



6305 FALLS ROAD

BALTIMORE, MARYLAND 21209

FOR
LEASE

**SMALL
OFFICE
SPACE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Direct access to suite from the parking lot
- Private surface parking
- On-site ownership
- Fully improved office space
- Walkable to new amenities, including Scittino's and Dunkin'

AVAILABLE:

SUITE 500:
900 SF ±
1,300 SF ±
OR 2,200 SF ±

BUILDING SIZE:

10,480 SF ±

LOT SIZE:

.82 ACRES ±

PARKING:

45 SURFACE SPACES

ZONING:

BRCNS

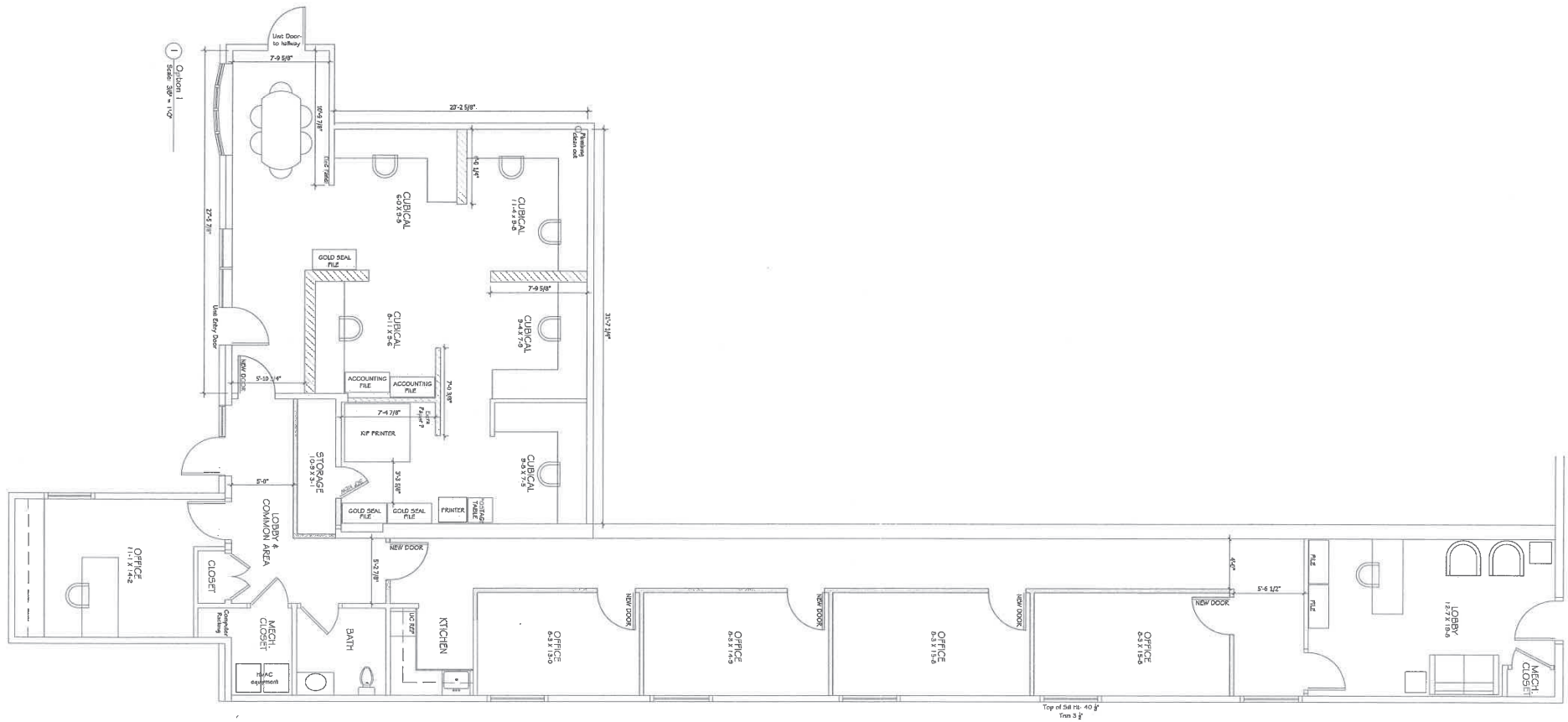
RENTAL RATE:

\$33 PSF, MG

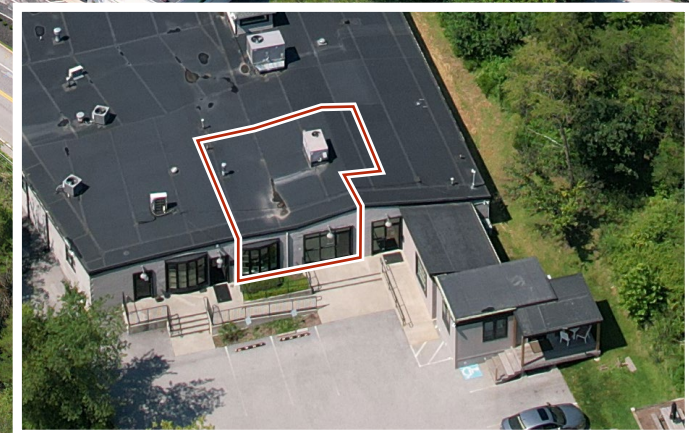


GOOGLE STREET VIEW

Suite 500: 900 SF ±, 1,300 SF ±, OR 2,200 SF ±



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,425

105,296

343,069

DAYTIME POPULATION



8,832

117,327

358,173

AVERAGE HOUSEHOLD INCOME



\$140,660

\$141,073

\$115,730

NUMBER OF HOUSEHOLDS



3,683

41,597

144,208

MEDIAN AGE



38.7

38.6

39.3

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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