH Size: 2.56
Median Age: 36.1
Median HH Income: \$22,000

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

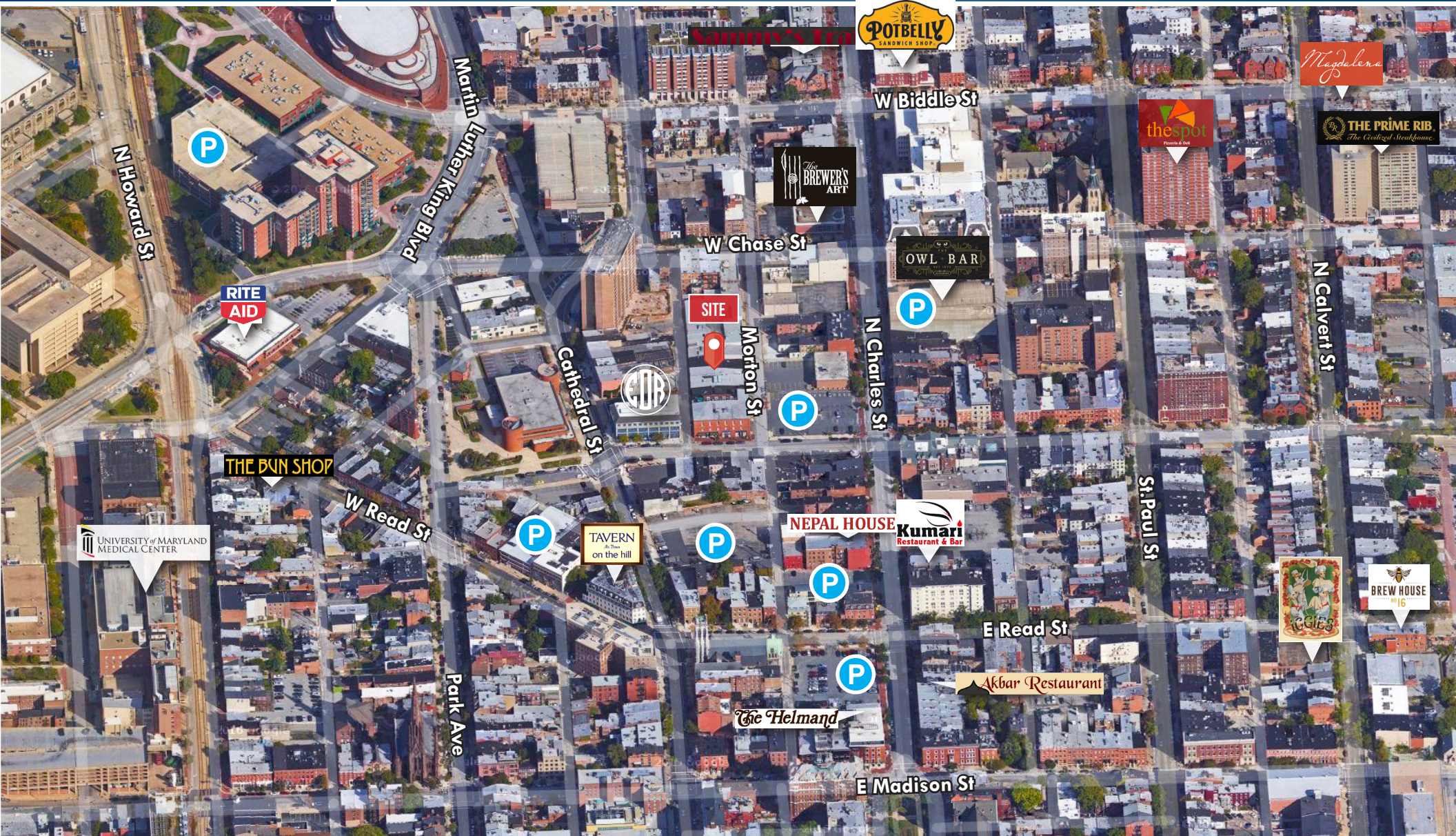


FOR LEASE

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AMENITIES MAP

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

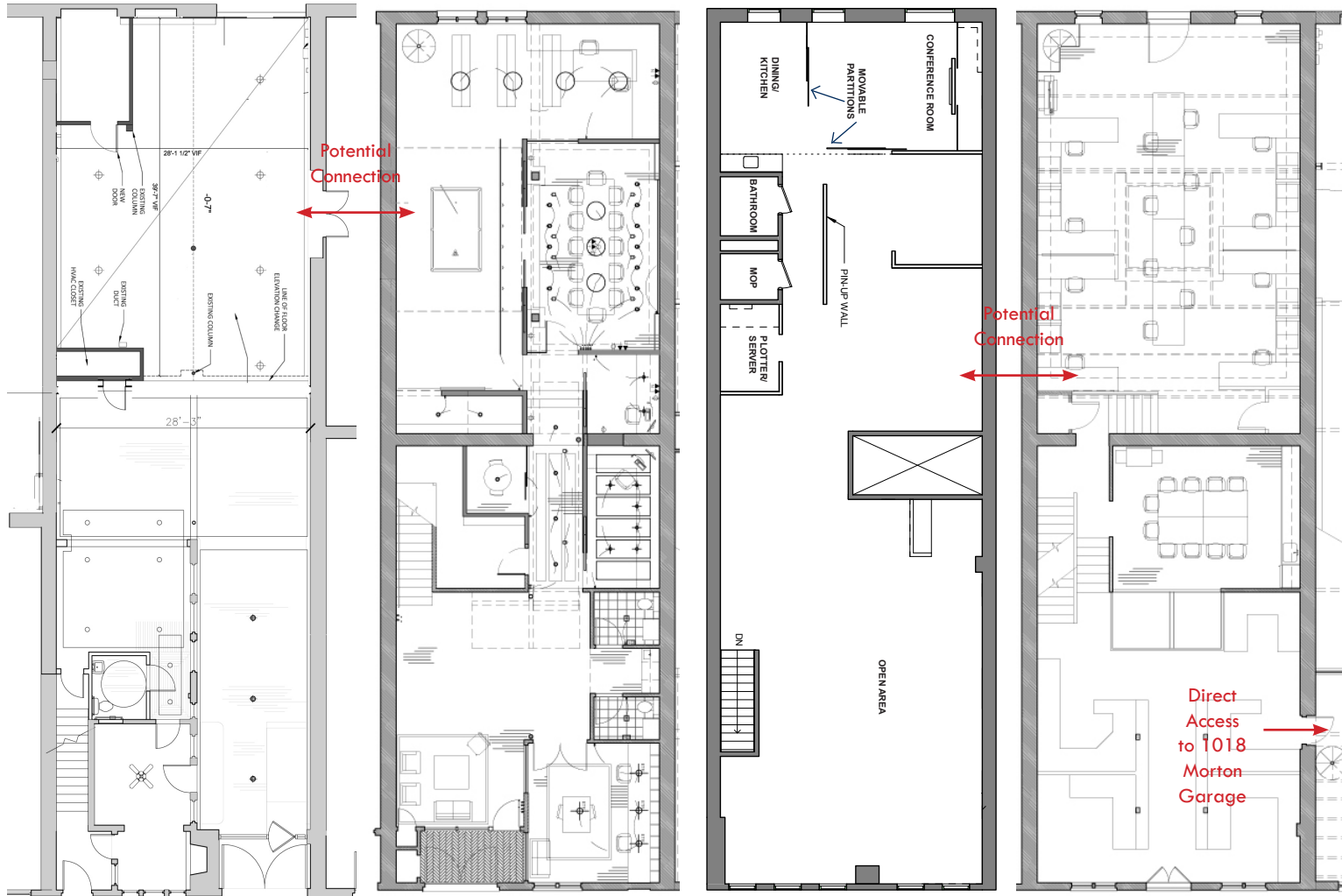


FOR LEASE

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FLOOR PLANS

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



1014 Morton
1st Floor
2,850 sf

1016 Morton
1st Floor
3,000 sf

1014 Morton
2nd Floor
LEASED

1016 Morton
2nd Floor & Mezzanine
3,244 sf

FOR LEASE

 Baltimore City, Maryland

1014 MORTON STREET - OFFICE OR RETAIL

BALTIMORE | MARYLAND 21201

AVAILABLE

1st floor: 2,850 sf

RENTAL RATE

1st Floor- \$17.25/psf

Tenant pays for HVAC, electric and janitorial costs

ZONING

C-2: commercial use

TERM

3-10 years

PARKING RATIO

Garage spaces at \$175.00/ mos. per space

OCCUPANCY

Immediate

HIGHLIGHTS

- ▶ Historic fire station converted to office
- ▶ Private entrances with exterior signage available
- ▶ 1st floor space with high ceilings and skylight
- ▶ Mostly open space with conference rooms, kitchens and office work areas
- ▶ Tenant controlled HVAC system



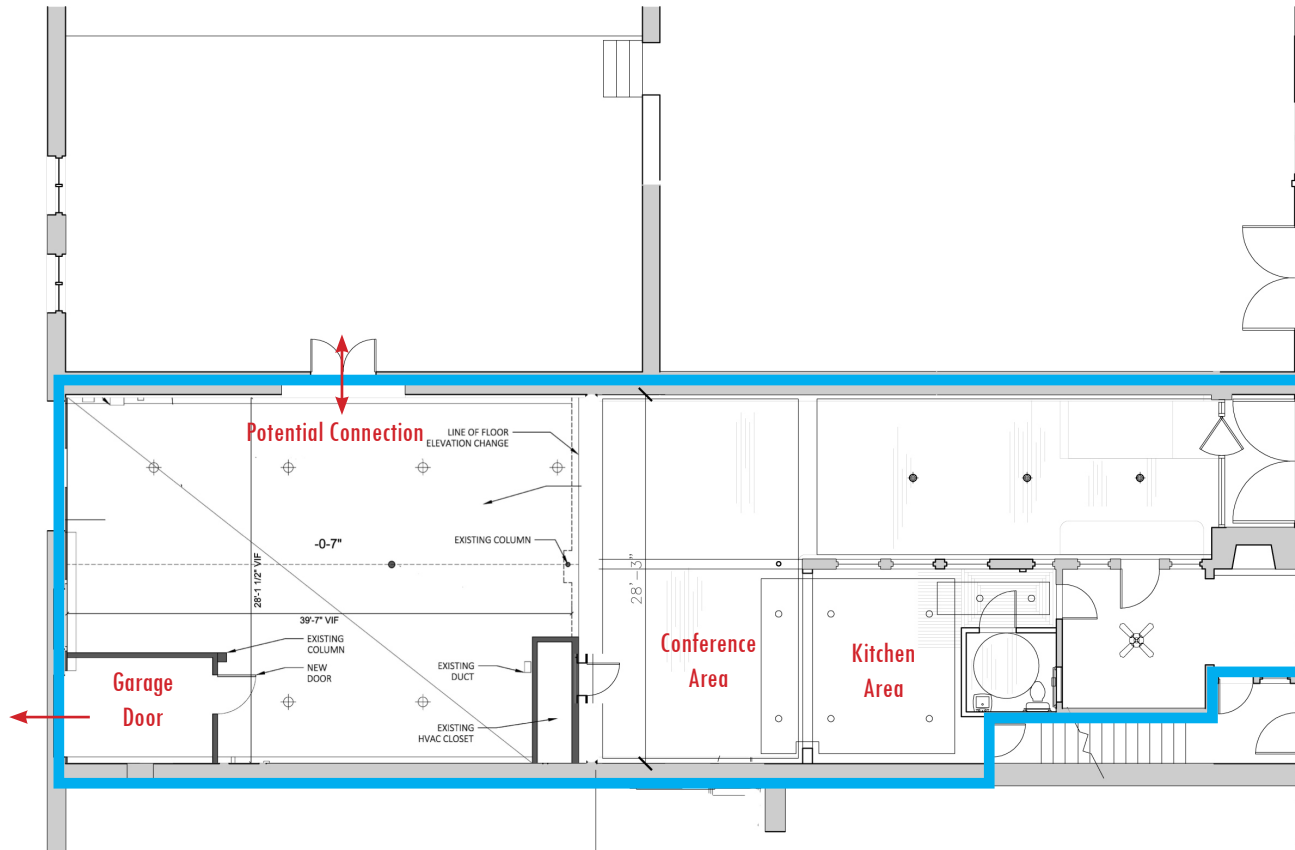
FOR LEASE

Baltimore City, Maryland

1ST FLOOR PLAN

1014 MORTON ST | 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 ST | BALTIMORE | MARYLAND 21201



FOR LEASE

 Baltimore City, Maryland

1016 MORTON STREET - OFFICE OR RETAIL

BALTIMORE | MARYLAND 21201

AVAILABLE

6,244 sf

RENTAL RATE

\$15.50/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

- ▶ 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



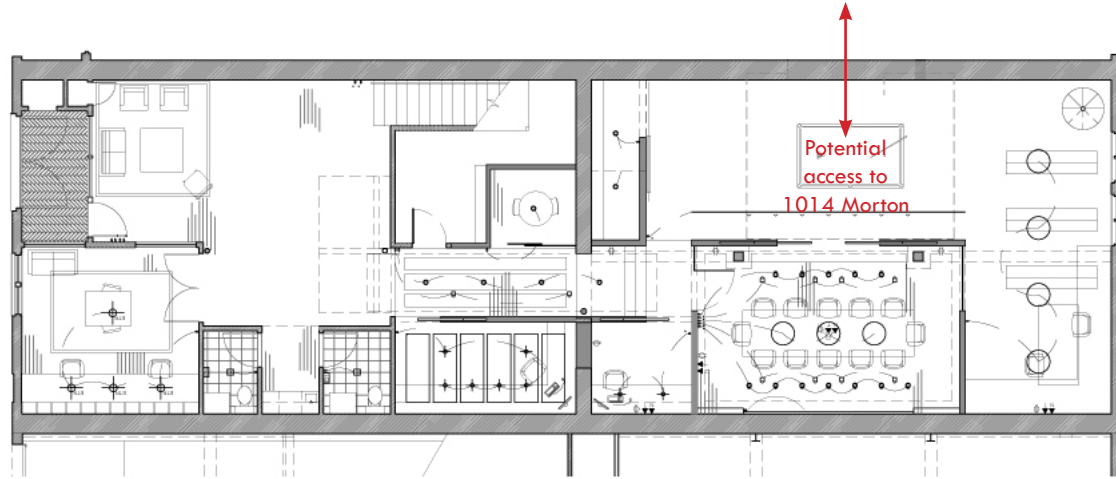
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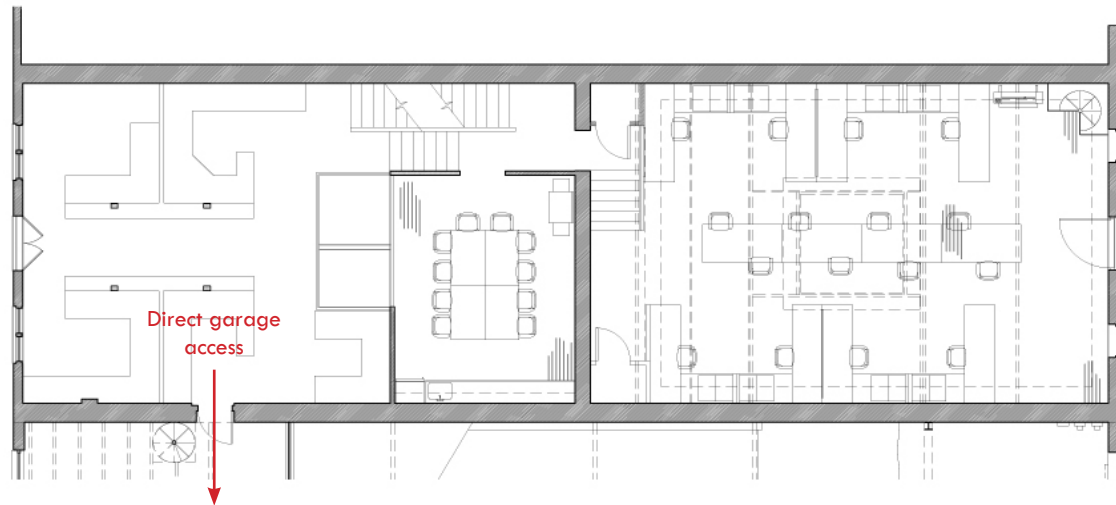
1016 MORTON STREET FLOOR PLANS

BALTIMORE | MARYLAND 21201

1st Floor



2nd Floor



FOR LEASE

 Baltimore City, Maryland

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

