

6340 SECURITY BOULEVARD

SOCIAL SECURITY
HEADQUARTERS

100% LEASED OFFICE

BALTIMORE, MARYLAND 21207

INVESTMENT OFFERING

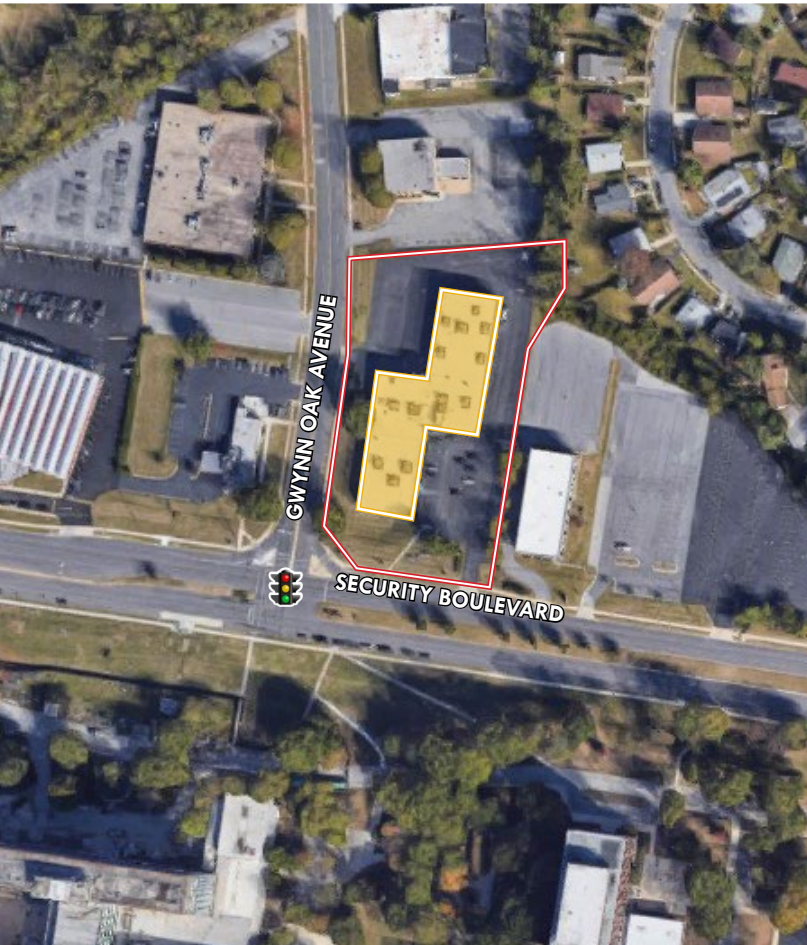
FULL OFFERING MEMORANDUM AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

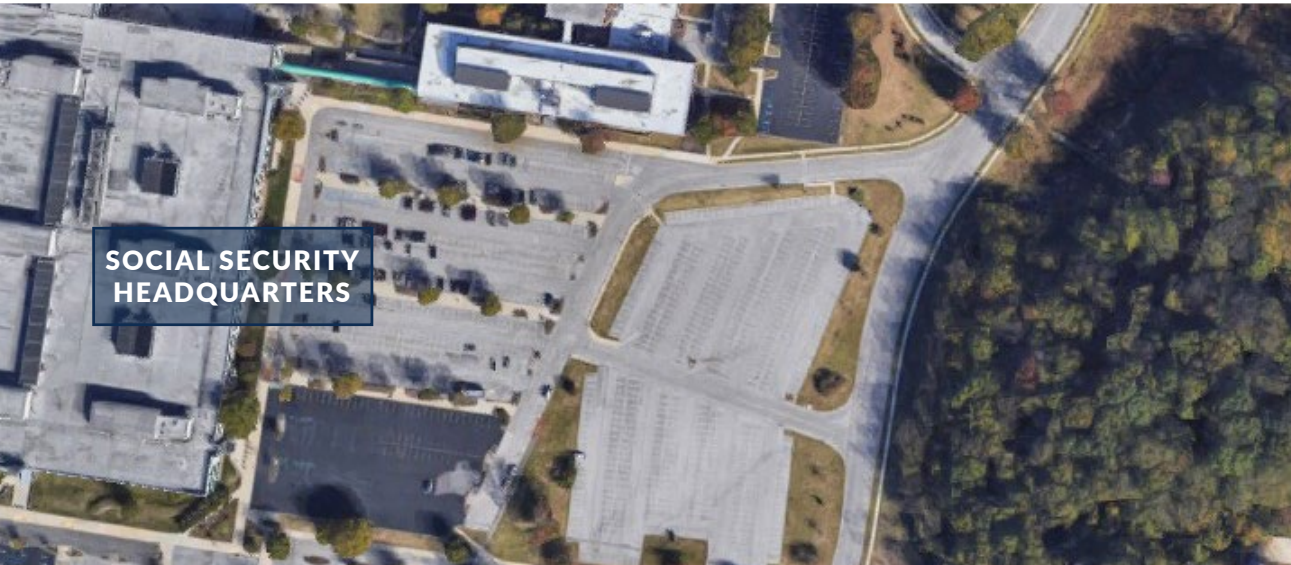
6340 Security Boulevard | Woodlawn, Maryland



100% Leased

Across from the
Social Security Administration

I-695 Nearby



OPPORTUNITY

MacKenzie Commercial Real Estate Services Investment Sales group has been retained as an exclusive agent for the sale of **6340 Security Boulevard, Woodlawn, Maryland.**

6340 Security Boulevard is a two-story brick and banded glass Class B office building of approximately 61,123 square feet. The design allows for at-grade access on both floors which are divided into two 15,000 square foot offset wings.

Despite the COVID-19 pandemic, the ownership has been able to install a full floor tenant on the first floor (under a long term lease) and retain the remaining tenants on the second floor.

PROPERTY OVERVIEW

- Directly opposite of the Social Security Administration HQ
- Masonry construction with good window lines
- At grade access on first and second floors; 100% leased
- Strong leasing during COVID pandemic
- Superior access to full interchange with I-695 two-thirds of a mile west of the property

PRICING

Offered at \$5,800,000/\$95 psf
9.2% Year One Cap





CLICK HERE FOR **CONFIDENTIALITY AGREEMENT**

FOR FULL OFFERING MEMORANDUM, PLEASE CONTACT:

OWEN ROUSE, JR.

VICE PRESIDENT, INVESTMENT SALES

410.494.6654

orouse@mackenziecommercial.com

ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT

443.798.9343

anachlas@mackenziecommercial.com

E. HAYES MERKERT, SIOR

SENIOR VICE PRESIDENT

443.798.9344

hmerkert@mackenziecommercial.com

ALLISON PERRY

REAL ESTATE ADVISOR

443.573.3208

aperry@mackenziecommercial.com

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