



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

CLASS A **EMPIRE** OFFICE  
**TOWERS**



# FOR LEASE

Anne Arundel County, MD

# EMPIRE TOWERS

7310 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061

## AVAILABLE

Approximately 53,176 sf  
Suites from 427 sf to 13,300 sf  
(full floor)

## PARKING RATIO

3.5:1,000 sf (surface and 3-story  
below grade garage)

## RENTAL RATE

Floor 2: \$20/sf, FS (full floor tenant)  
Floors 3-8: \$20/sf, FS  
Floor 9: \$21/sf, FS  
Floor 10: \$22/sf, FS  
<1,000 sf: \$26/sf, FS  
200 sf suites: \$500/month, FS

## HIGHLIGHTS

- ▶ Class A office building
- ▶ On-site property management and tenant porter
- ▶ Easy access from Rt. 100, 695, and two miles from I-97
- ▶ Creature comforts: 1<sup>st</sup> floor deli, pharmacy, retail, and a large comfortable lobby
- ▶ Large conference room available to tenants
- ▶ Security desk and physical security guard presence
- ▶ Dual heating and A/C building systems
- ▶ Individual heating and A/C units serve perimeter to maintain comfort year round
- ▶ 10 floors plus 3-story below grade parking garage, serviced by 3 high speed elevators



**Bethany Hobbs**

☎ 410.953.0359

✉ bhobbs@mackenziecommercial.com

**Chris Bennett**

☎ 410.953.0352

✉ cbennett@mackenziecommercial.com

**Trish Farrell**

☎ 410.953.9003

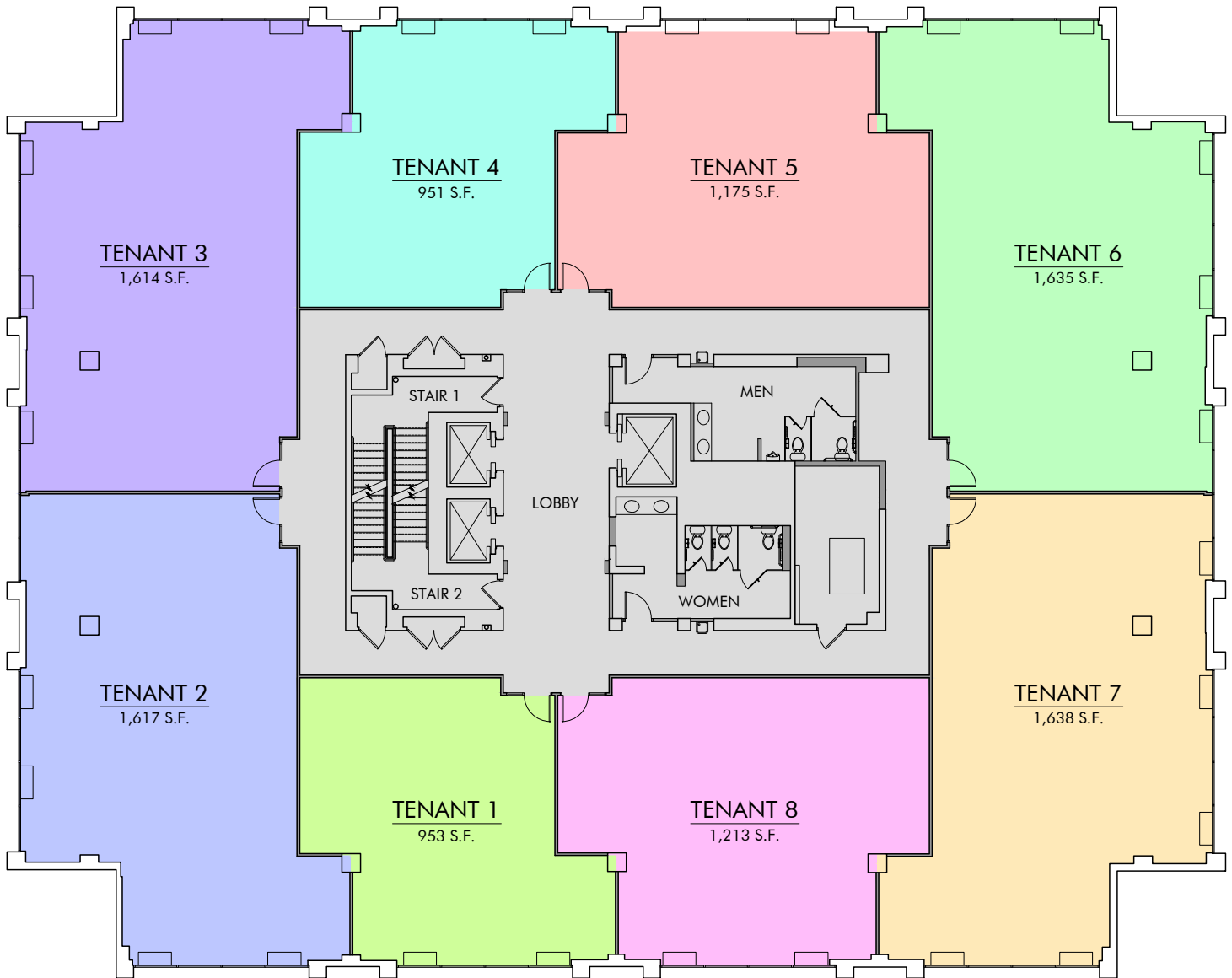
✉ tfarrell@mackenziecommercial.com

# FOR LEASE

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# TYPICAL FLOOR PLAN - 8 TENANT

EMPIRE TOWERS | 7310 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061



**Bethany Hobbs**

410.953.0359

bhobbs@mackenziecommercial.com

**Chris Bennett**

410.953.0352

cbennett@mackenziecommercial.com

**Trish Farrell**

410.953.9003

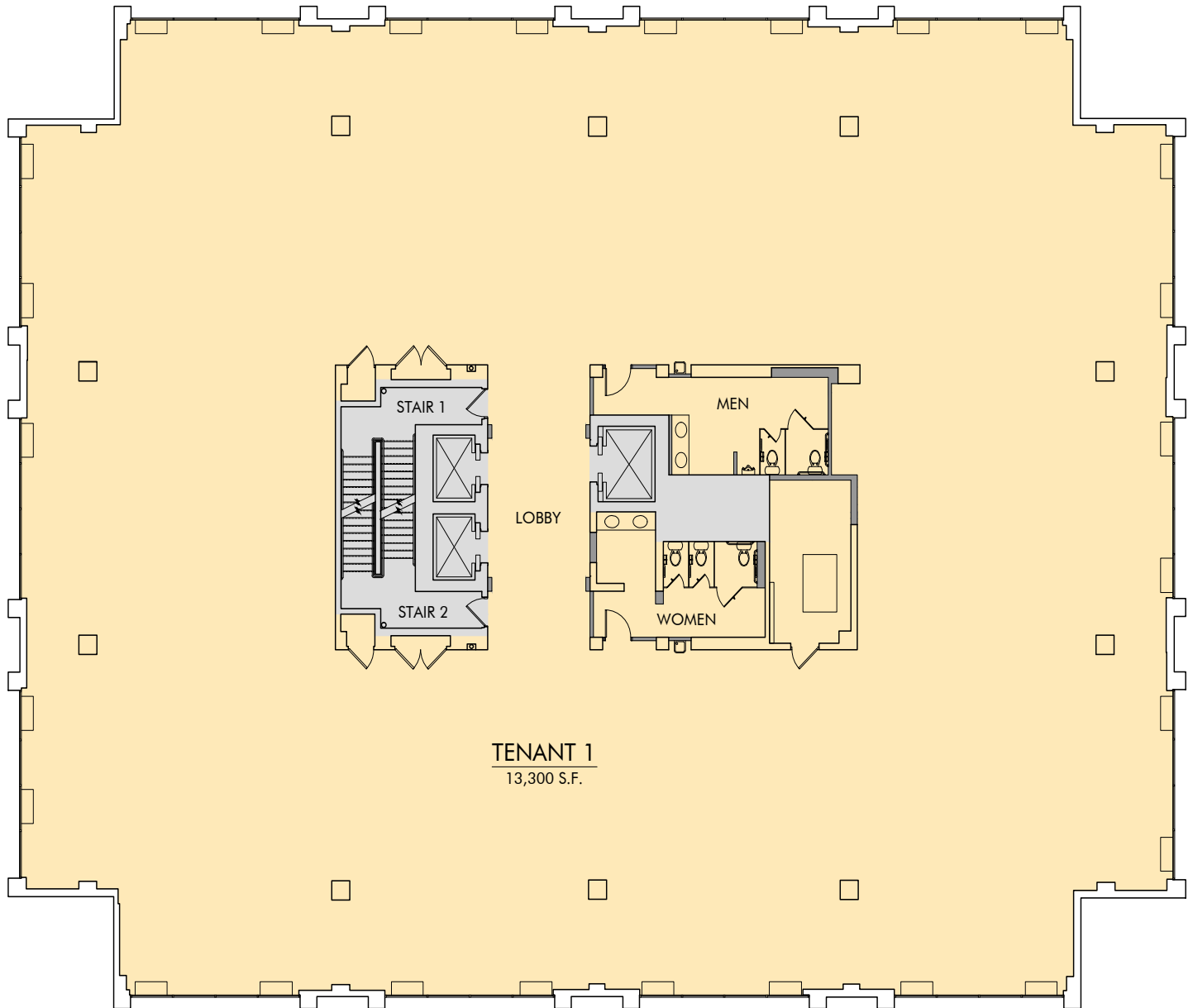
tfarrell@mackenziecommercial.com

# FOR LEASE

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# TYPICAL FLOOR PLAN - SINGLE TENANT

EMPIRE TOWERS | 7310 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061



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✉ bhobbs@mackenziecommercial.com

**Chris Bennett**

☎ 410.953.0352

✉ cbennett@mackenziecommercial.com

**Trish Farrell**

☎ 410.953.9003

✉ tfarrell@mackenziecommercial.com

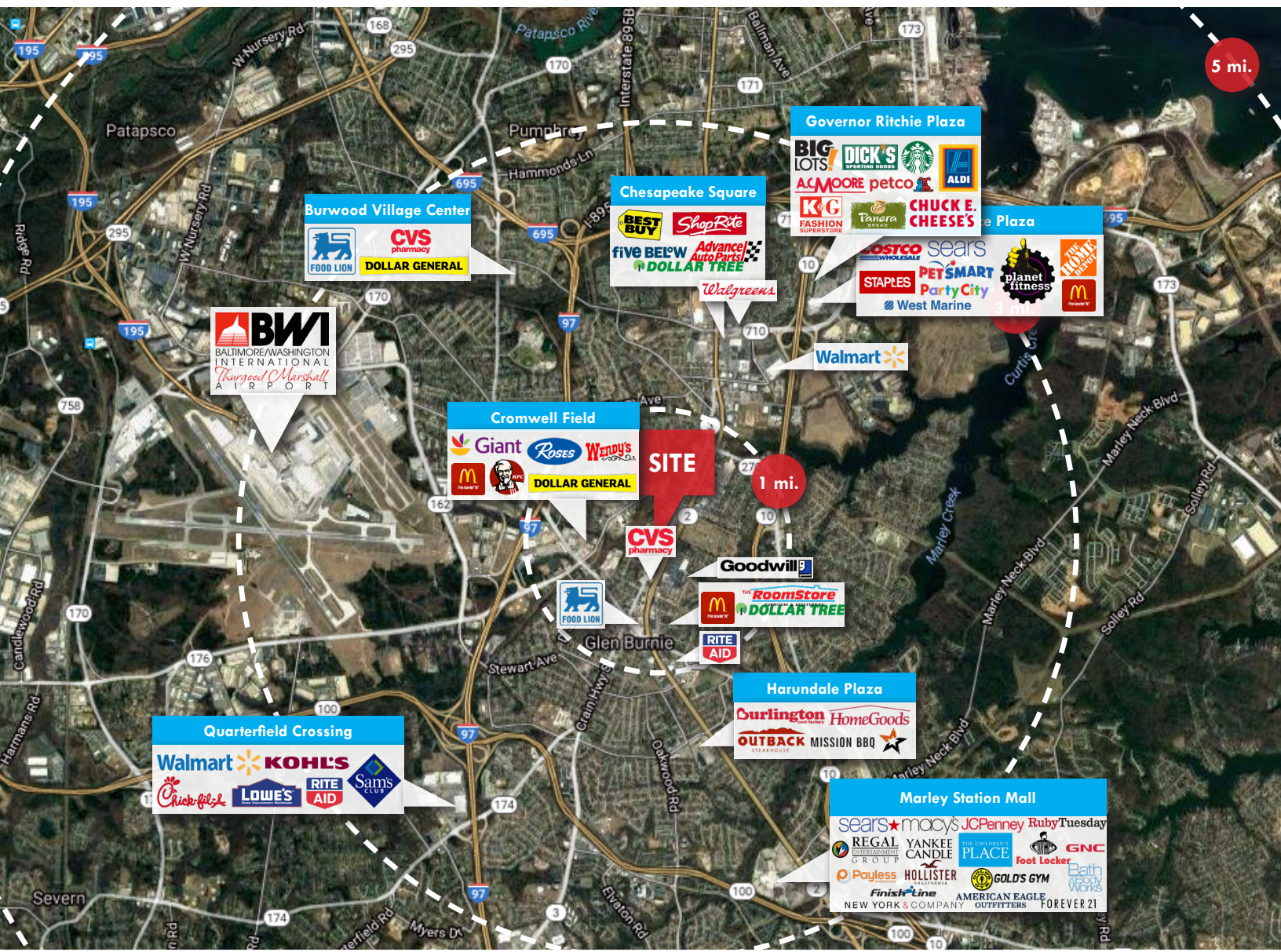


# FOR LEASE

Anne Arundel County, MD

# TRADE AREA

EMPIRE TOWERS | 7310 RITCHIE HWY | GLEN BURNIE, MARYLAND 21061



**87.2%**  
PARKS  
AND REC  
1 MILE

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Two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, but do not plan on retiring anytime soon or moving.

**2.49**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$55,000**  
MEDIAN HH INCOME

**12.5%**  
OLD AND  
NEWCOMERS  
1 MILE

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Composed of neighborhoods in transition, populated by renter who are just beginning their careers or retiring. They support environmental cause and Starbucks. Age is not always obvious from their choices.

**2.11**  
AVERAGE HH SIZE

**38.5**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

**0.3%**  
FRONT  
PORCHES  
1 MILE

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Half of households are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions.

**2.55**  
AVERAGE HH SIZE

**34.2**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

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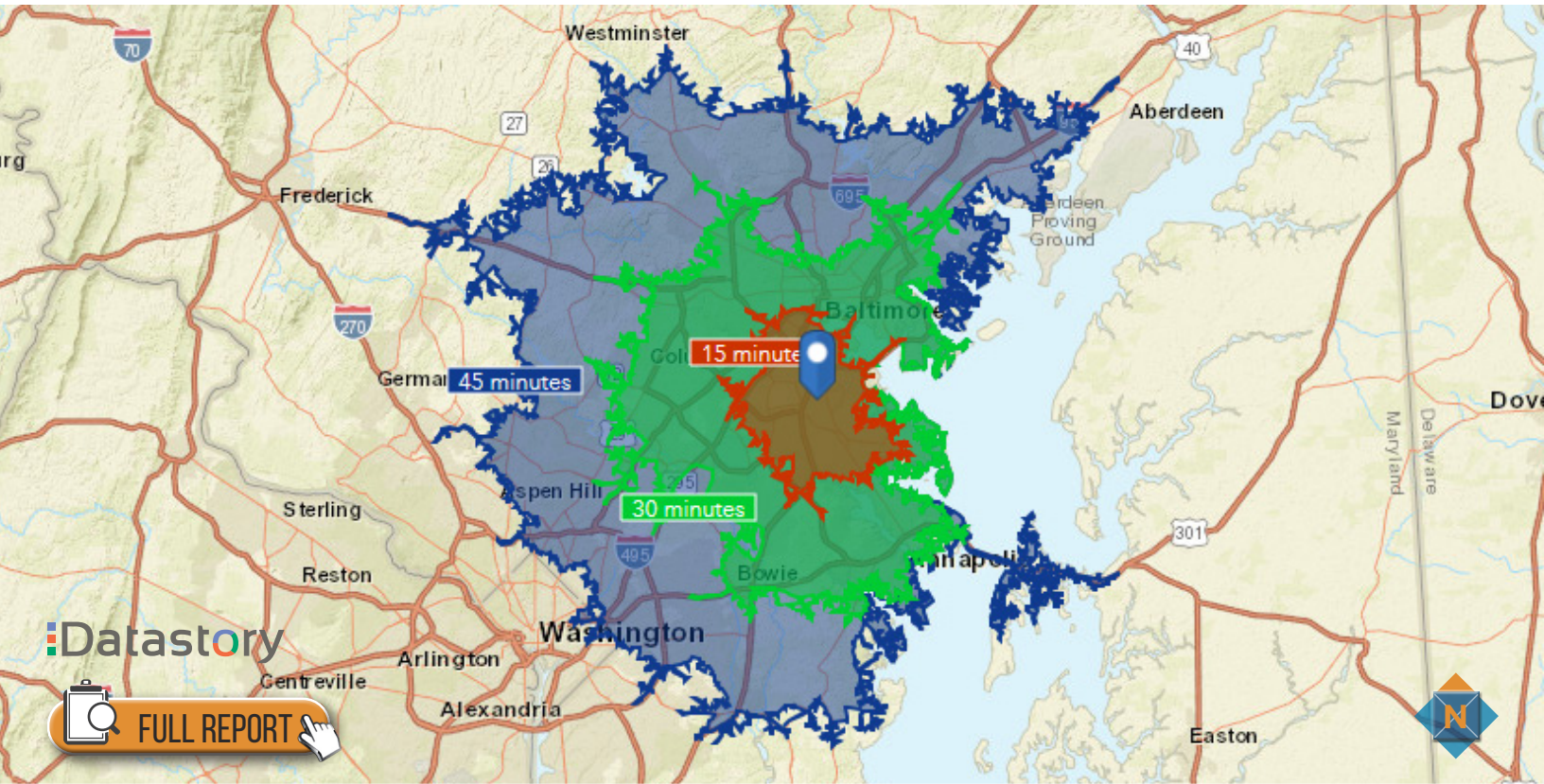


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# DRIVE TIMES

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**Datastory**  
FULL REPORT

TOTAL BUSINESSES	TOTAL EMPLOYEES	TOTAL RESIDENTS	EMPLOYEE/RESIDENTIAL POPULATION RATIO	MALE POPULATION	FEMALE POPULATION
9,318 15 MIN	137,738 15 MIN	273,262 15 MIN	50:100 15 MIN	4,531 15 MIN	4,859 15 MIN
56,151 30 MIN	887,873 30 MIN	1,562,389 30 MIN	57:100 30 MIN	41,348 30 MIN	44,882 30 MIN
106,200 45 MIN	1,592,413 45 MIN	3,265,928 45 MIN	49:100 45 MIN	92,936 45 MIN	101,214 45 MIN
WHITE COLLAR WORKERS	BLUE COLLAR WORKERS	AVERAGE HH INCOME	AVERAGE HH SIZE	EDUCATION (COLLEGE +)	MEDIAN AGE
53.0% 15 MIN	23.4% 15 MIN	\$71,971 15 MIN	2.63 15 MIN	25.3% 15 MIN	41.4 15 MIN
58.3% 30 MIN	21.9% 30 MIN	\$76,648 30 MIN	2.56 30 MIN	28.2% 30 MIN	38.0 30 MIN
59.4% 45 MIN	22.2% 45 MIN	\$84,547 45 MIN	2.69 45 MIN	31.4% 45 MIN	37.6 45 MIN

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MacKenzie Commercial Real Estate Services, LLC • 410.974.9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

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