

FOR LEASE

Baltimore City, Maryland

THE ROTUNDA - OFFICE/RETAIL

711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



AVAILABLE

Main Building
Suite 114: 8,500 sf ±
Suite 209: 1,555 sf
Suite 210A: 1,150 sf
Suite 212B: 1,700 sf (Sublet)
Suite 357: 1,232 sf
Suite 351: 536 sf

Power Plant Building:
2,511 sf - 5,862 sf

Print Shop
Suite 30PS: 1,500 sf - 3,164 sf ±

PARKING

900 on-site garage spaces
300+ surface spaces

RENTAL RATE

Office: \$24.50 - \$28.50/ sf, FS
Retail: Negotiable

HIGHLIGHTS

- ▶ Multiple office spaces, a former movie theater, and a stand-alone building available for retail/office use
- ▶ Direct access from exterior and/or main building lobby on the first floor retail spaces
- ▶ On-site property management with 24 hr. security guard staff
- ▶ Close proximity to downtown Baltimore, I-83, and I-695



Matt Mueller
410.494.6658
mmueller@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC

Joe Bradley
410.494.4892
jbradley@mackenziecommercial.com
2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

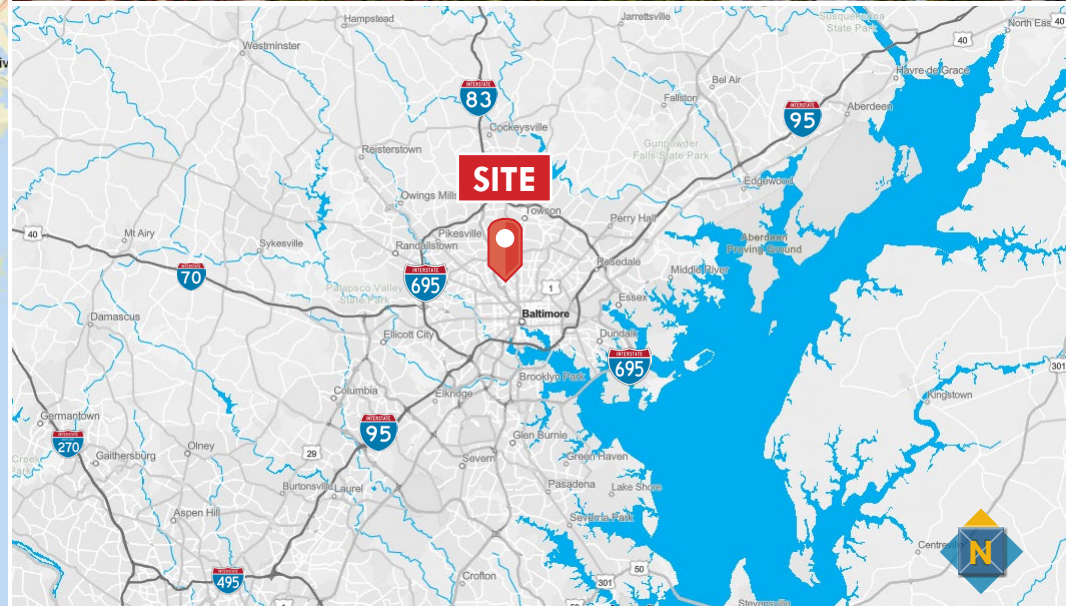
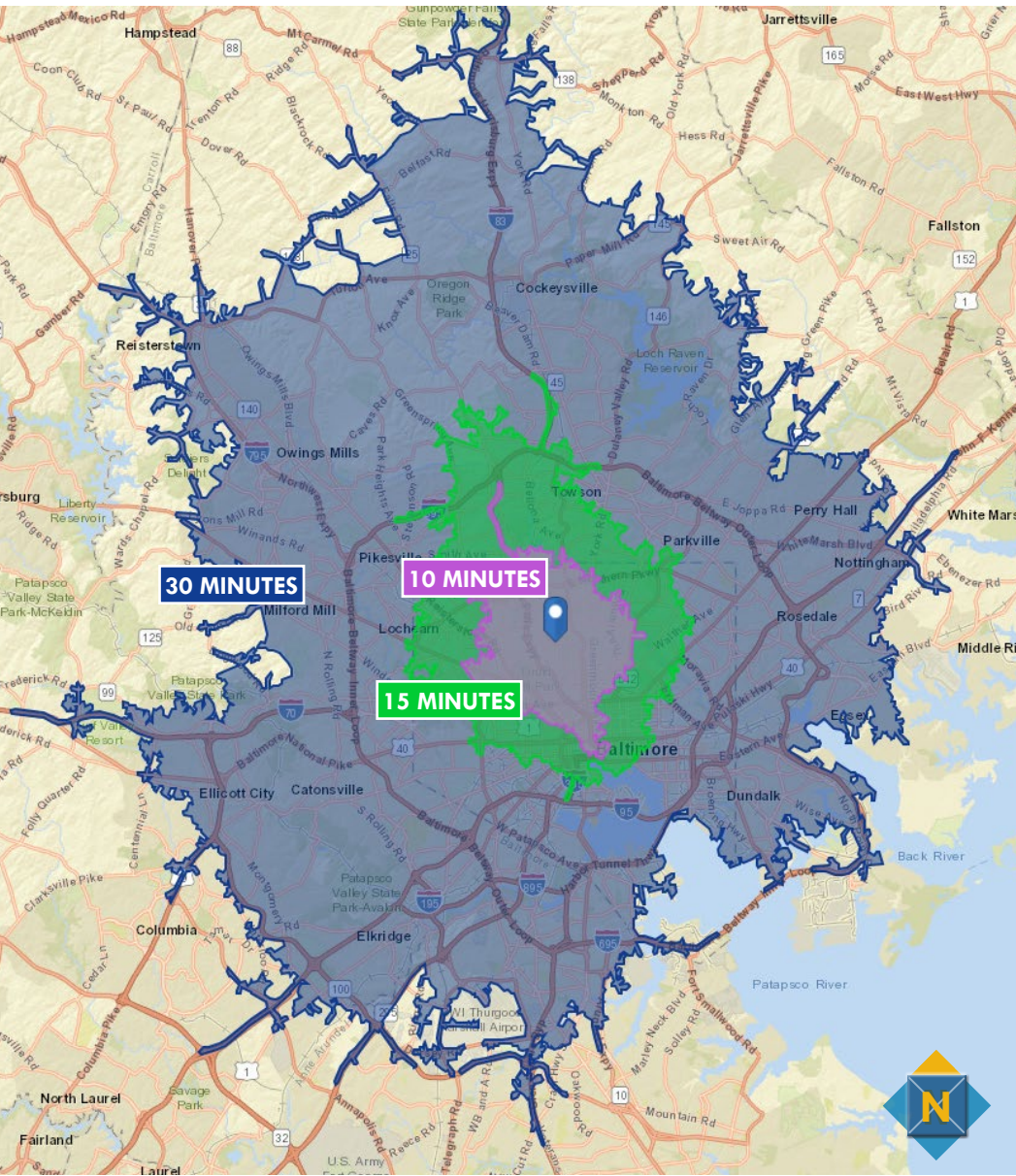
Henson Ford
410.494.6657
hford@mackenziecommercial.com
www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore City, Maryland

LOCATION

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



FOR LEASE

Baltimore City, Maryland

POWER PLANT BUILDING: PHOTOS

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



Matt Mueller

☎ 410.494.6658

✉ mmueller@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Joe Bradley

☎ 410.494.4892

✉ jbradley@mackenziecommercial.com

Henson Ford

☎ 410.494.6657

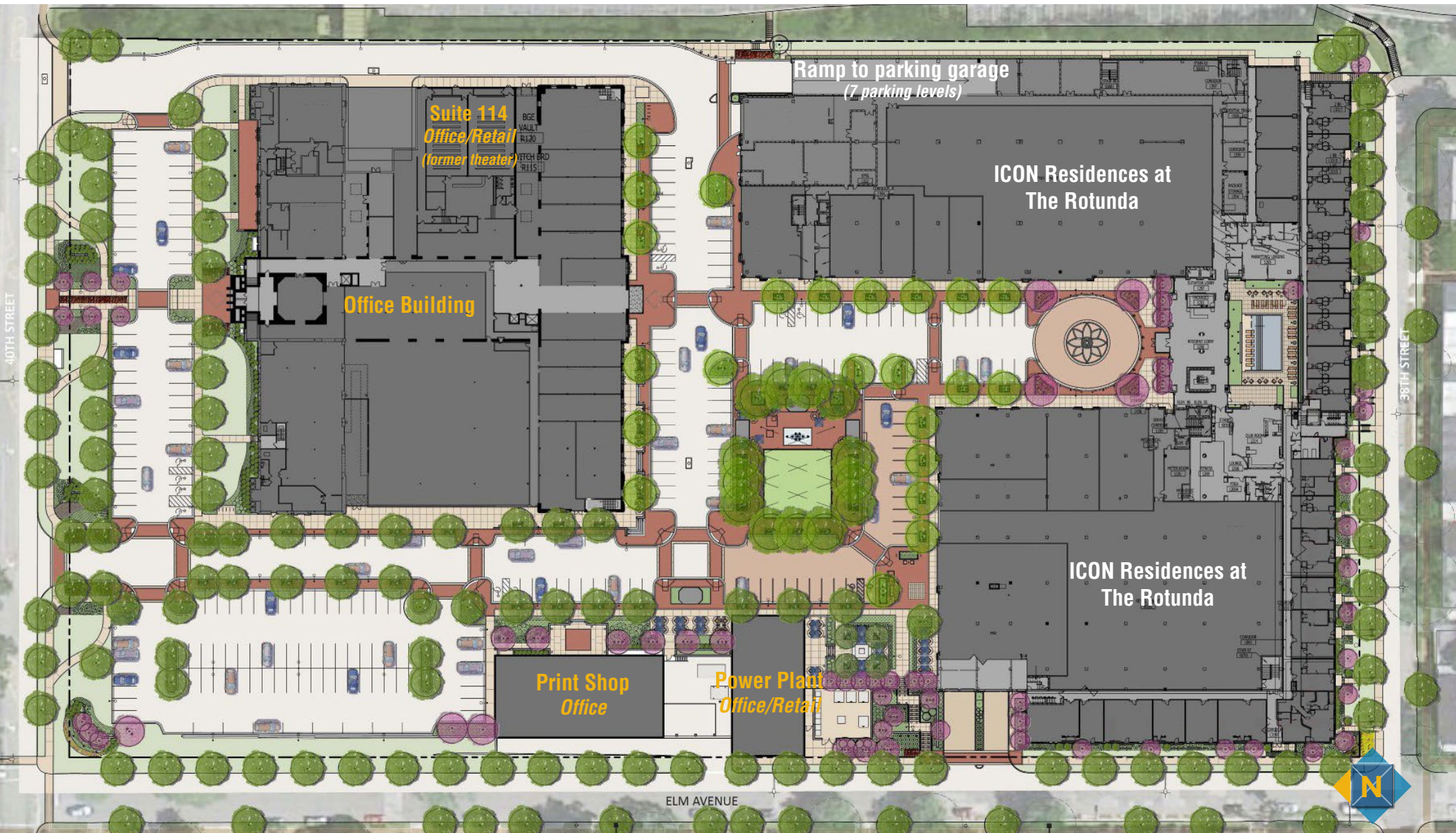
✉ hford@mackenziecommercial.com

FOR LEASE

Baltimore City, Maryland

SITE PLAN

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



FOR LEASE

Baltimore City, Maryland

RETAIL TENANTS

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211

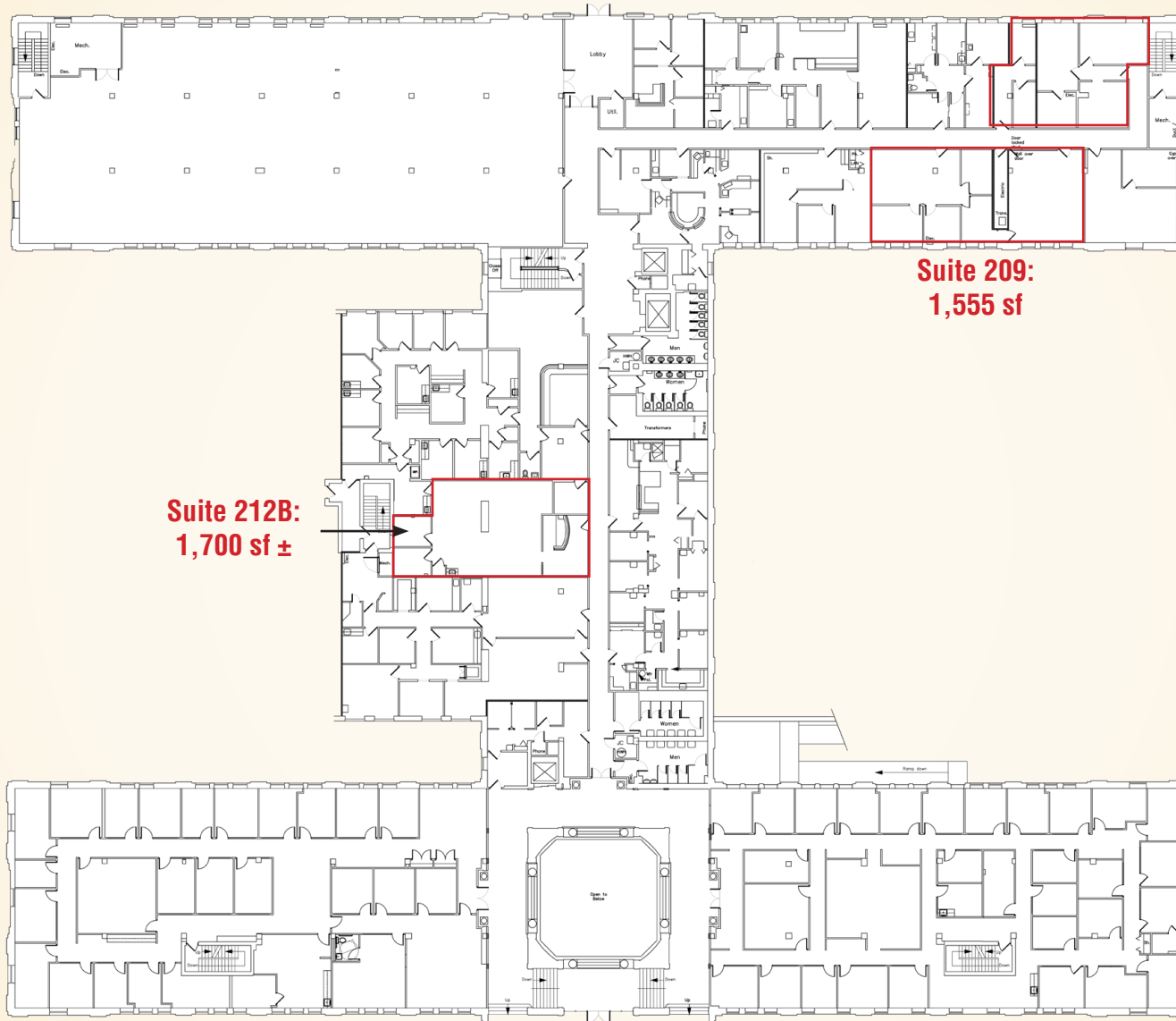


FOR LEASE

Baltimore City, Maryland

FLOOR PLAN: SECOND FLOOR (OFFICE)

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



Suite 210A:
1,150 sf

Suite 209:
1,555 sf

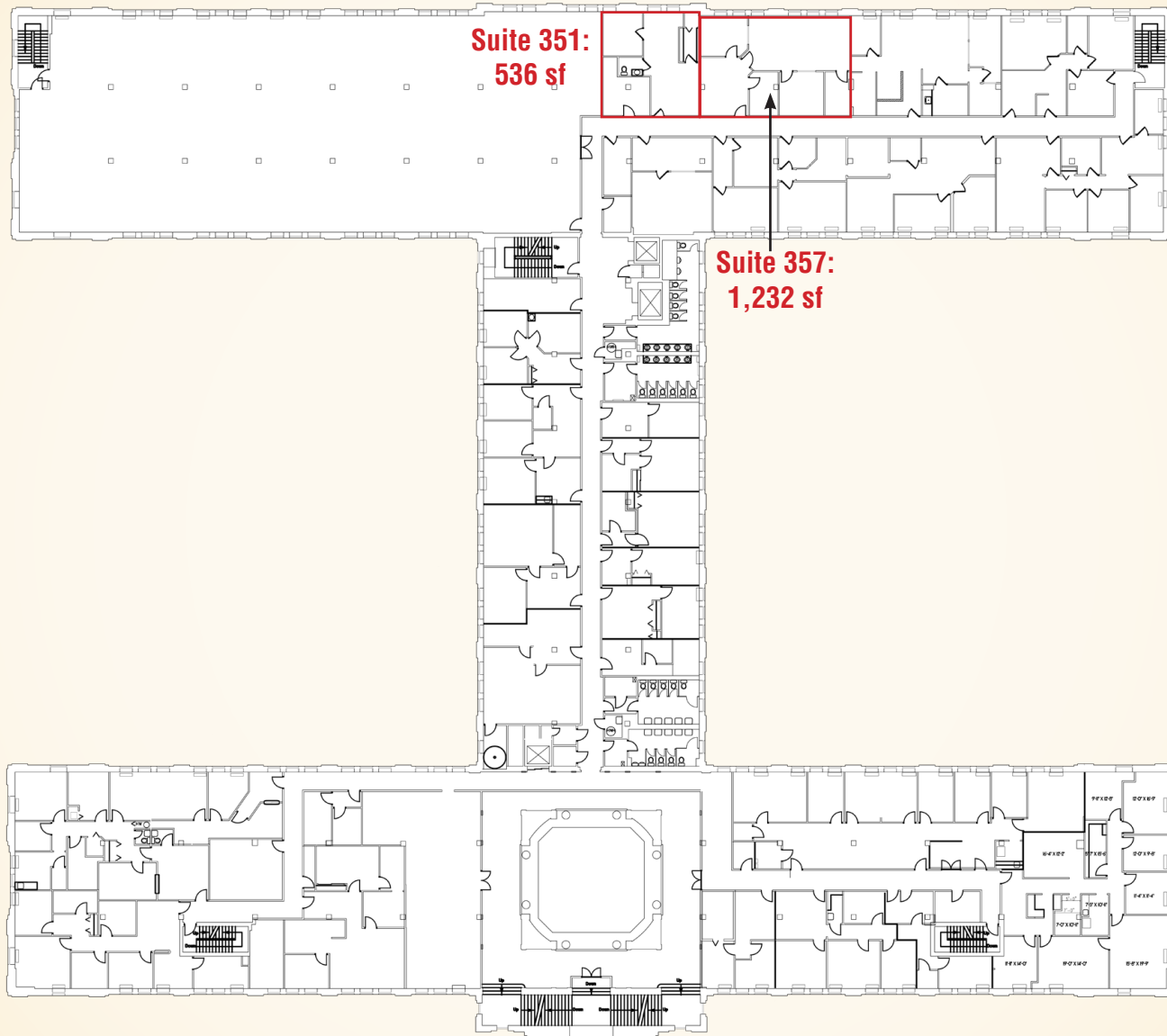
Suite 212B:
1,700 sf ±

FOR LEASE

Baltimore City, Maryland

FLOOR PLAN: THIRD FLOOR (OFFICE)

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211

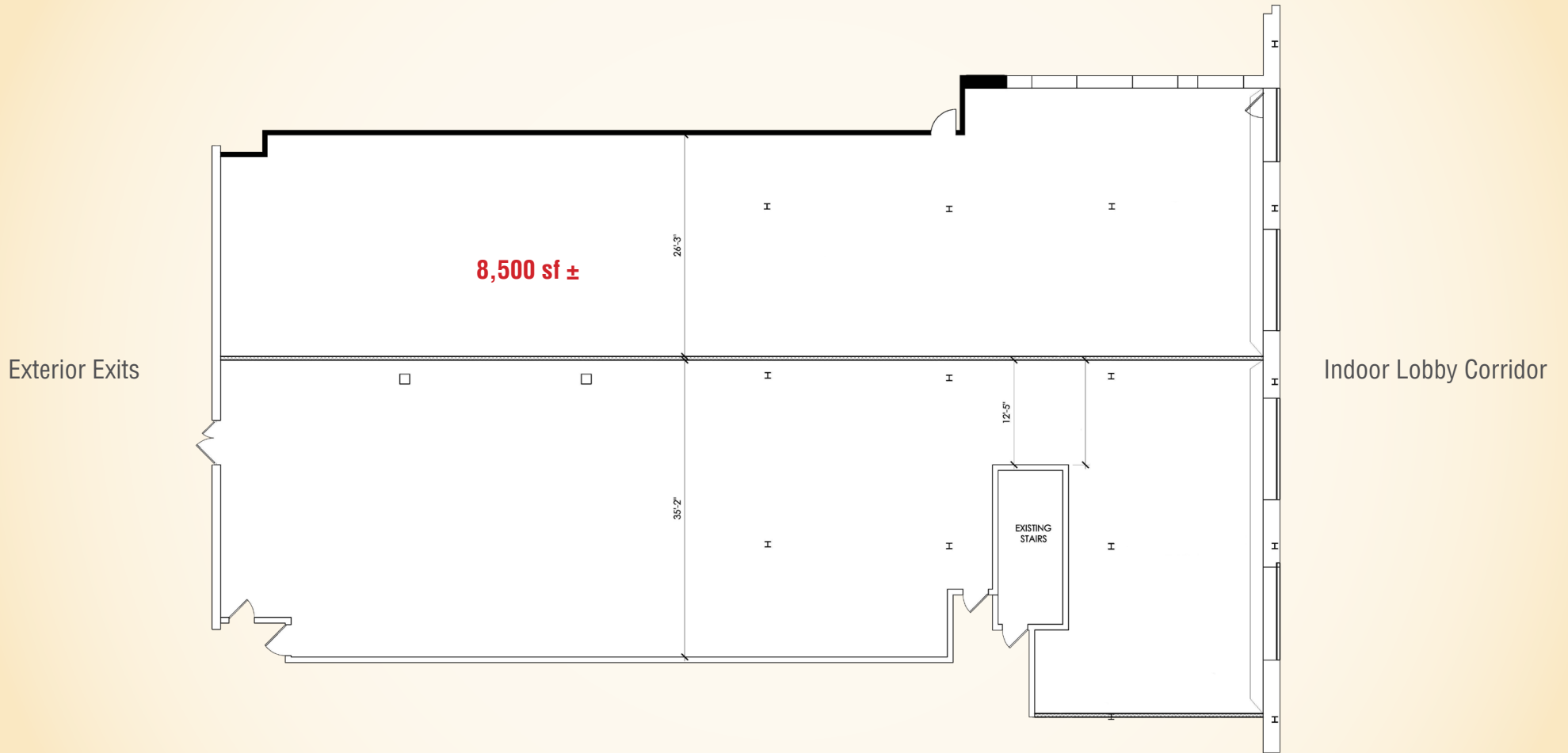
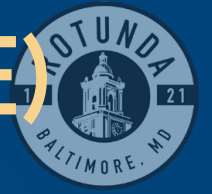


FOR LEASE

Baltimore City, Maryland

FLOOR PLAN: SUITE 114 (RETAIL/OFFICE)

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211

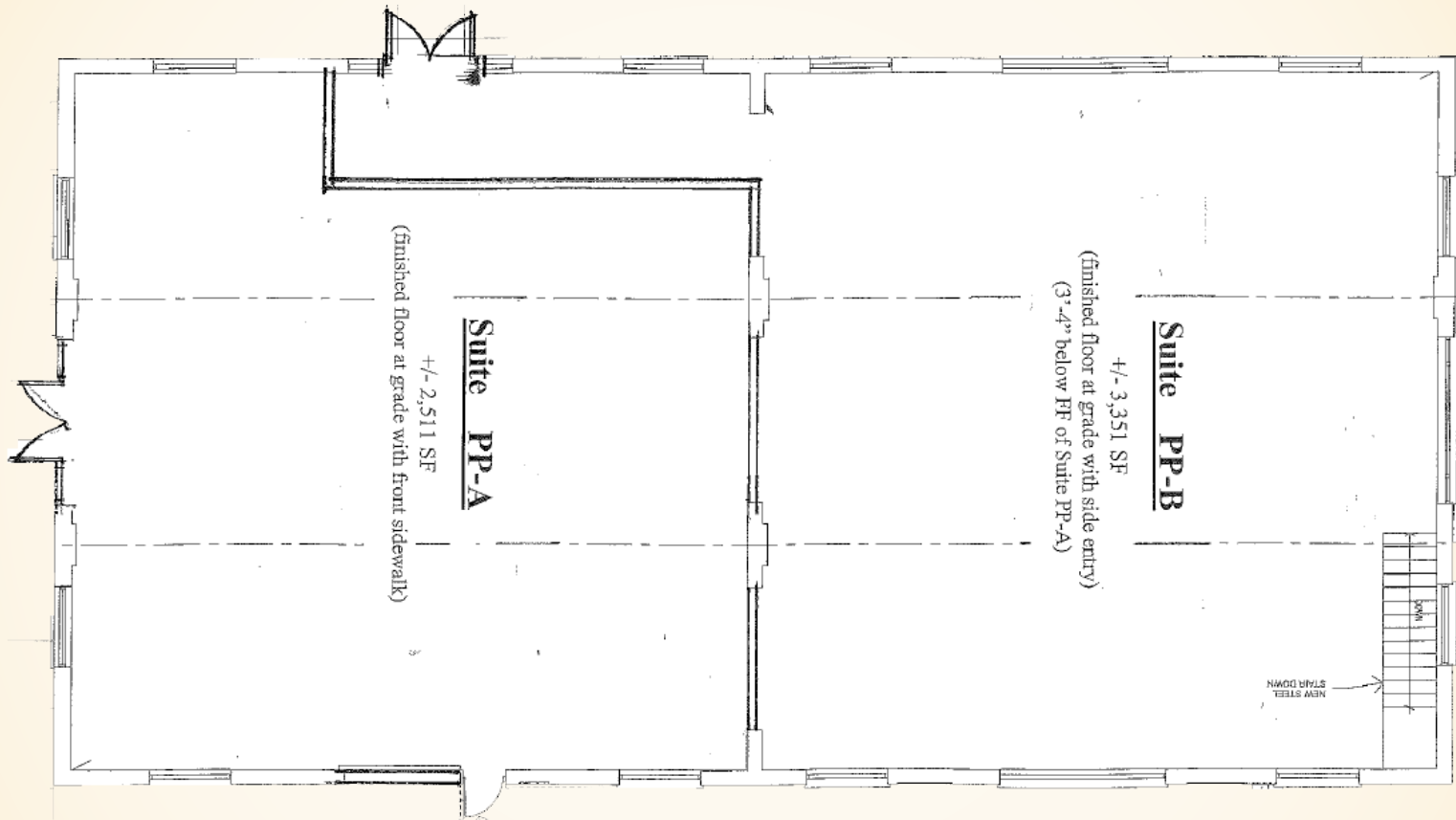


FOR LEASE

Baltimore City, Maryland

FLOOR PLAN: POWER PLANT BUILDING

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



FOR LEASE

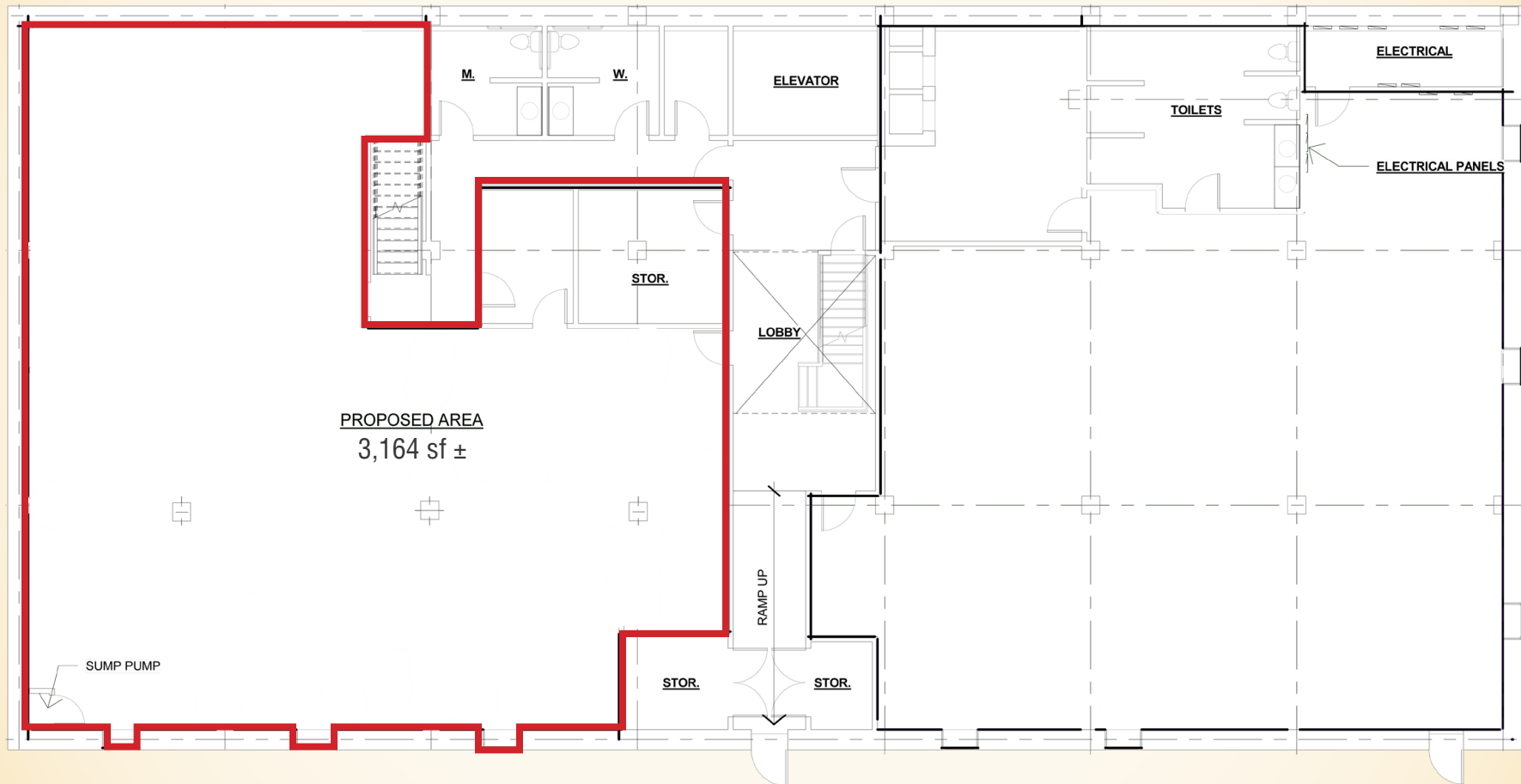
Baltimore City, Maryland

FLOOR PLAN: PRINT SHOP BUILDING

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



Print Shop Building (Ground Floor Terrace)



FOR LEASE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Total Population	2,819	9,926	30,201
Male Population	1,124	4,562	14,193
Female Population	1,696	5,364	16,009
Number of Households	1,384	5,085	12,272
Average Household Size	1.86	1.90	1.96
Median Age	62.3	41.1	31.3
Average Household Income	\$86,951	\$88,572	\$91,811
Civilian Employed	97.3%	96.6%	96.1%
Education (College+)	33.0%	41.7%	40.9%



Matt Mueller
 410.494.6658
 mmueller@mackenziecommercial.com

Joe Bradley
 410.494.4892
 jbradley@mackenziecommercial.com

Henson Ford
 410.494.6657
 hford@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.