



# EBERSBERGER BUSINESS CENTER

645 BALTIMORE ANNAPOLIS BLVD | SEVERNA PARK, MD 21146

3,097 SF OFFICE CONDO

FOR  
SALE



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 645 B&A Blvd offers a rare opportunity: up to 3,097 SF of office space for sale in the heart of Severna Park
- Ample parking with both secure underground and a convenient surface lot for easy access
- Fronts B&A Blvd with convenient access to Rt. 2 North and South
- Building access controlled with card key and code entry
- Building is wired with FIOS and Comcast
- New bathrooms
- Offers a variety of the local favorite shops and restaurants, including Adam's Ribs in the Severna Park Village Center, Park Tavern in Park Plaza, and the Severna Park Marketplace

AVAILABLE:

3,097 SF ±  
(DIVISIBLE TO 1,294 SF AND 1,843)

PARKING:

3.13/1,000 SF

TAXES (2025):

\$5,248.45/YEAR

\*CONDO FEES:

\$1,431.84/MONTH

**SALE PRICE:**

**\$755,000**  
(CONTACT BROKERS FOR PRICING  
ON DIVISIBLE UNITS)

\*Condo fees do not include any expense associated with individual suites. Electricity, HVAC, cleaning, taxes, insurance and all repairs and maintenance of individual suites are the responsibility of the individual condo owners. The condo fees cover maintenance and repair of the common areas and everything other than the individual suites. All capital projects are completed with special assessments.



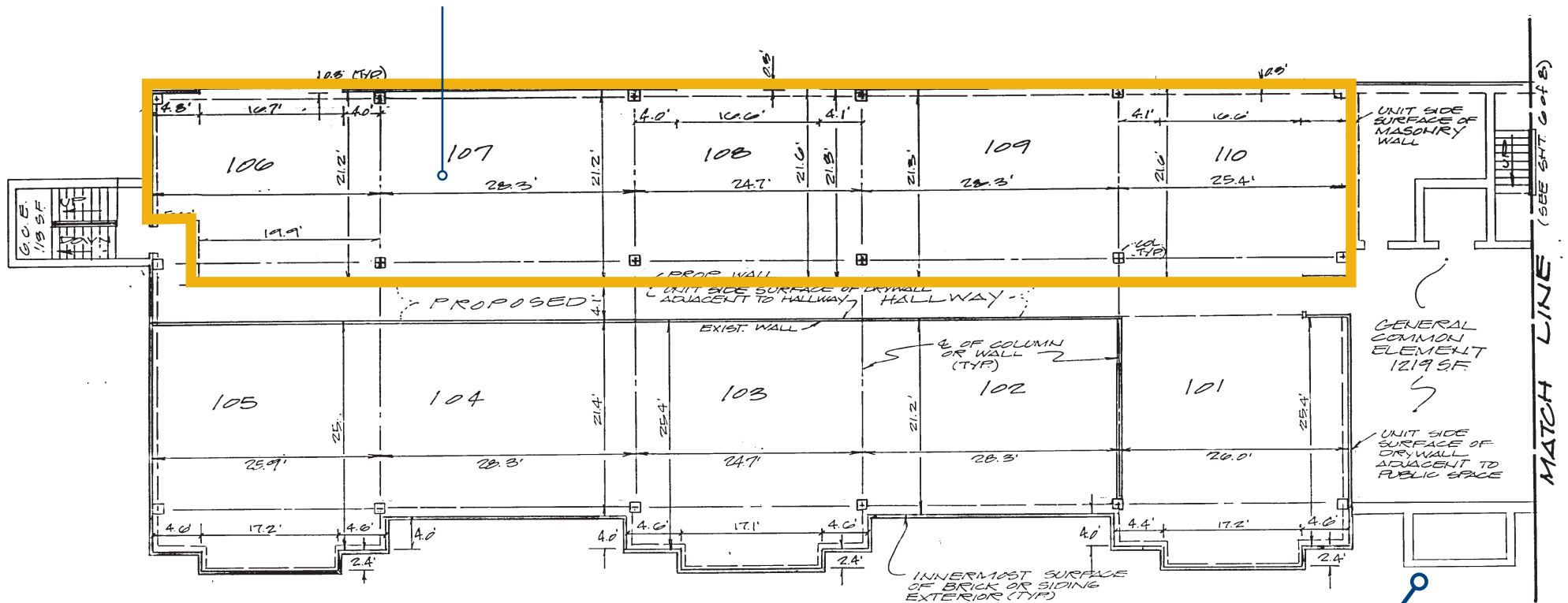
GOOGLE STREET VIEW





# FLOOR PLAN

Units 106 - 110: 3,097 sf ±



Main Building Entrance

# INTERIOR PHOTOS

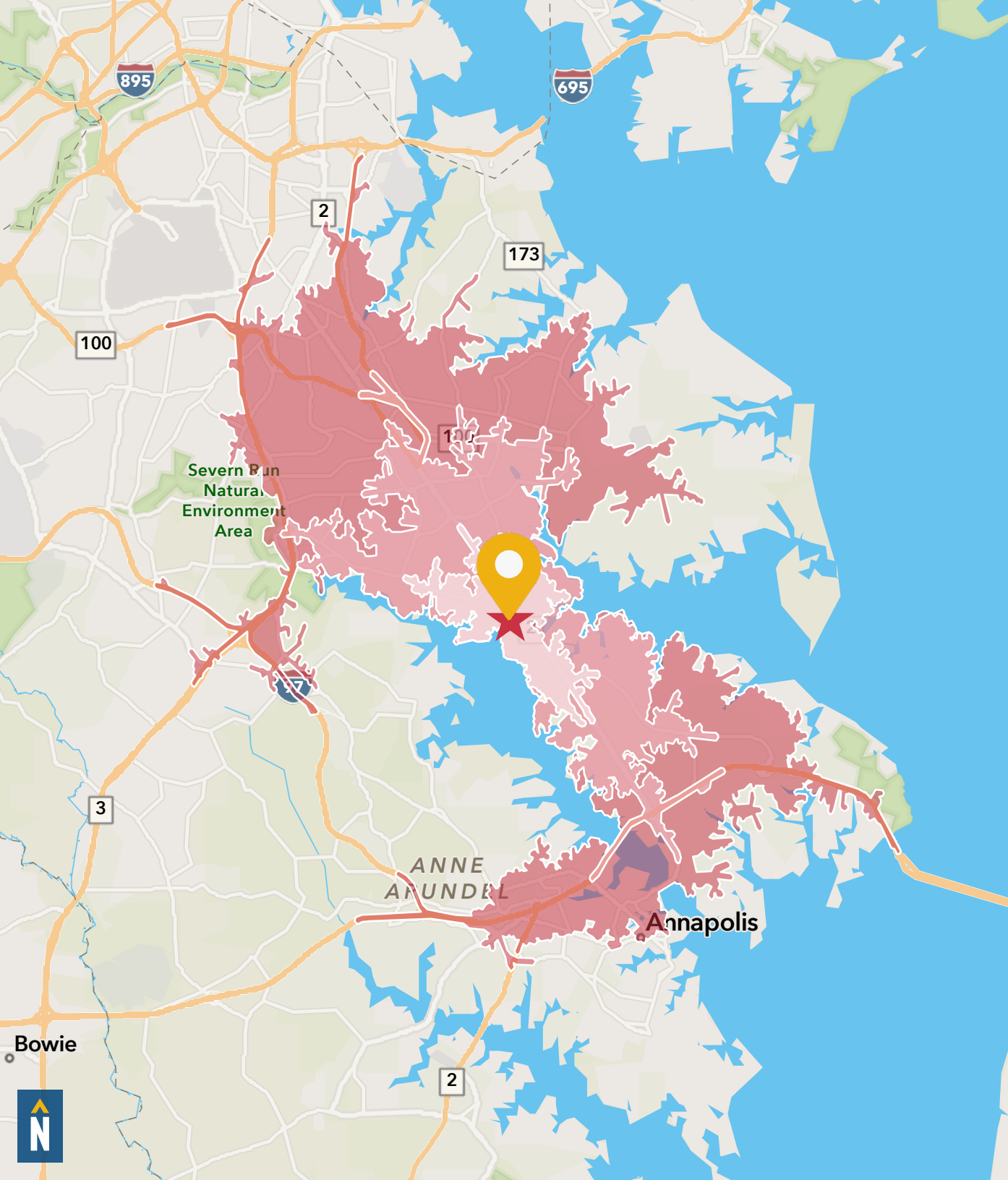




# MARKET AERIAL







# DEMOGRAPHICS

2024

RADIUS:

5 MIN

10 MIN

15 MIN

## RESIDENTIAL POPULATION



6,433

23,062

83,181

## DAYTIME POPULATION



15,679

43,865

176,984

## AVERAGE HOUSEHOLD INCOME



\$243,249

\$212,841

\$158,401

## NUMBER OF HOUSEHOLDS



4,530

17,316

69,200

## MEDIAN AGE



43.1

41.9

39.3

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



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*REAL ESTATE ADVISOR*

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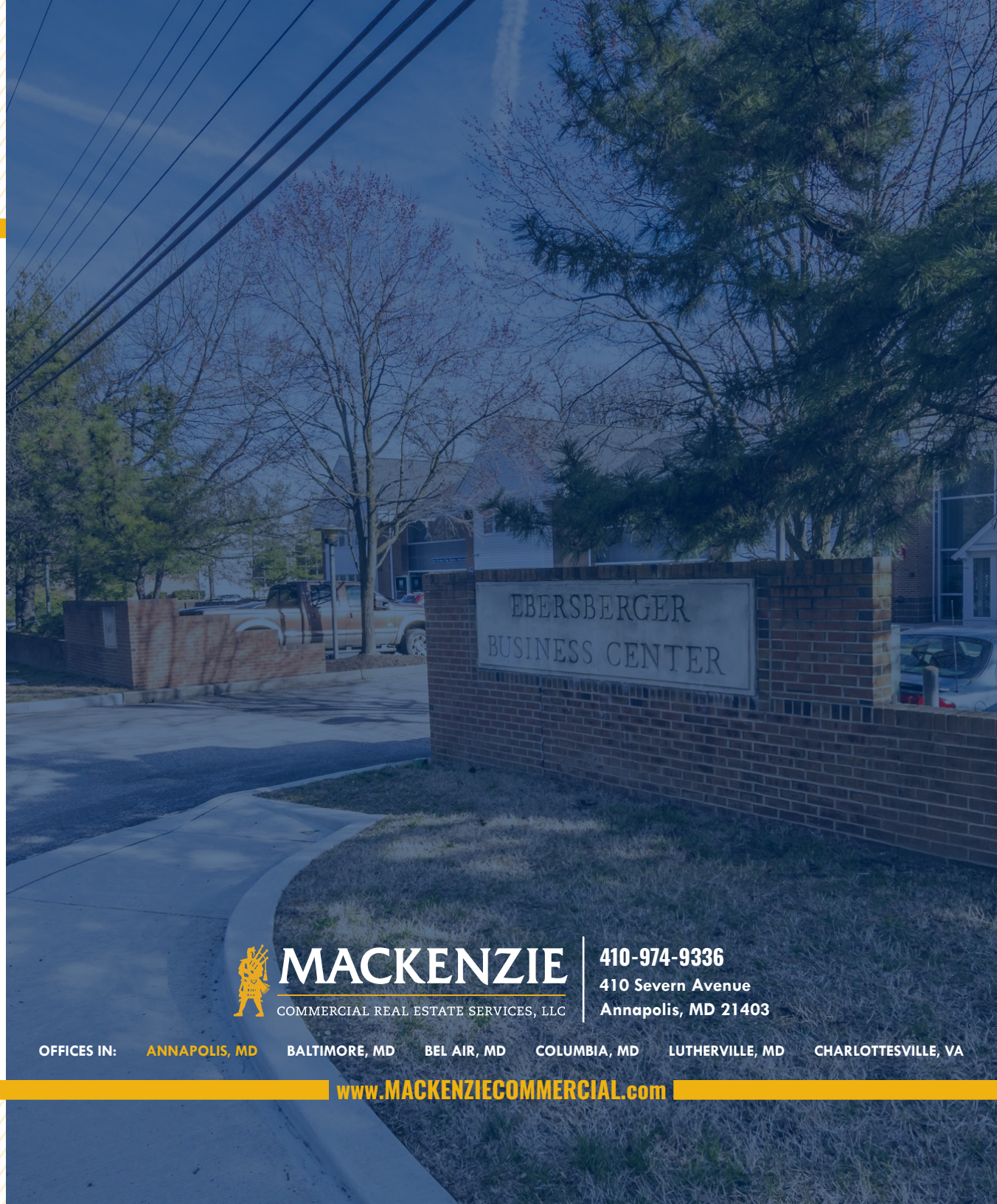


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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