



OFFICE SPACE FOR LEASE

350 KENWOOD AVENUE

CATONSVILLE, MARYLAND 21228

FOR LEASE

Baltimore County, MD

AVAILABLE

First floor: 23,855 sf
Second floor: 24,370 sf
Third floor: 21,334 sf
Fourth floor: 20,978 sf

BUILDING SIZE

90,537 sf

PARKING

372 secured garage and surface parking with a ratio of 4.2/1,000 sf

RENTAL RATE

\$34.95/sf full service

HIGHLIGHTS

- ▶ Proposed 90,537 sf, Class A, office building located at the Wilkens Avenue interchange in Catonsville, MD
- ▶ 5.8 miles from CMS; 5.3 miles from SSA
- ▶ A full mile of visibility from the Baltimore Beltway
- ▶ Unparalleled accessibility - directly ON the Beltway with on and off access ramps for Wilkens Avenue
- ▶ Ten minutes to BWI Airport, downtown Baltimore, and the northeast edge of Columbia (Rt. 100)



350 KENWOOD AVENUE

CATONSVILLE, MARYLAND 21228



Hayes Merkert, SIOR

☎ 443.498.9344

✉ hmerkert@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Adam Nachlas, SIOR

☎ 443.798.9343

✉ anachlas@mackenziecommercial.com

410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Karen Deeley

☎ 410.494.4871

✉ kdeeley@mackenziecommercial.com

FOR LEASE

Baltimore County, MD

PROPOSED SITE PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



FOR LEASE

 Baltimore County, MD

PROPOSED SITE RENDERING

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



PHASE 1
350 KENWOOD
90,537 SF

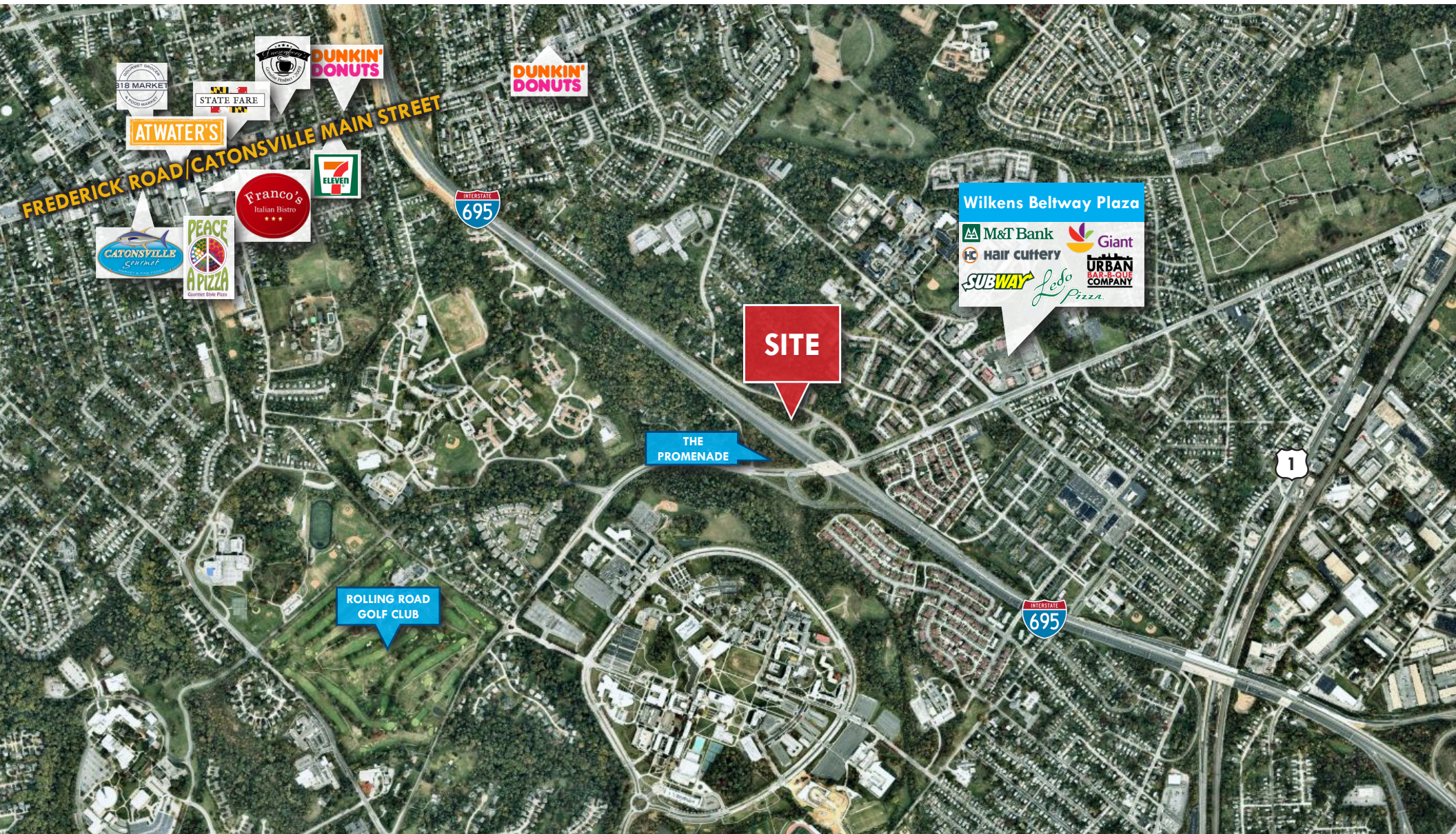
PHASE 2
1.3 MILLION SF

FOR LEASE

Baltimore County, MD

SURROUNDING AMENITIES

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228

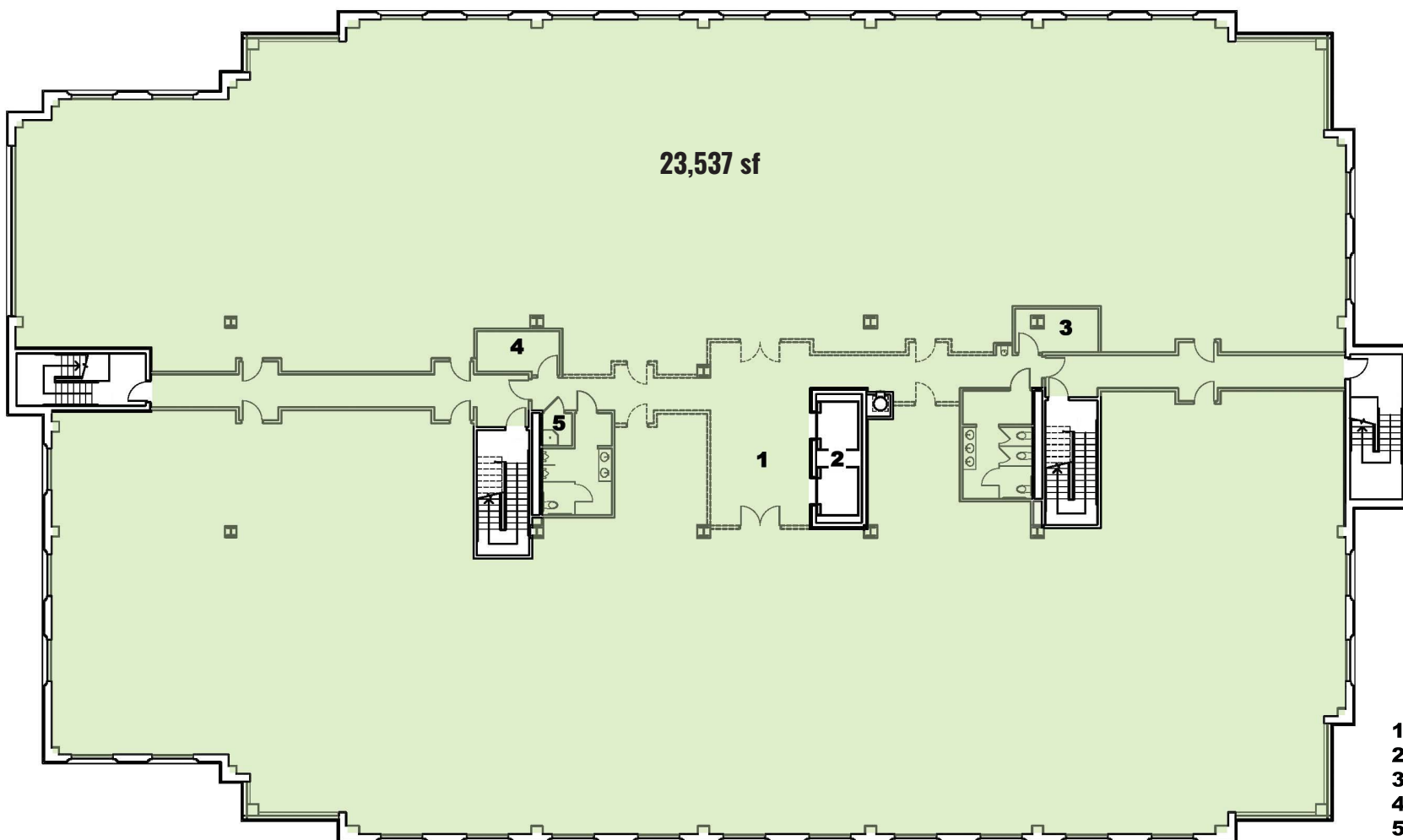


FOR LEASE

Baltimore County, MD

FIRST FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228

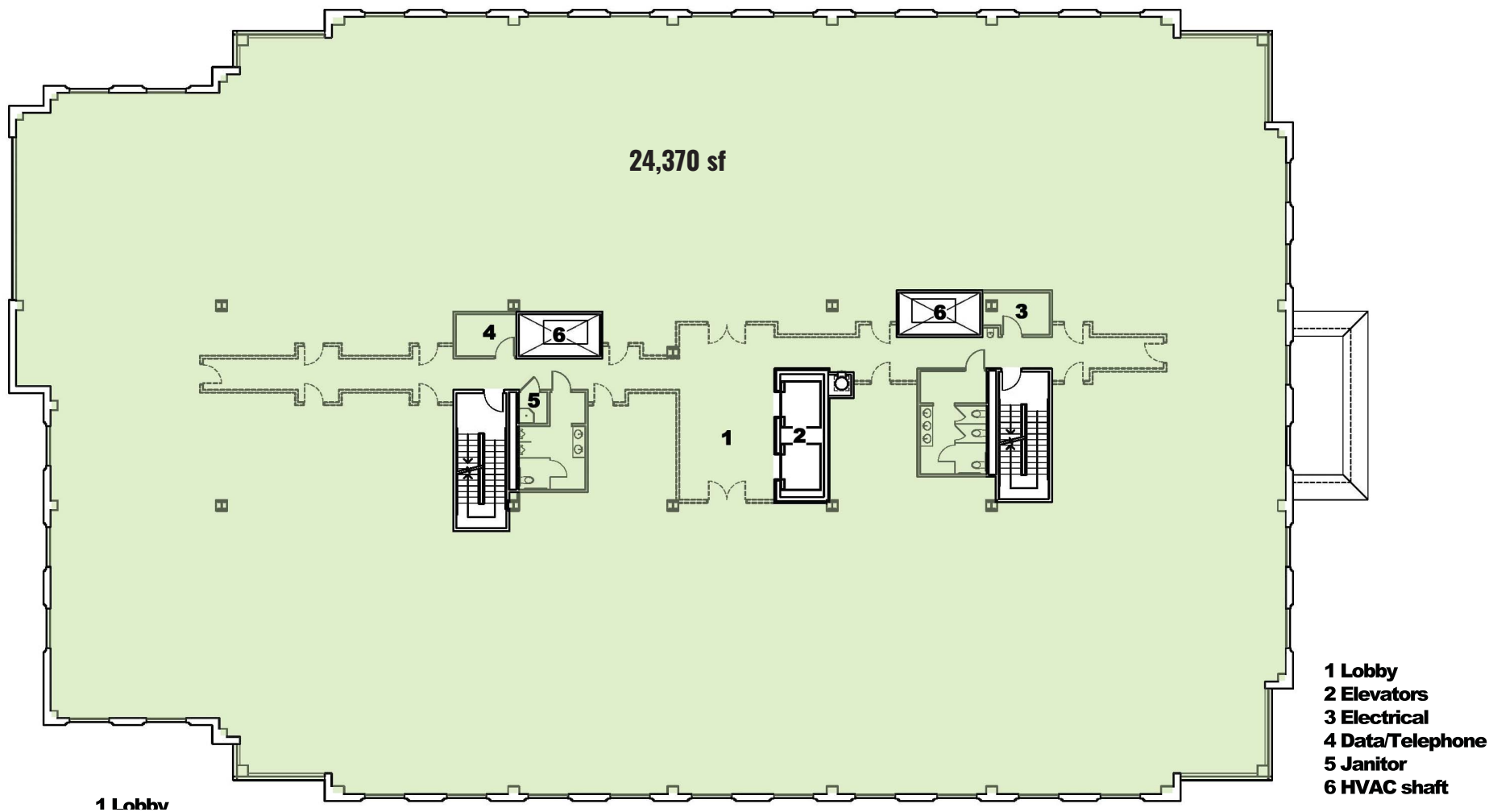


FOR LEASE

 Baltimore County, MD

SECOND FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228

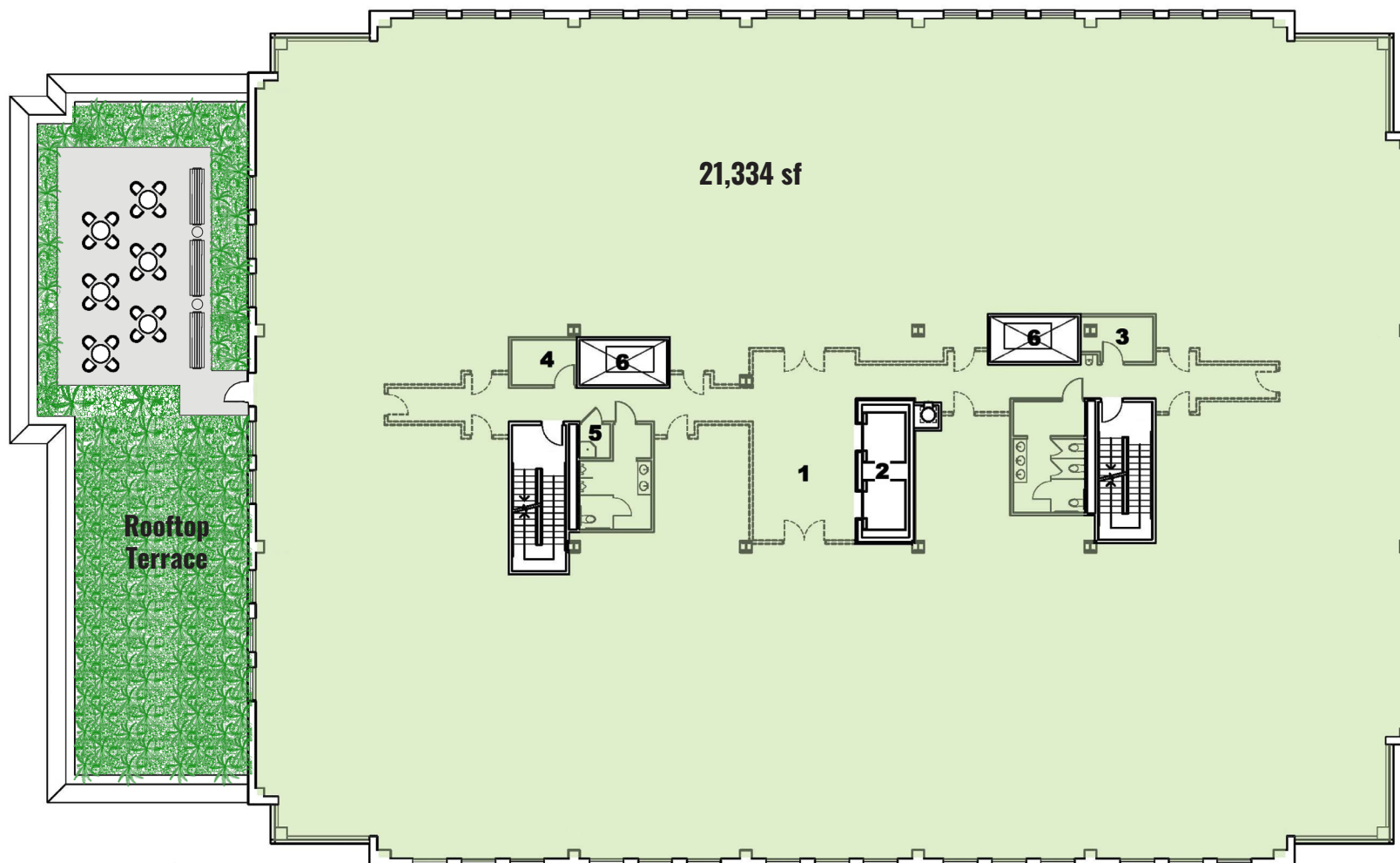


FOR LEASE

Baltimore County, MD

THIRD FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228

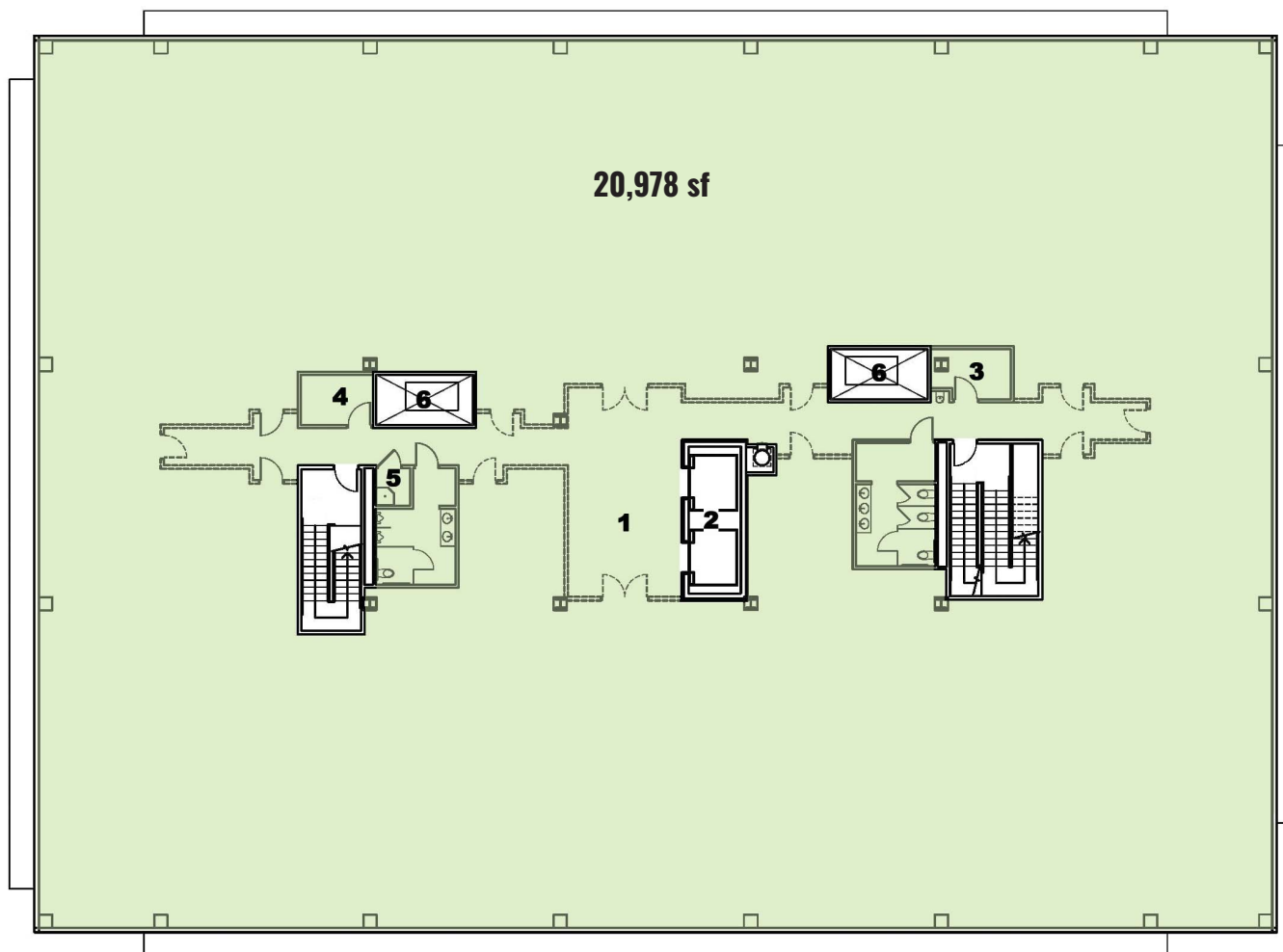


FOR LEASE

 Baltimore County, MD

FOURTH FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



- 1 Lobby**
- 2 Elevators**
- 3 Electrical**
- 4 Data/Telephone**
- 5 Janitor**
- 6 HVAC shaft**

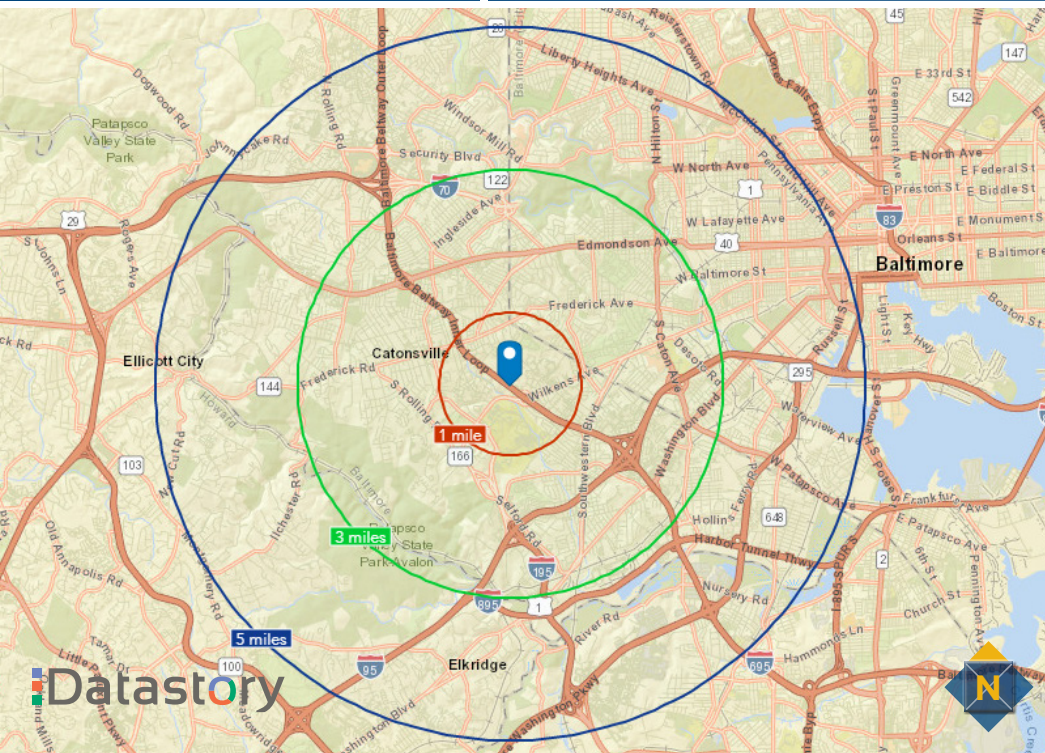
FOR LEASE



Baltimore County, MD

LOCATION / DEMOGRAPHICS (2021)

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



RESIDENTIAL POPULATION

19,466

1 MILE

115,282

3 MILES

315,920

5 MILES

NUMBER OF HOUSEHOLDS

6,841

1 MILE

44,274

3 MILES

119,500

5 MILES

AVERAGE HH SIZE

2.22

1 MILE

2.47

3 MILES

2.57

5 MILES

MEDIAN AGE

34.2

1 MILE

39.6

3 MILES

38.5

5 MILES

AVERAGE HH INCOME

\$79,674

1 MILE

\$85,696

3 MILES

\$81,909

5 MILES

EDUCATION (COLLEGE+)

62.8%

1 MILE

59.8%

3 MILES

55.8%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

9,167

1 MILE

61,836

3 MILES

160,188

5 MILES

DAYTIME POPULATION

18,785

1 MILE

110,025

3 MILES

318,598

5 MILES

25.5%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

14.2%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

7.3%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

8.6%

THE ELDERS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

1.68

AVERAGE HH SIZE

72.3

MEDIAN AGE

\$42,800

MEDIAN HH INCOME

LEARN MORE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Hayes Merkert, SIOR

443.498.9344

hmerkert@mackenziecommercial.com

Adam Nachlas, SIOR

443.798.9343

anachlas@mackenziecommercial.com

Karen Deeley

410.494.4871

kdeeley@mackenziecommercial.com

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.

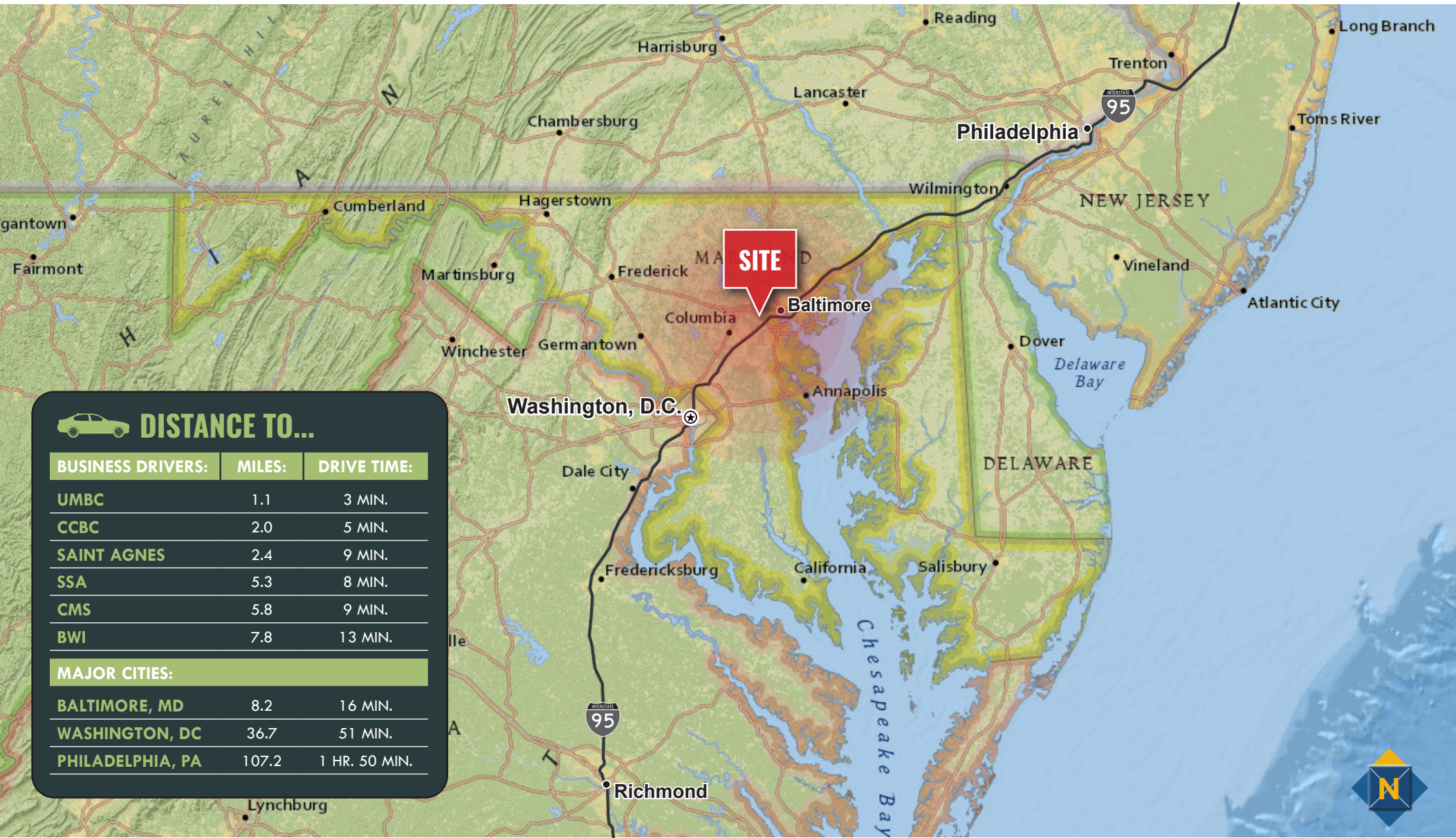
FOR LEASE



Baltimore County, MD

LOCATION

BUILDING NAME IF APPLICABLE | 123 REAL ESTATE ROAD | CITY, MARYLAND 21200





HAYES MERKERT, SIOR

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9344

HMERKERT@MACKENZIECOMMERCIAL.COM



ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9343

ANACHLAS@MACKENZIECOMMERCIAL.COM



KAREN DEELEY

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4871

KDEELEY@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

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.