

FOR LEASE

Baltimore City, Maryland



OFFICE SUITE
611 PARK AVENUE
BALTIMORE, MARYLAND 21201

FOR LEASE



Baltimore City, Maryland

OFFICE SUITE

611 PARK AVENUE | BALTIMORE, MARYLAND 21201

AVAILABLE

Suite 00L3: 2,100 sf ±

ZONING

OR-2 (Office-Residential District)

RENTAL RATE

\$17.00 psf, Net of Utilities & Taxes

HIGHLIGHTS

- ▶ Controlled building entrance access
- ▶ Kitchenette
- ▶ 2 private bathrooms, including one full bathroom with shower
- ▶ On-site fitness and common room next door to the suite
- ▶ On-site property management
- ▶ 1 block from Light Rail station
- ▶ 2 blocks from Mount Vernon's Washington Monument
- ▶ Walking distance to Baltimore's Downtown CBD
- ▶ Easy access to I-83 and Rt. 40



ENTRANCE LOBBY



RECEPTION/MANAGEMENT DESK



FITNESS CENTER



Jim Grieves | Vice President

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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

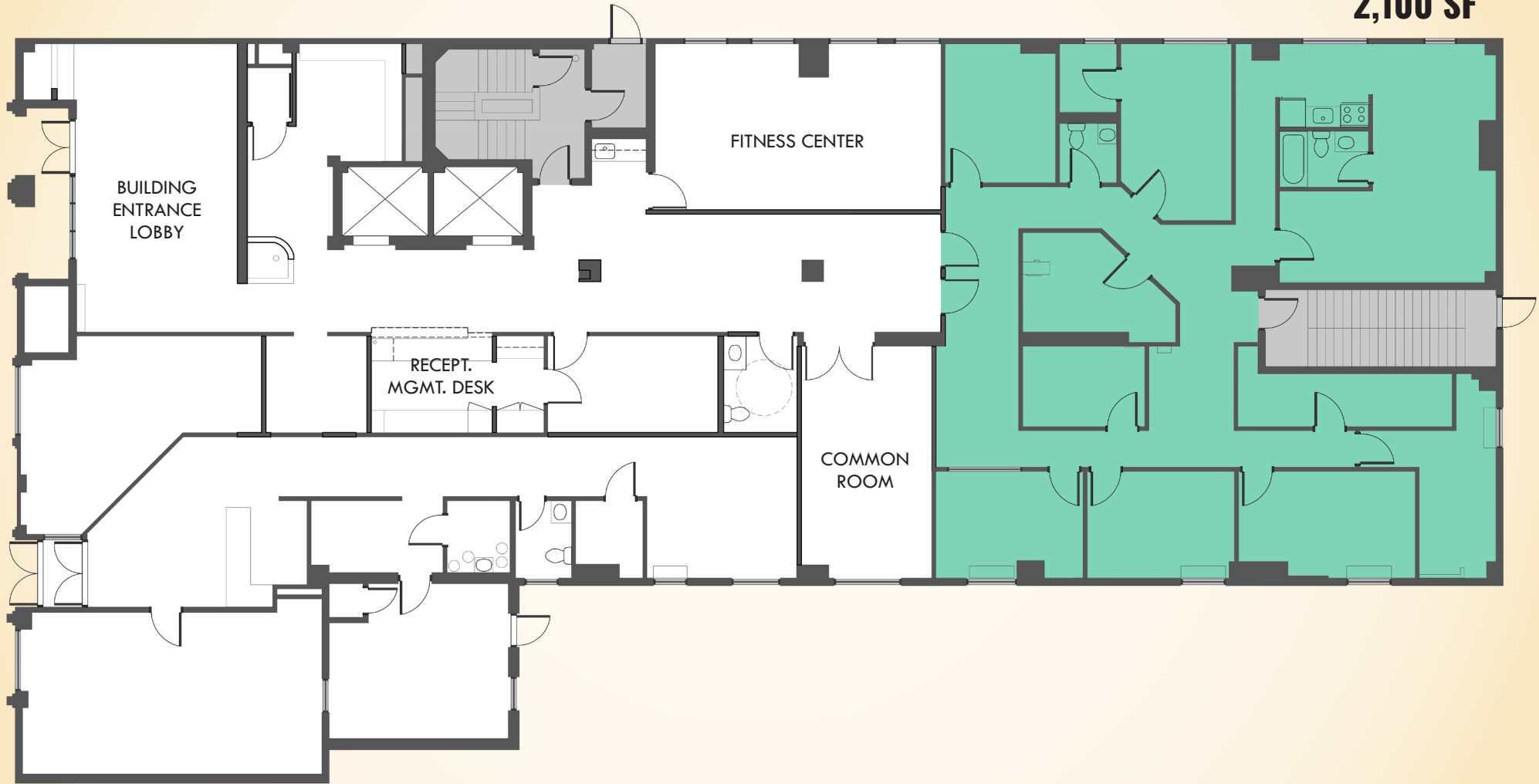
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FLOOR PLAN

611 PARK AVENUE | BALTIMORE, MARYLAND 21201

SUITE 00L3
2,100 SF

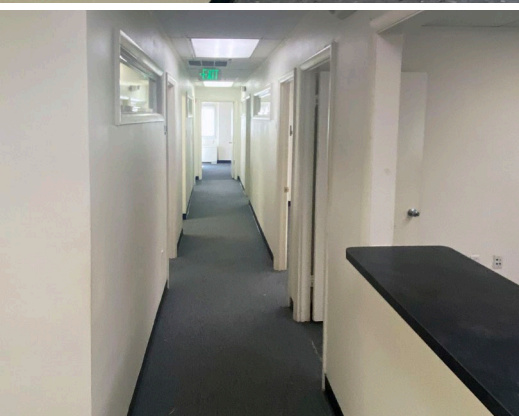
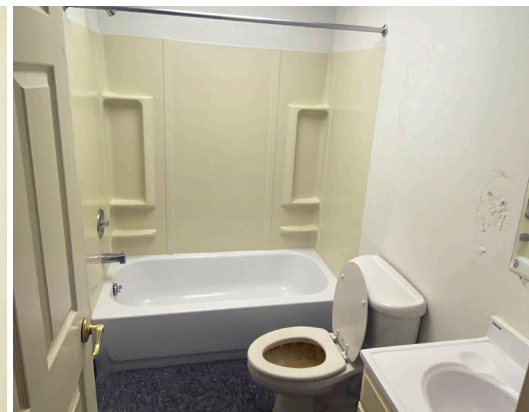


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PHOTOS: SUITE 00L3

611 PARK AVENUE | BALTIMORE, MARYLAND 21201



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LOCAL BIRDSEYE

611 PARK AVENUE | BALTIMORE, MARYLAND 21201



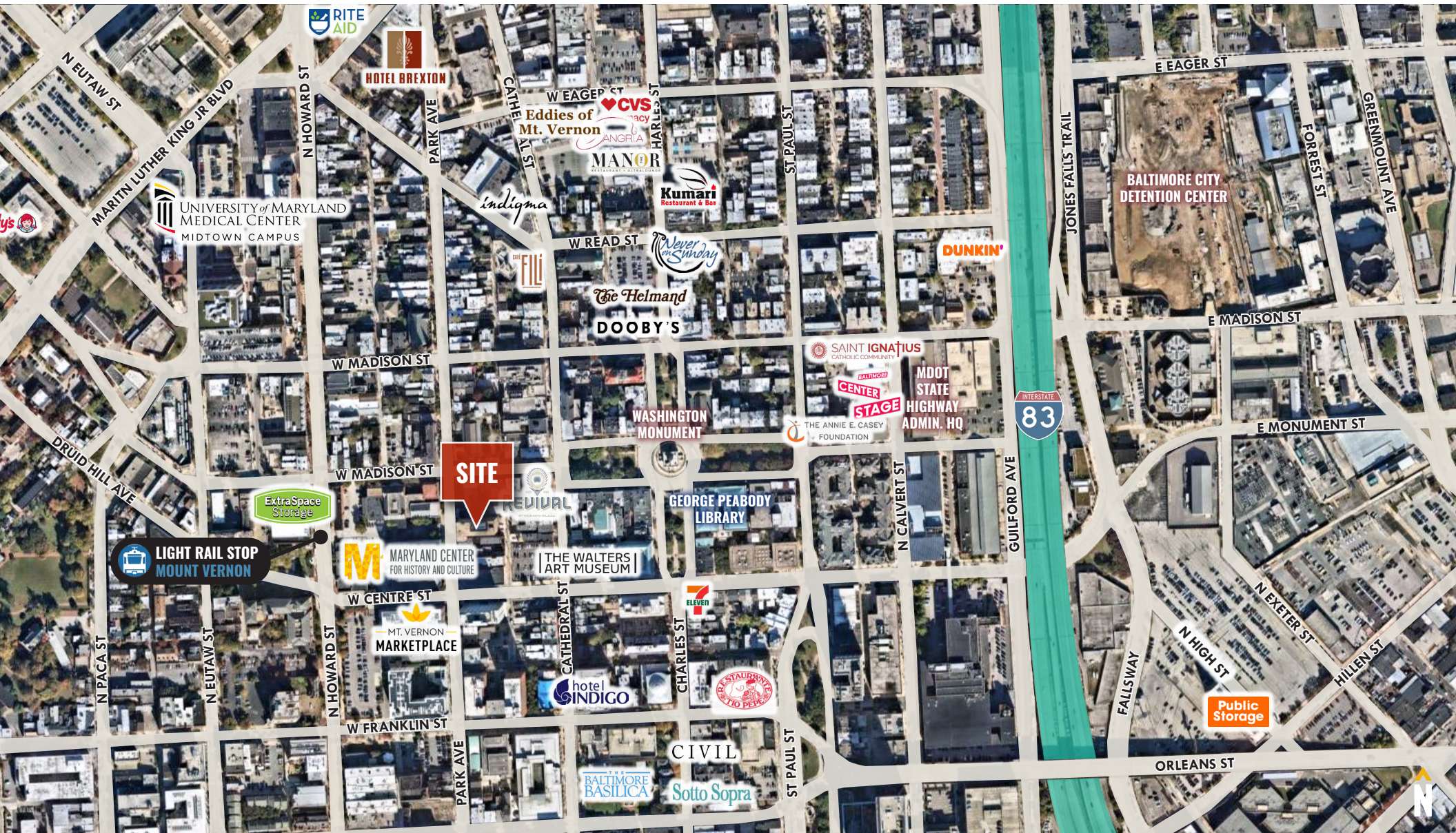
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TRADE AREA

611 PARK AVENUE | BALTIMORE, MARYLAND 21201

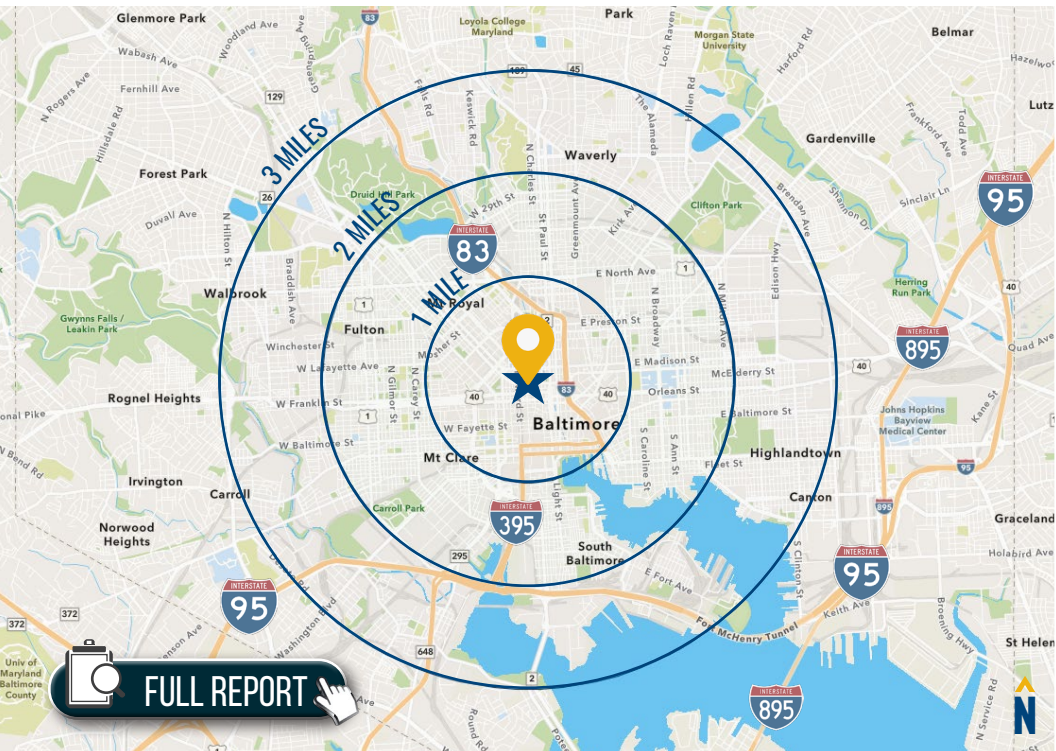


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LOCATION / DEMOGRAPHICS (2023)

611 PARK AVENUE | BALTIMORE, MARYLAND 21201



RESIDENTIAL POPULATION 46,691 1 MILE 154,603 2 MILES 265,023 3 MILES	NUMBER OF HOUSEHOLDS 25,052 1 MILE 75,218 2 MILES 122,929 3 MILES	AVERAGE HH SIZE 1.71 1 MILE 1.98 2 MILES 2.08 3 MILES	MEDIAN AGE 33.0 1 MILE 34.9 2 MILES 35.3 3 MILES
AVERAGE HH INCOME \$73,816 1 MILE \$87,774 2 MILES \$93,130 3 MILES	EDUCATION (COLLEGE+) 66.2% 1 MILE 62.7% 2 MILES 61.6% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 93.8% 1 MILE 94.6% 2 MILES 94.3% 3 MILES	DAYTIME POPULATION 143,147 1 MILE 278,587 2 MILES 390,805 3 MILES

47%
METRO RENTERS
1 MILE

LEARN MORE

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

19%
CITY COMMONS
1 MILE

LEARN MORE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

12%
SOCIAL SECURITY SET
1 MILE

LEARN MORE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

6%
COLLEGE TOWNS
1 MILE

LEARN MORE

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME



JIM GRIEVES

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