



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Local ownership with deep ties to Baltimore City
- Abundant on-site amenities including Starbucks, MOM's, Bank of America, Medium Rare, and soon to arrive The Lodge Restaurant
- Multiple Office Spaces Available
- On-site property management with 24 hr. security guard staff
- Close proximity to downtown Baltimore, I-83, & I-695
- 900 on-site garage spaces & 300+ surface spaces

AVAILABLE  
FOR LEASE:

SUITE 200 - 4,441 SF  
SUITE 210 - 318 SF  
SUITE 212A - 1,739 SF  
SUITE 218 - 2,273 SF  
SUITE 235 - 7,318 SF  
SUITE 317 - 443 SF  
SUITE 318A - 310 SF  
SUITE 319 - 459 SF  
SUITE 320 - 300 SF  
SUITE 322 - 462 SF  
SUITE 323 - 445 SF

UPCOMING VACANCY:  
SUITE 300 - 1,506 SF  
SUITE 321 - 930 SF  
SUITE 360 - 1,099 SF  
SUITE 411 - 406 SF  
SUITE 425 - 823 SF  
SUITE 428 - 1,117 SF  
SUITE 438 - 1,883 SF

RENTAL RATE:

OFFICE: \$31.50/ SF, FS



GOOGLE STREET VIEW





# SITE PLAN





# RETAIL TENANTS

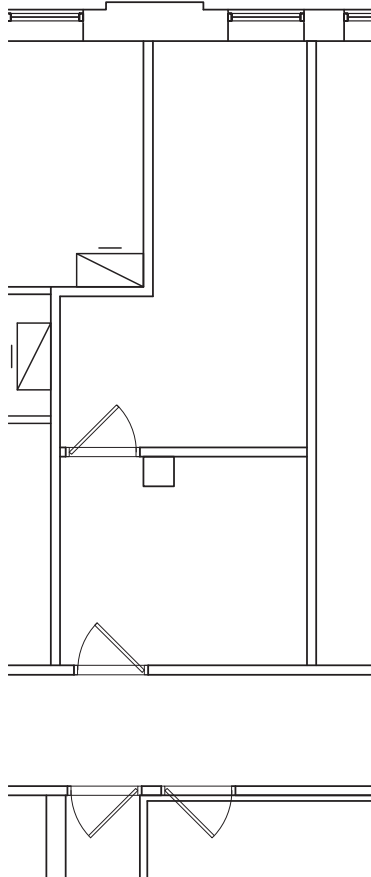




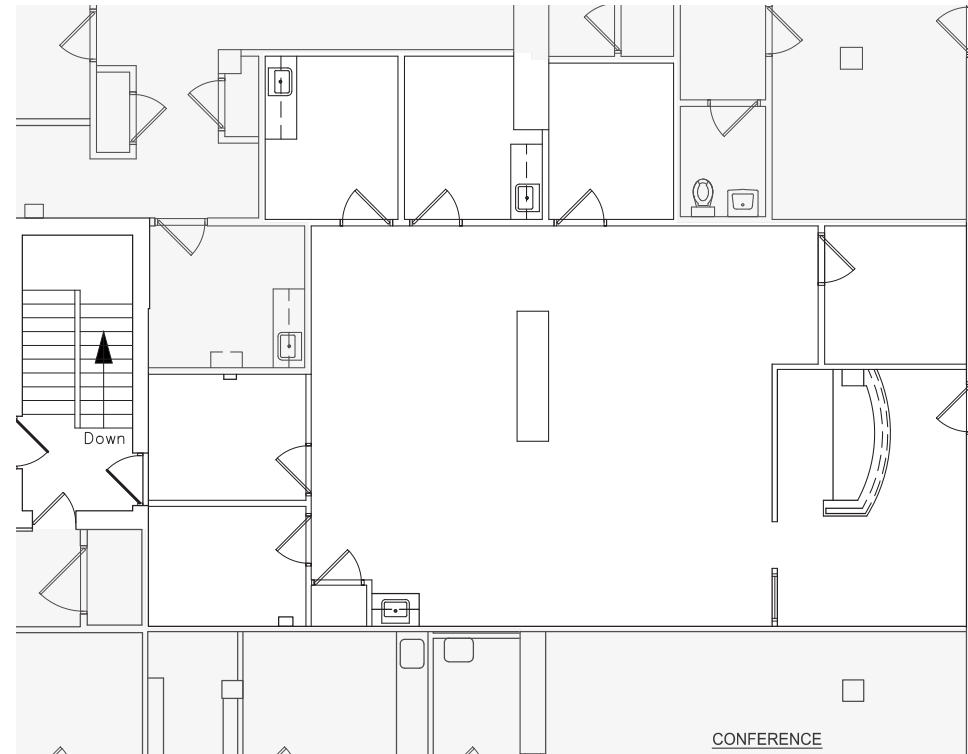
# FLOOR PLAN



SUITE 210: 318 SF



SUITE 212A: 1,739 SF

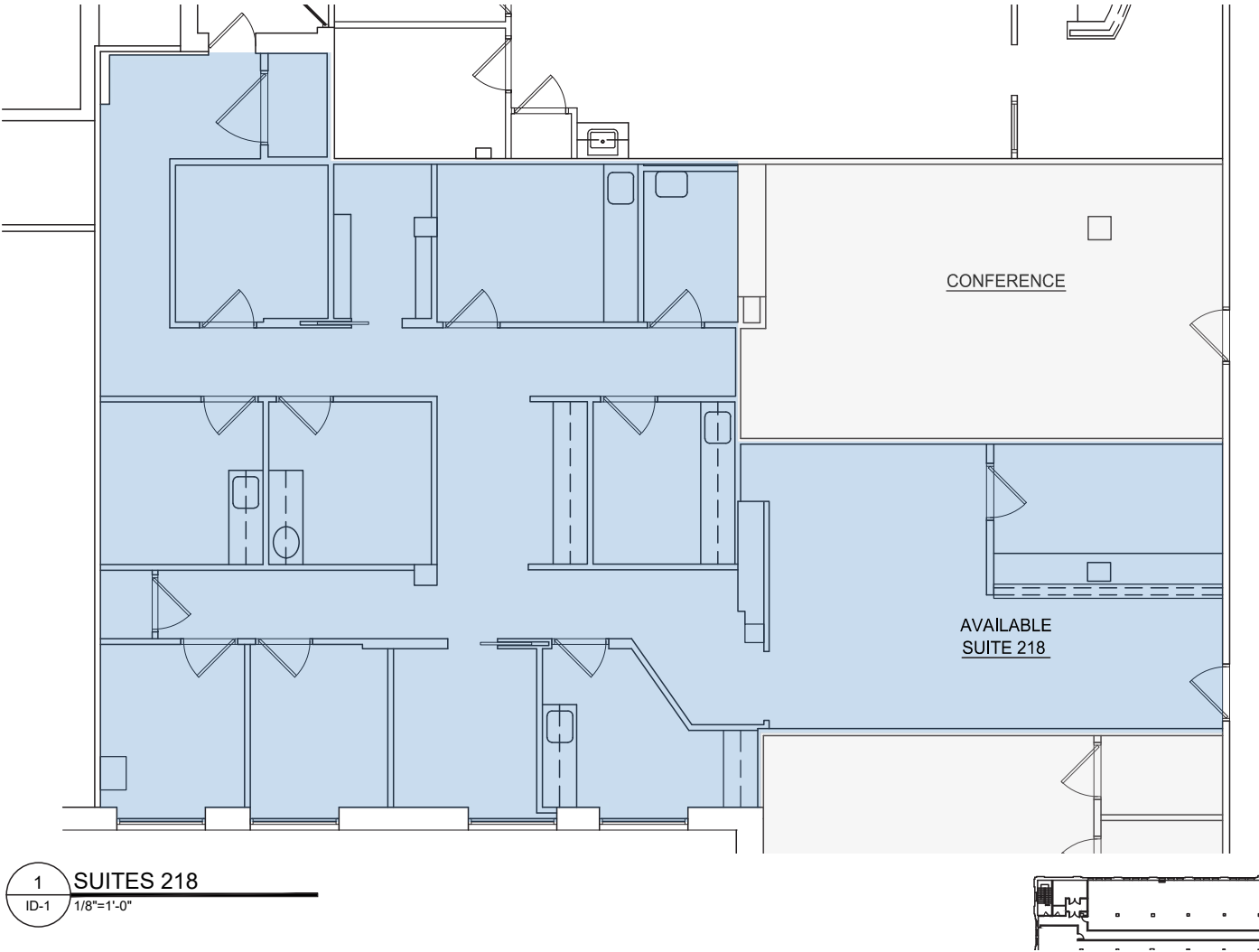




# FLOOR PLAN



SUITE 218: 2,273 SF

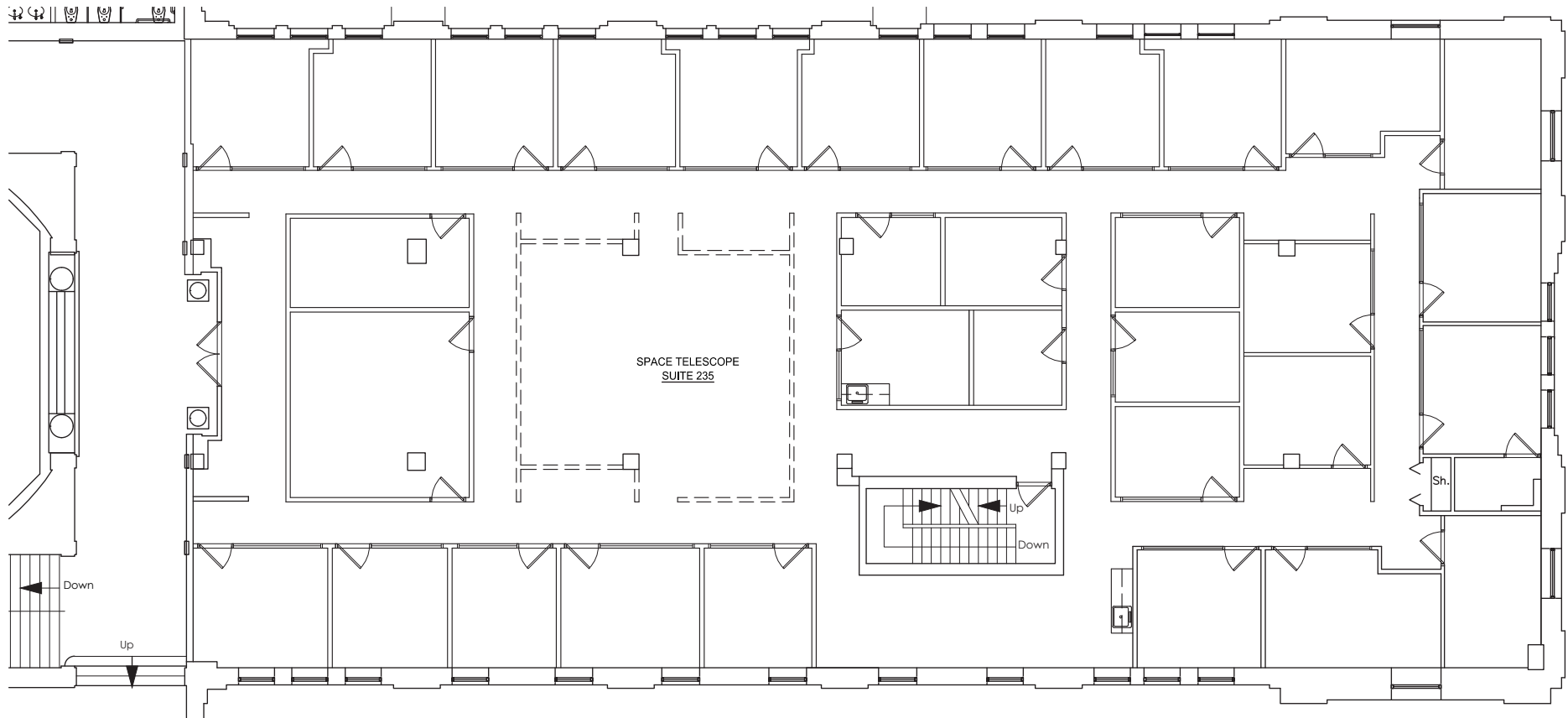




# FLOOR PLAN



## SUITE 235: 7,318 SF

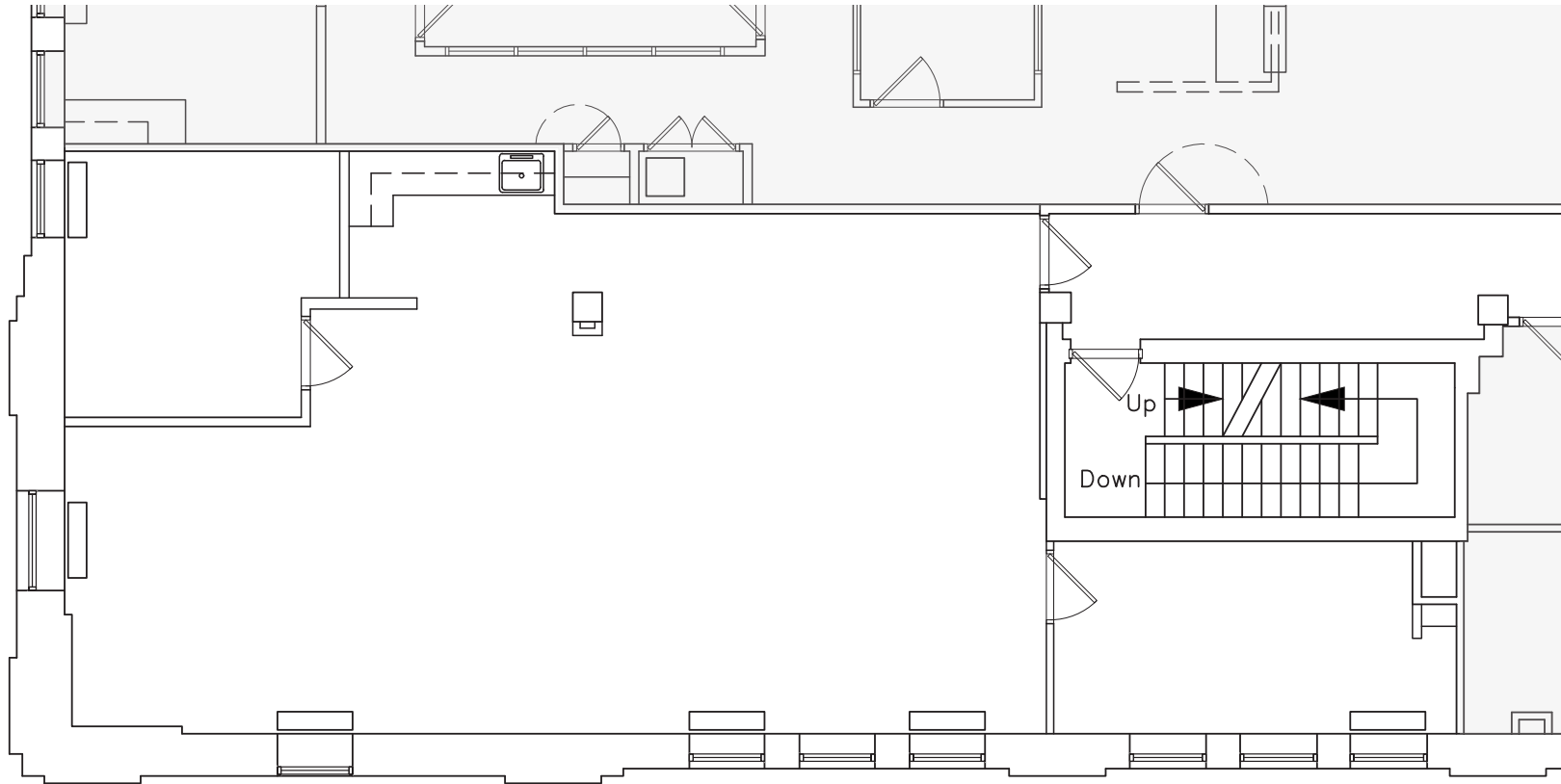




# FLOOR PLAN



SUITE 300: 1,506 SF

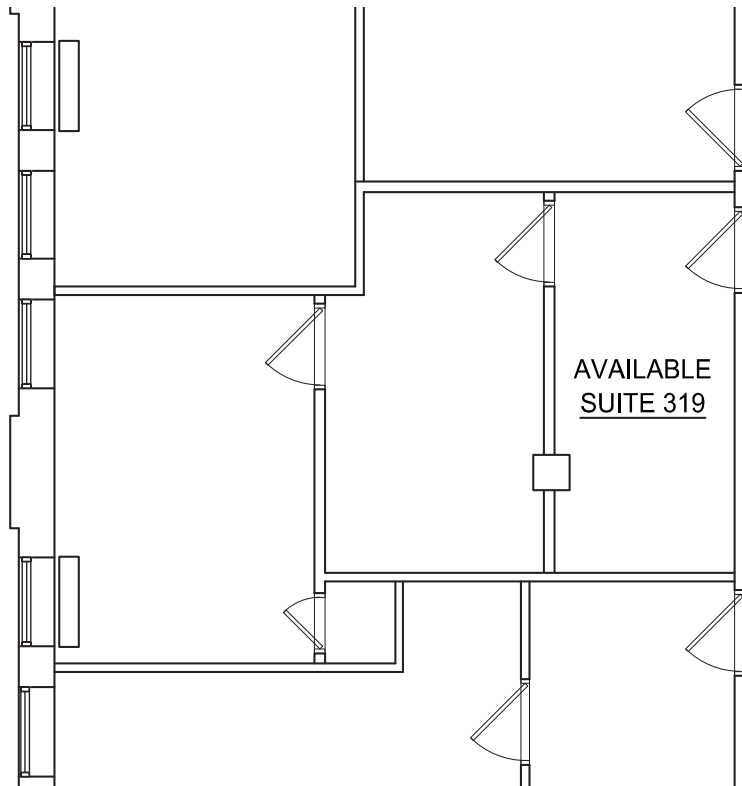




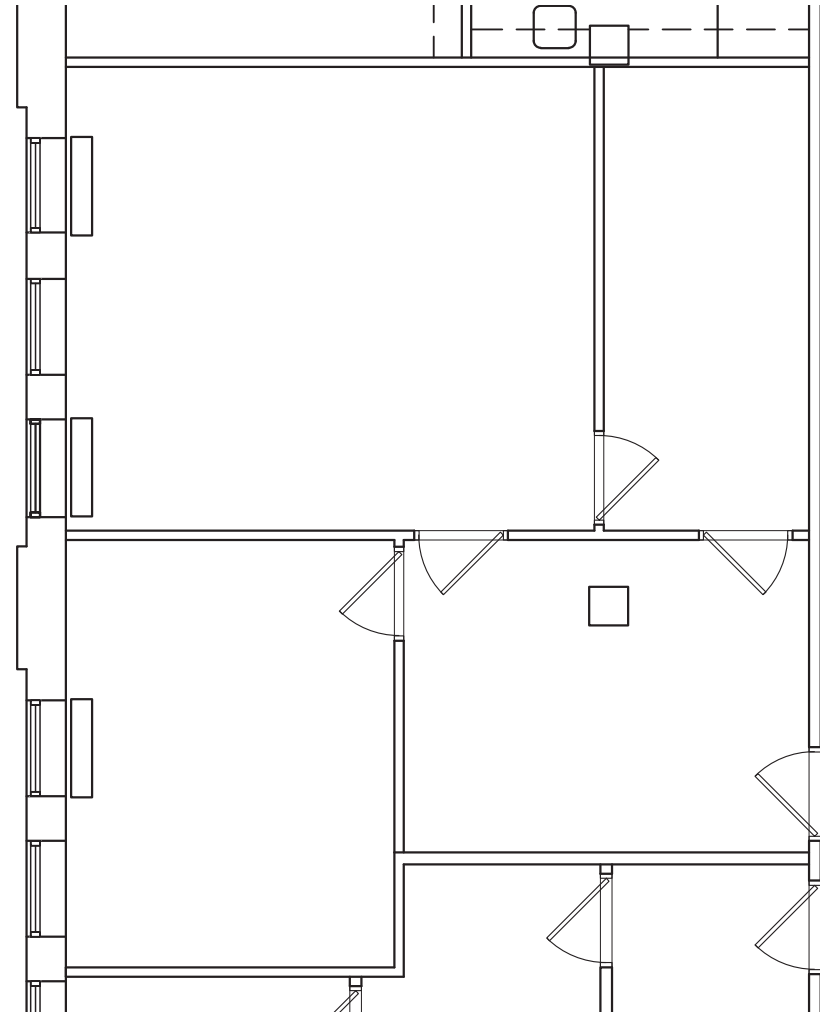
# FLOOR PLAN



SUITE 319: 459 SF



SUITE 321: 930 SF





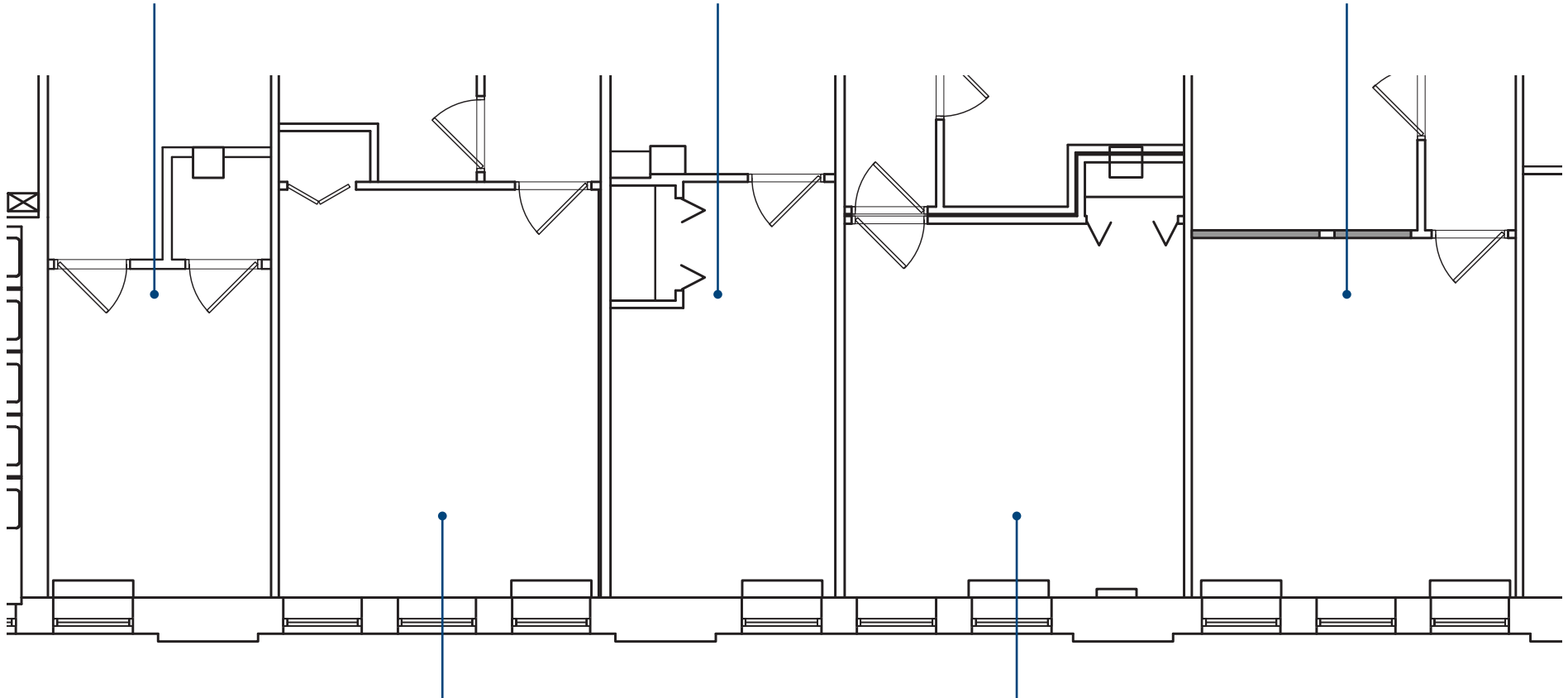
# FLOOR PLAN



SUITE 320: 300 SF

SUITE 318A: 310 SF

SUITE 323: 445 SF



SUITE 317: 443 SF

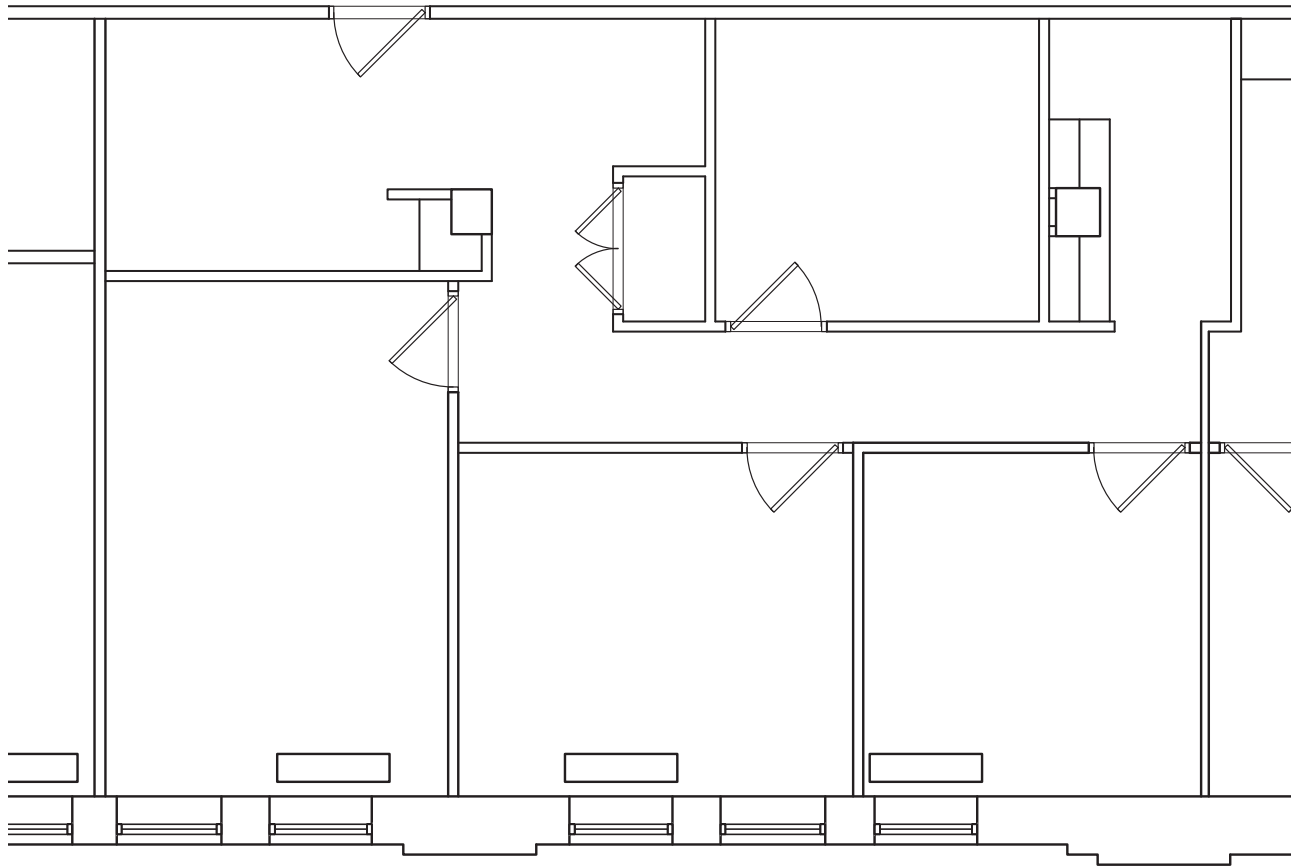
SUITE 322: 462 SF



# FLOOR PLAN



SUITE 360: 1,099 SF

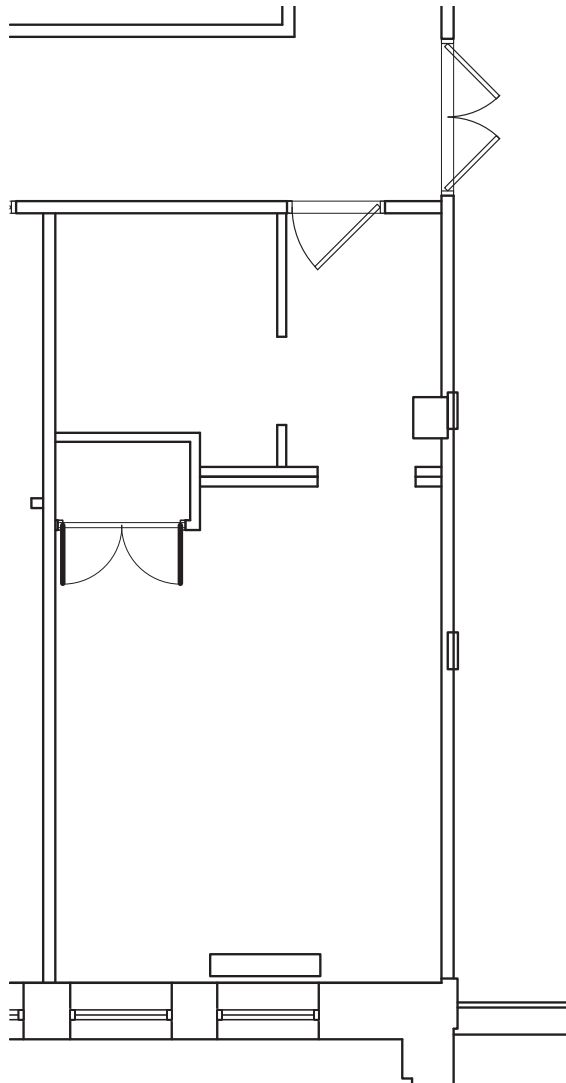




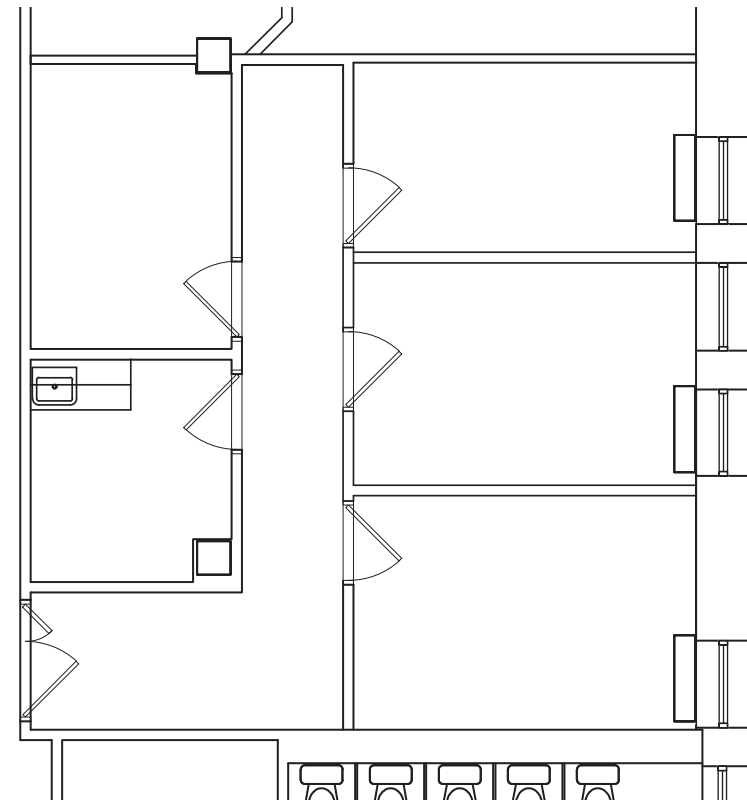
# FLOOR PLAN



SUITE 411: 406 SF



SUITE 425: 823 SF

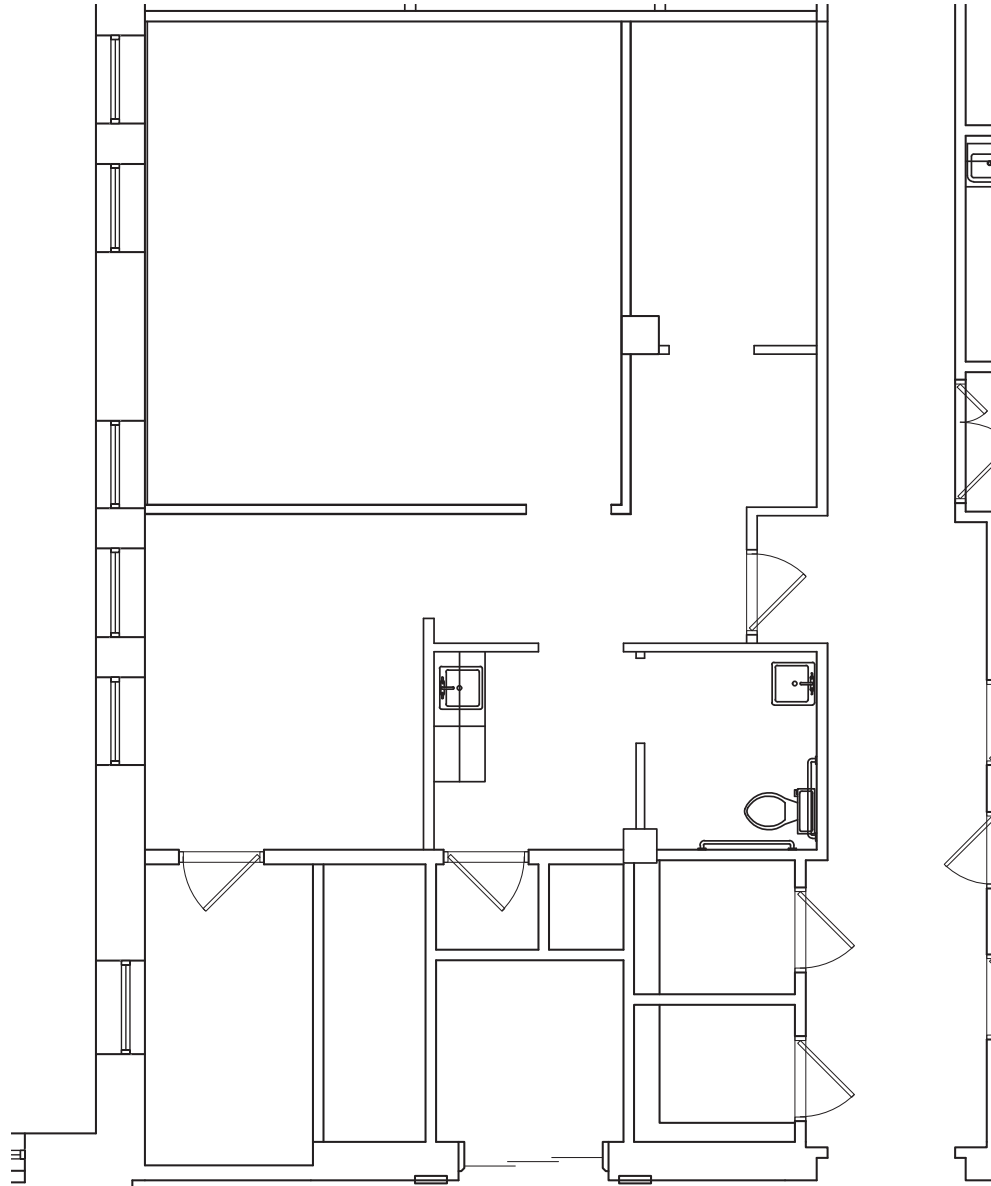




# FLOOR PLAN



SUITE 428: 1,117 SF

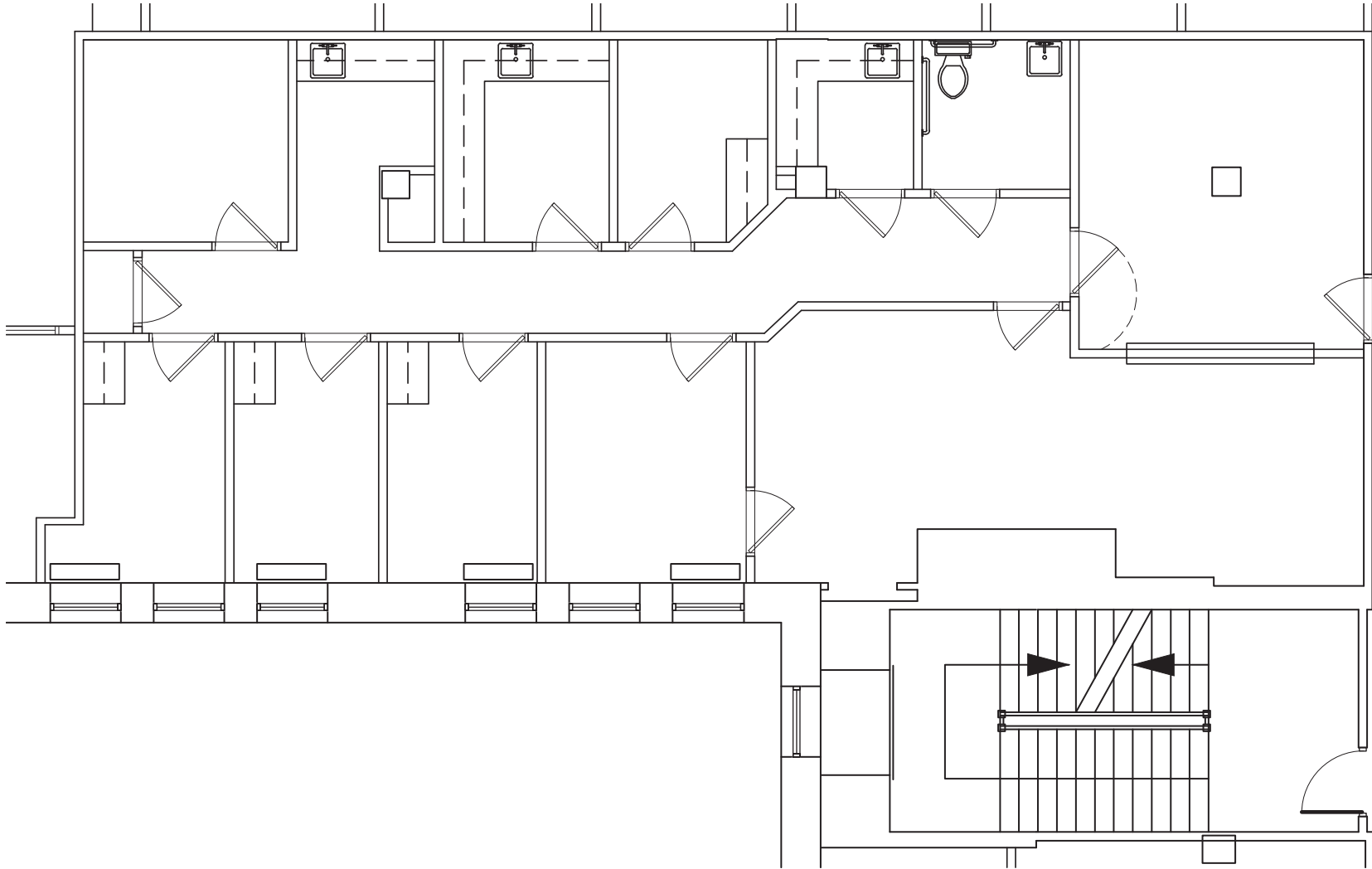




# FLOOR PLAN

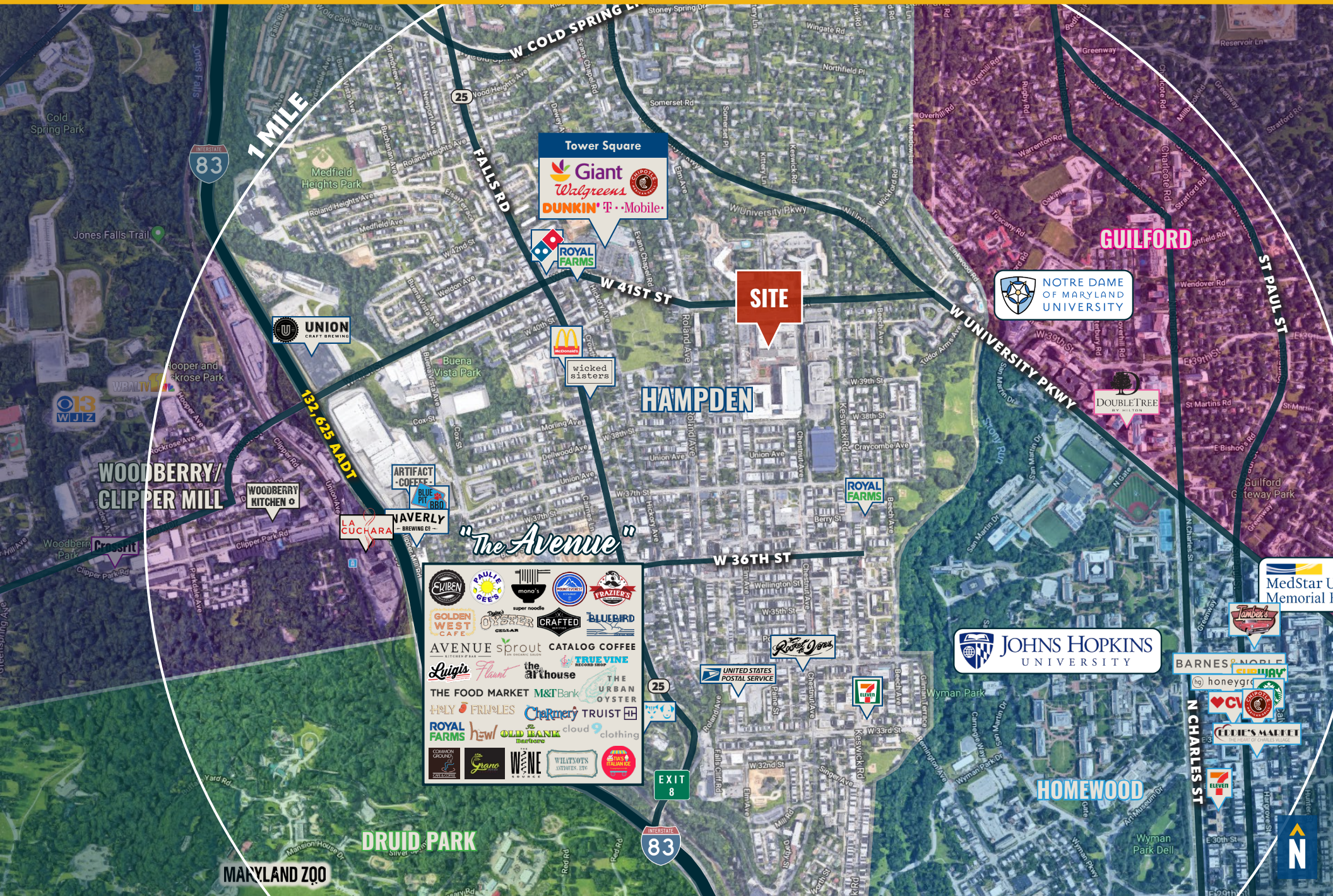


SUITE 438: 1,883 SF

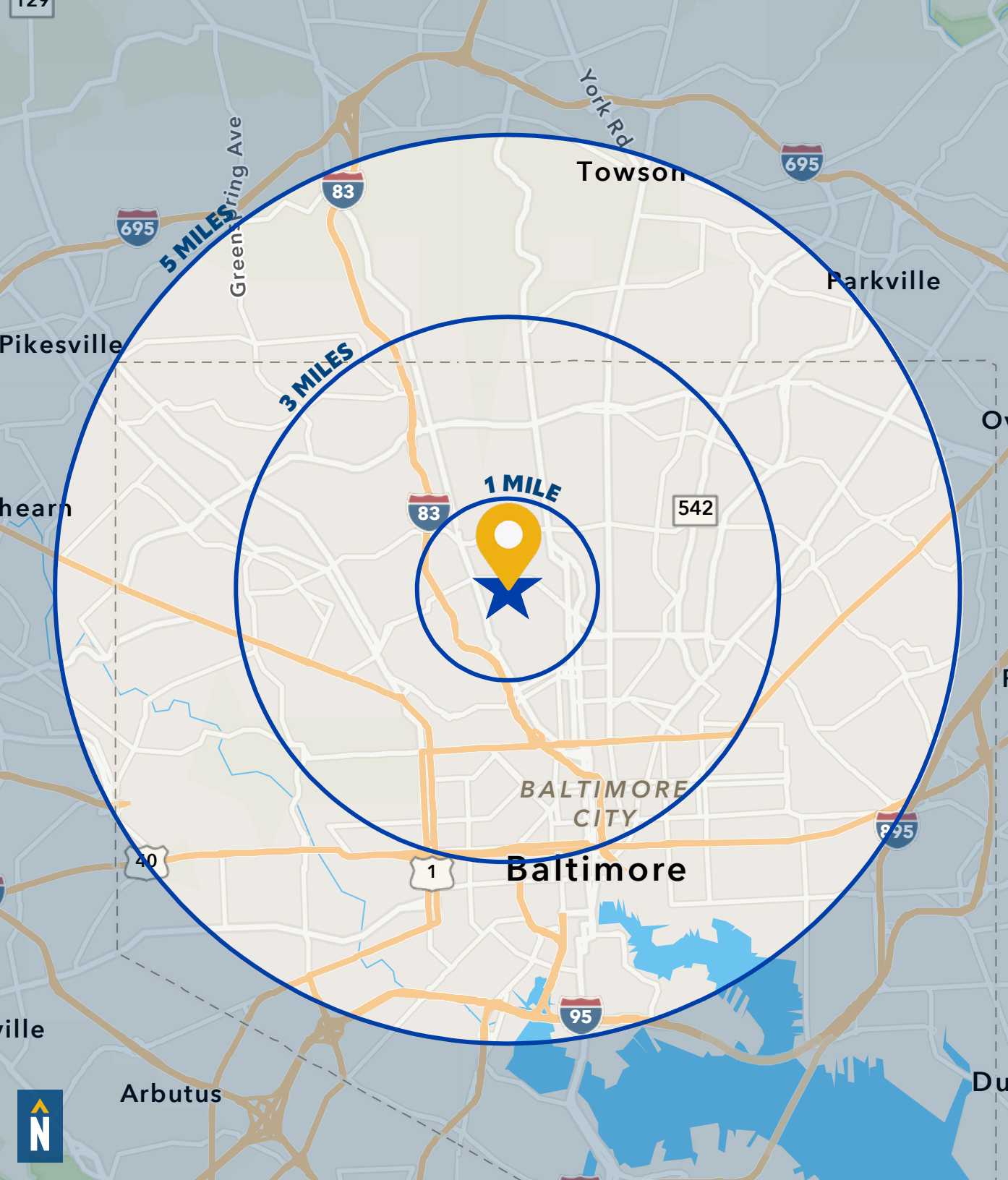




# TRADE AREA







# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



13,470

118,694

288,249

## DAYTIME POPULATION



30,627

228,406

672,389

## AVERAGE HOUSEHOLD INCOME



\$130,769

\$92,169

\$99,511

## NUMBER OF HOUSEHOLDS



12,928

100,523

249,111

## MEDIAN AGE



31.2

37.5

36.5

FULL DEMOS REPORT



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# ROTUNDA

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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