



3-5 E READ STREET

BALTIMORE, MARYLAND 21202

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4-story office building
- 10 ± dedicated on-site parking spaces
- Highly desirable Mount Vernon location
- Renovated in 2019
- Elevator served
- Ideal for corporate headquarters or multi-family conversion
- Walking distance to a number of nearby popular shopping, dining and entertainment destinations
- Easy access to I-83 and North Avenue (Route 40)
- Close proximity to Johns Hopkins University, Downtown Baltimore

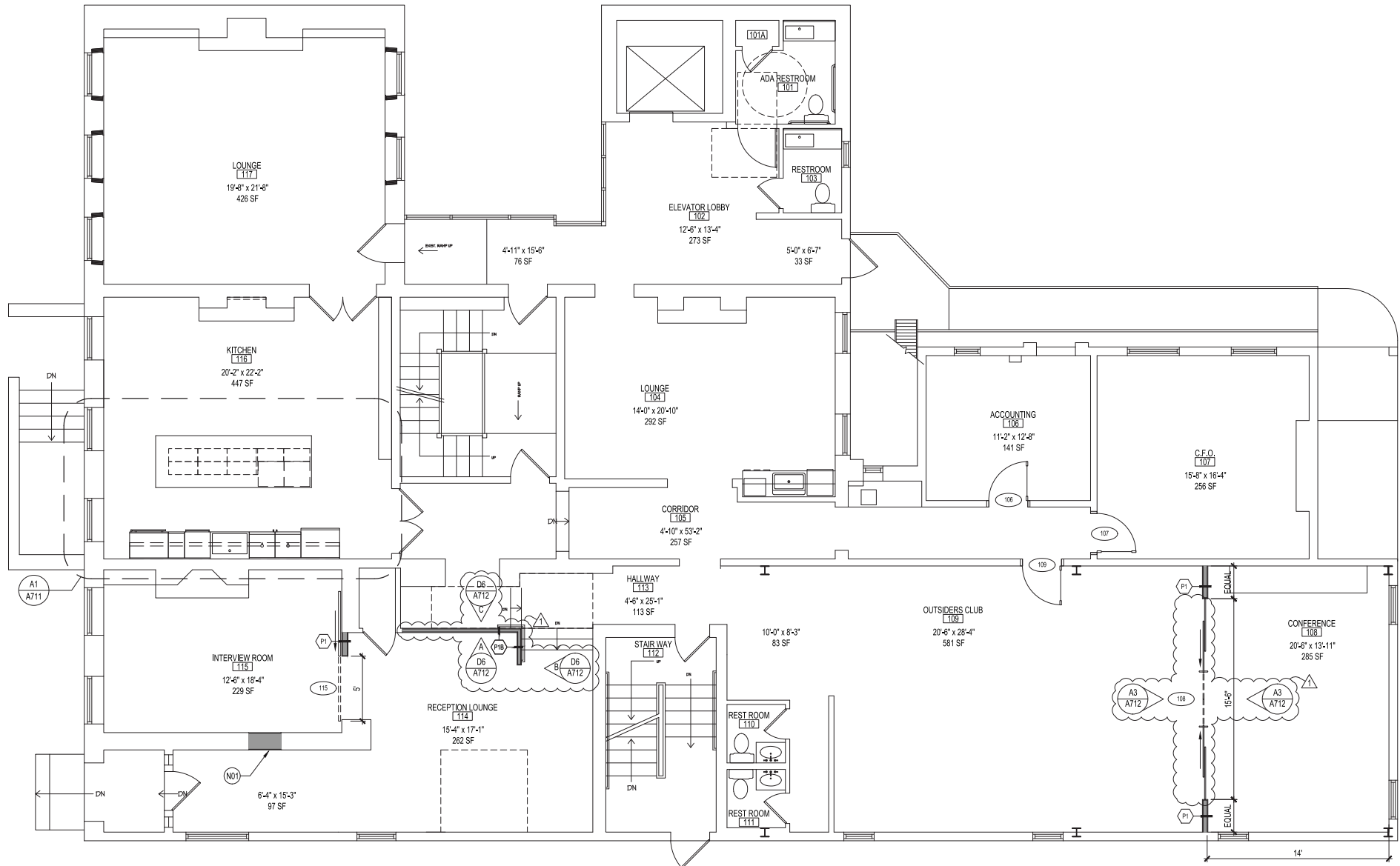


BUILDING SIZE:	17,109 SF ±
LOT SIZE:	.17 ACRES ±
YEAR BUILT:	1890
STORIES:	4
WALK SCORE:	99 (WALKERS PARADISE)
ZONING:	OR-2
SALE PRICE:	\$1,700,000



GOOGLE STREET VIEW

FLOOR PLAN - FIRST FLOOR

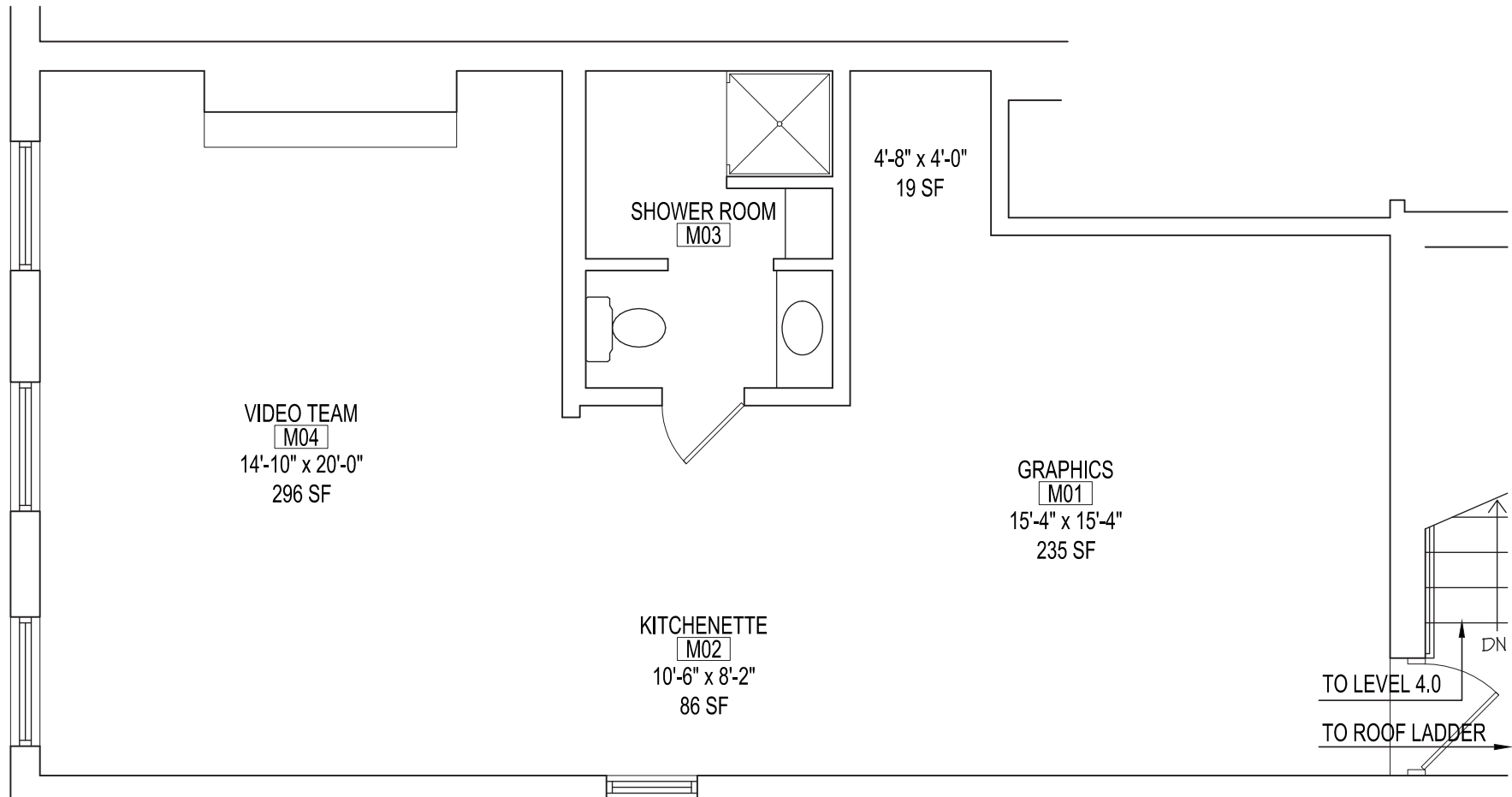


Second Floor Plan Details:

- Copy Writers [218]:** 20'-2" x 22'-10" 460 SF
- Copy Room [205]:** 13'-4" x 7'-4" 98 SF
- Lounge [204]:** 12'-4" x 12'-4" 152 SF
- Stair Lobby [206]:** 6'-10" x 21'-10" 150 SF
- Elevator Lobby [202]:** 12'-5" x 11'-8" 146 SF
- Restroom [201]:** 12'-5" x 11'-8" 146 SF
- Restroom [203]:** 12'-5" x 11'-8" 146 SF
- Restroom [216]:** 12'-5" x 11'-8" 146 SF
- Restroom [215]:** 12'-5" x 11'-8" 146 SF
- Restroom [218]:** 6'-5" x 9'-7" 61 SF
- Anteroom [219]:** 9'-1" x 12'-5" 113 SF
- Energy Group [212]:** 20'-5" x 23'-9" 483 SF
- Office A [210]:** 10'-9" x 13'-4" 143 SF
- Office B [211]:** 9'-3" x 13'-4" 123 SF
- Office C [213]:** 9'-2" x 13'-2" 120 SF
- Operations [208]:** 15'-8" x 12'-8" 198 SF
- Marketing [209]:** 15'-8" x 16'-4" 255 SF
- Customer Service [217]:** 20'-0" x 18'-0" 360 SF
- Book Shelf**
- TV**
- Stairs:** Multiple staircases with UP and DN directions.
- Windows:** W1, W2, W3, W4, W5, W6.
- Doors:** D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.

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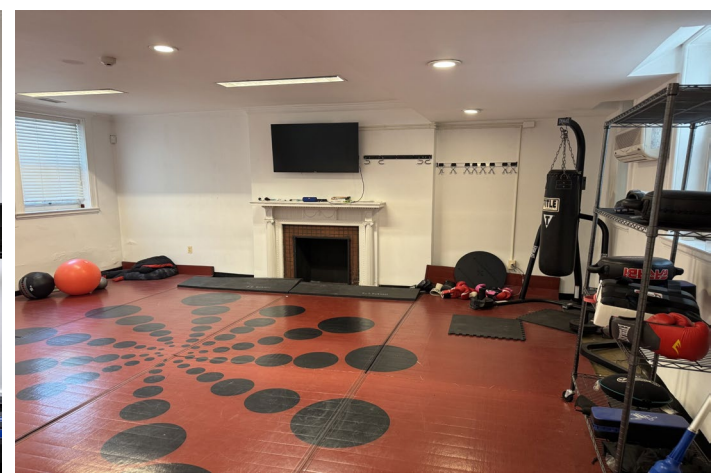
FLOOR PLAN - FOURTH FLOOR



INTERIOR PHOTOS



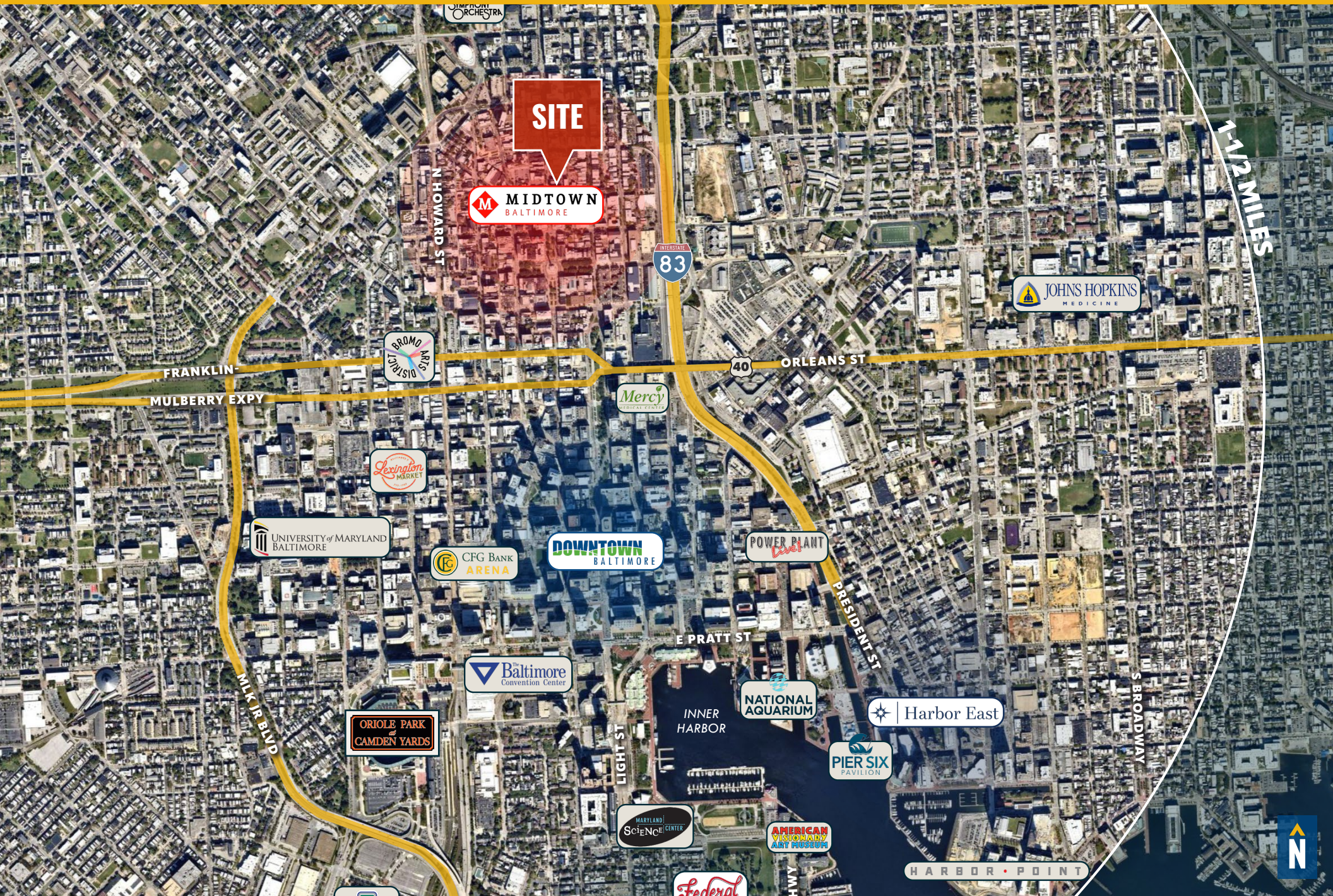
INTERIOR PHOTOS

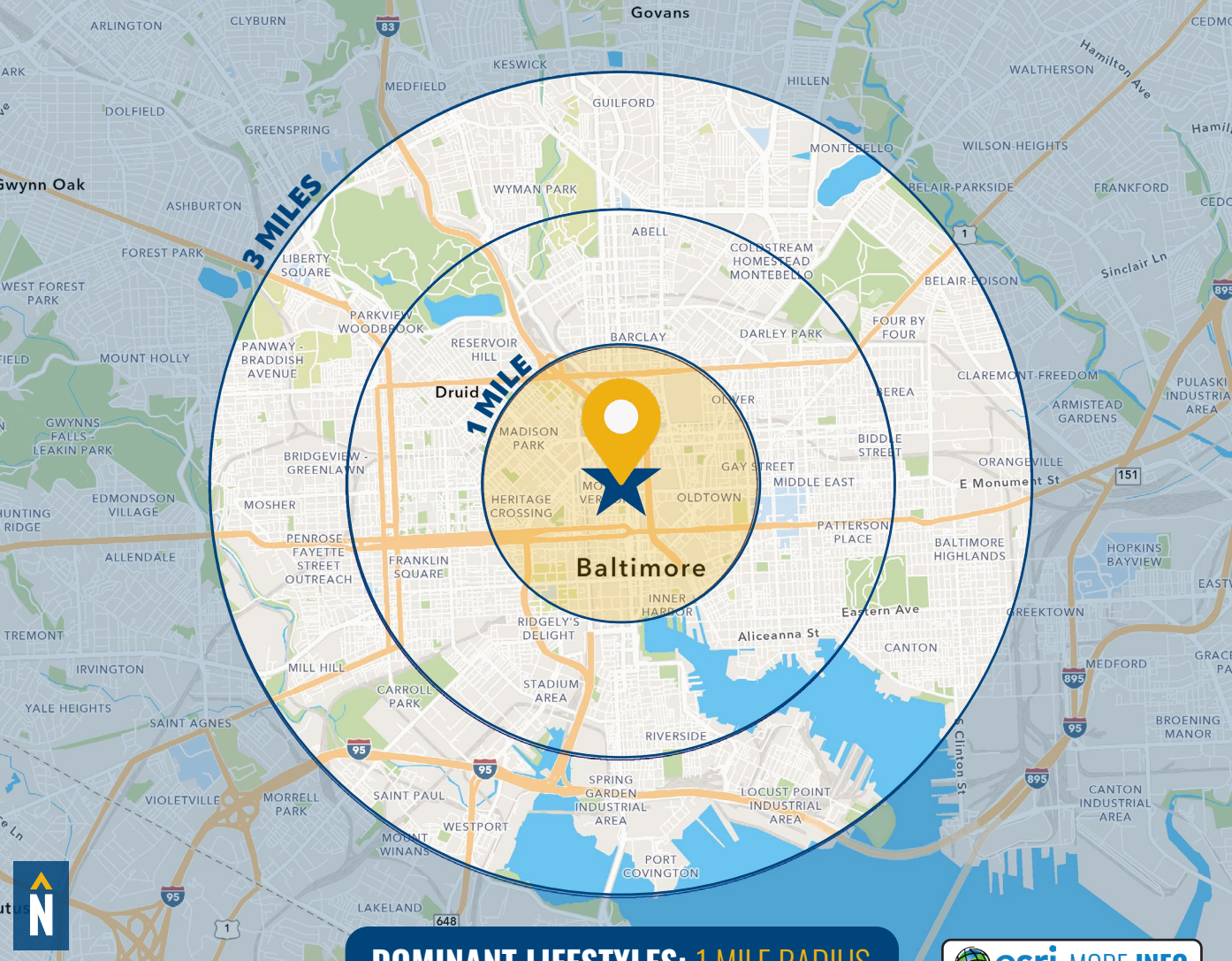


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 1 MILE RADIUS

 **esri** MORE INFO 

50% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

13% SOCIAL SECURITY SET



MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

12% INDEPENDENT CITYSCAPES



MEDIAN

AGE: 39.3

HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



19,759

73,257

127,647

DAYTIME POPULATION



115,258

257,843

370,763

AVERAGE HOUSEHOLD INCOME



\$81,924

\$95,031

\$101,955

NUMBER OF HOUSEHOLDS



30,519

98,244

158,154

MEDIAN AGE



33.6

34.5

34.9

FULL DEMOS REPORT 

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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