





# 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 317 - 443 SF  
SUITE 318A - 310 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





# SITE PLAN



Ramp to parking garage  
(7 parking levels)

ICON Residences at  
The Rotunda

Office Building

ICON Residences at  
The Rotunda

Print Shop  
Office

Power Plant  
Office/Retail

40TH STREET

38TH STREET

ELM AVENUE





# RETAIL TENANTS

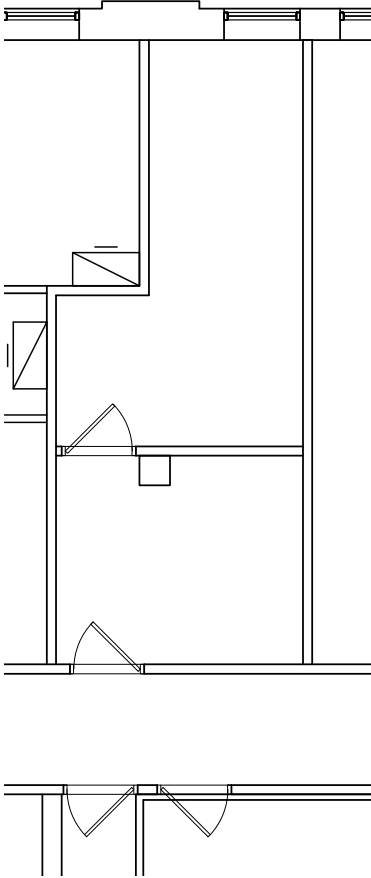




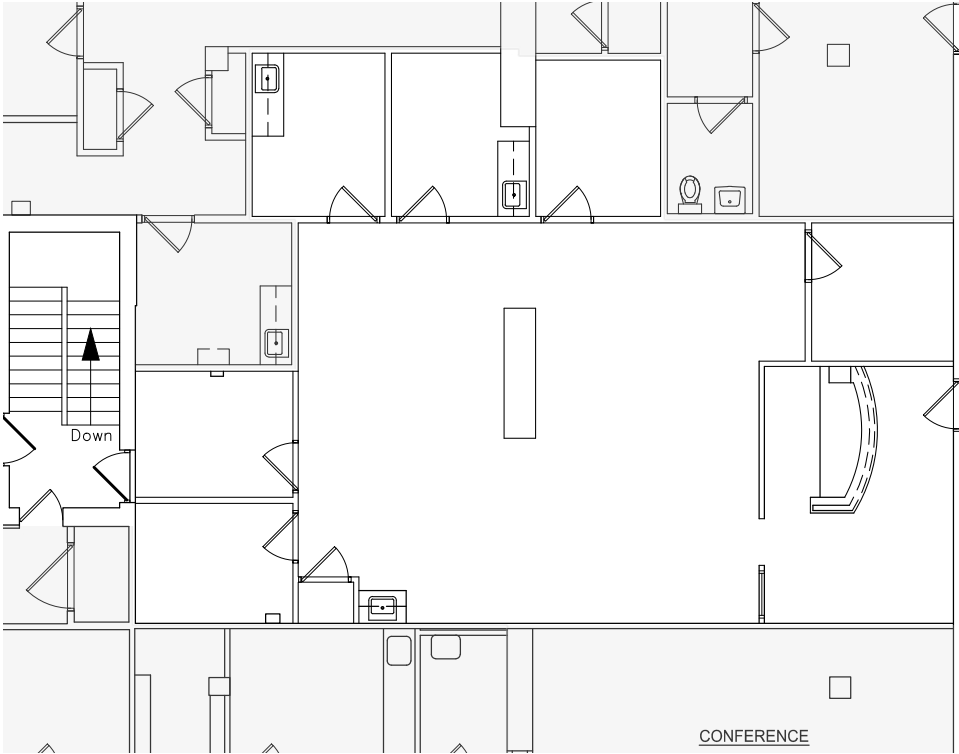
# FLOOR PLAN



SUITE 210: 4,441 SF



SUITE 212A: 1,739 SF

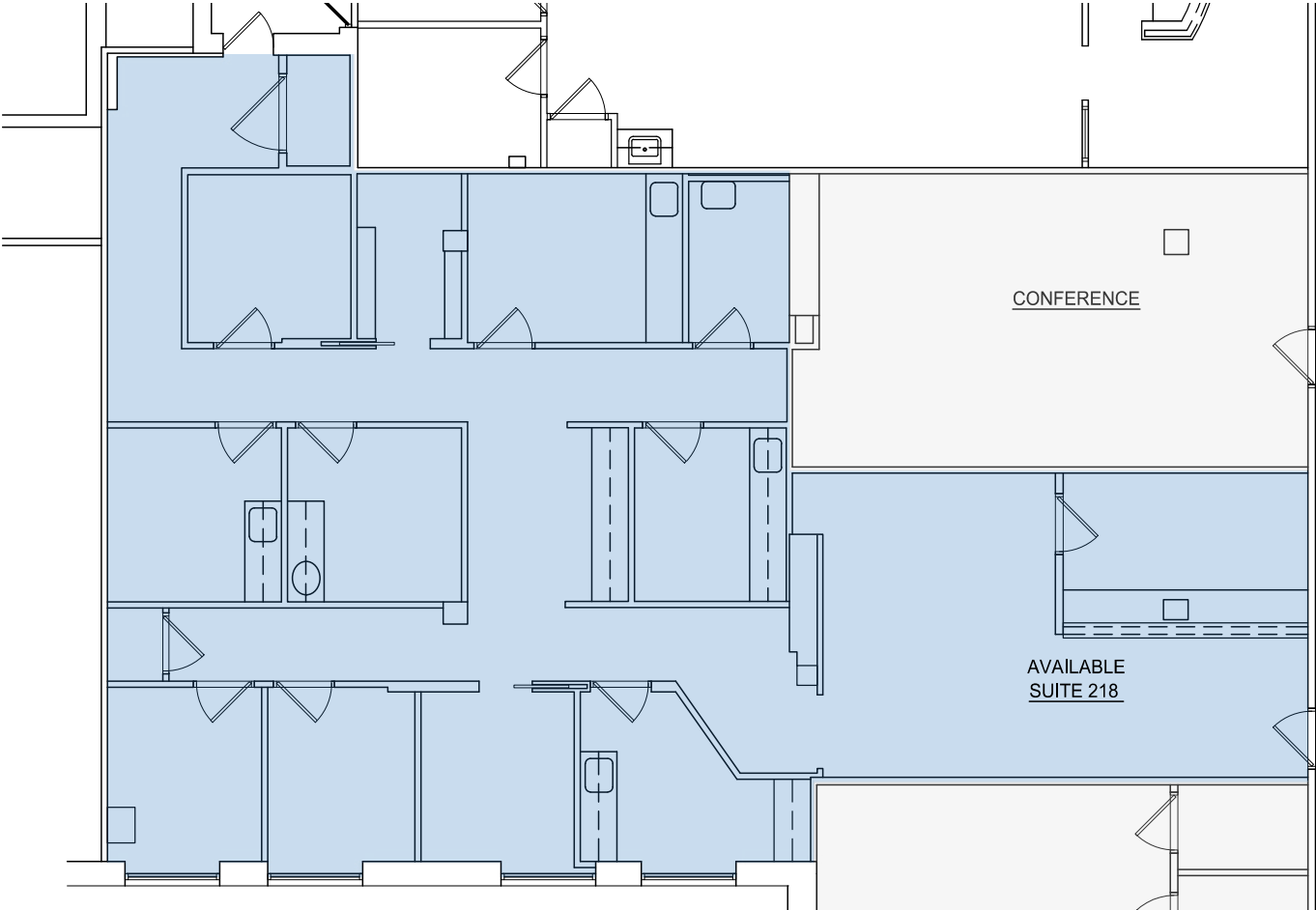




# FLOOR PLAN



## SUITE 218: 2,273 SF



1 SUITES 218  
ID-1 1/8"=1'-0"

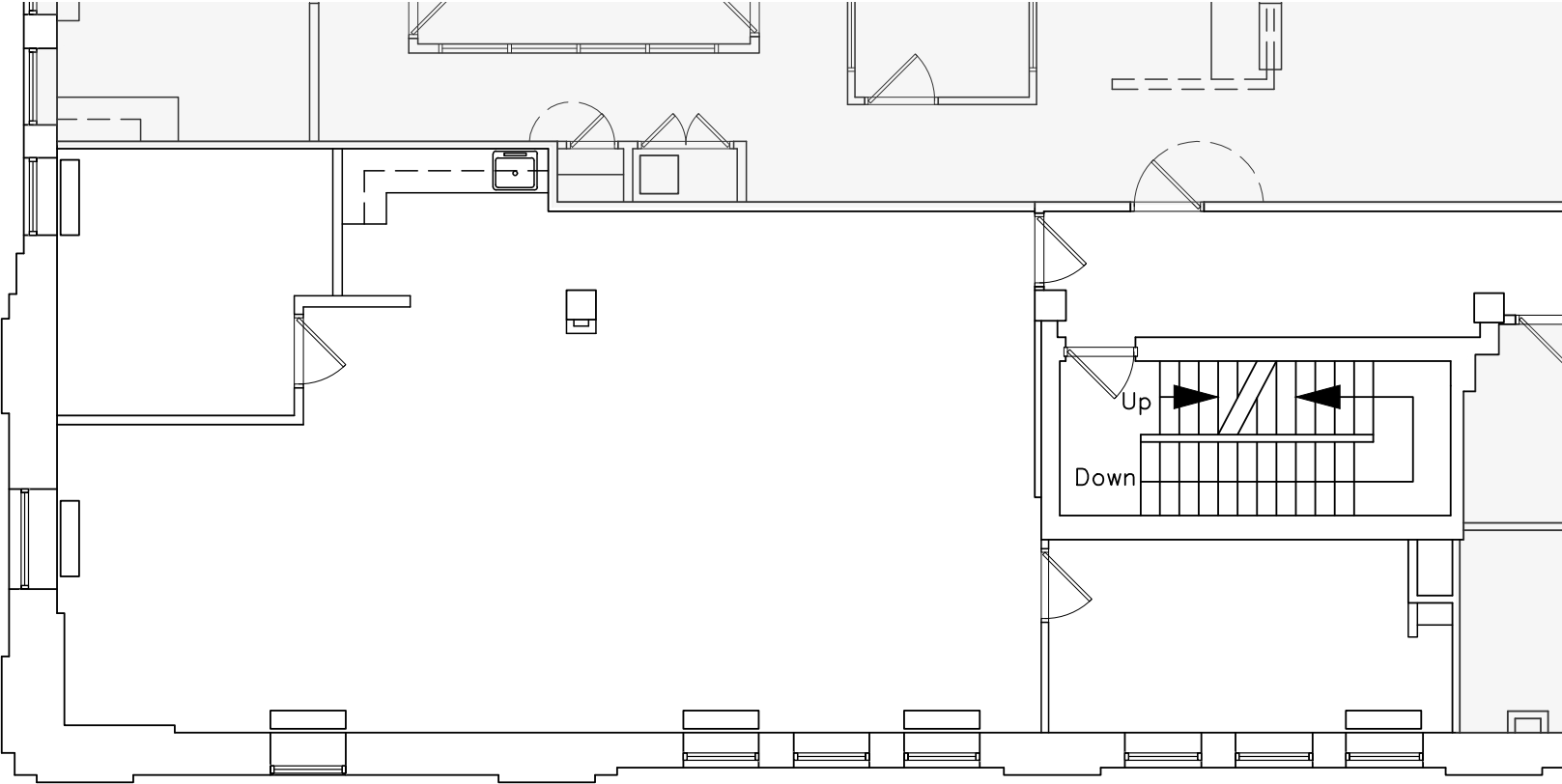




# FLOOR PLAN



SUITE 300: 1,506 SF

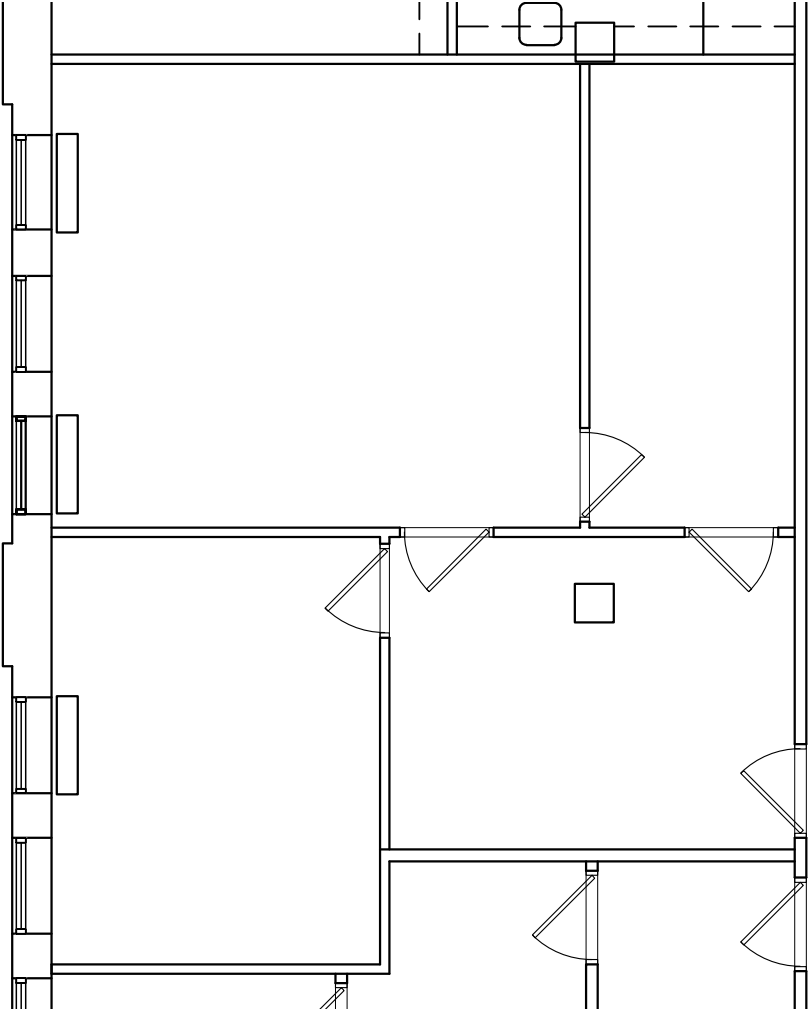




# FLOOR PLAN



SUITE 321: 930 SF





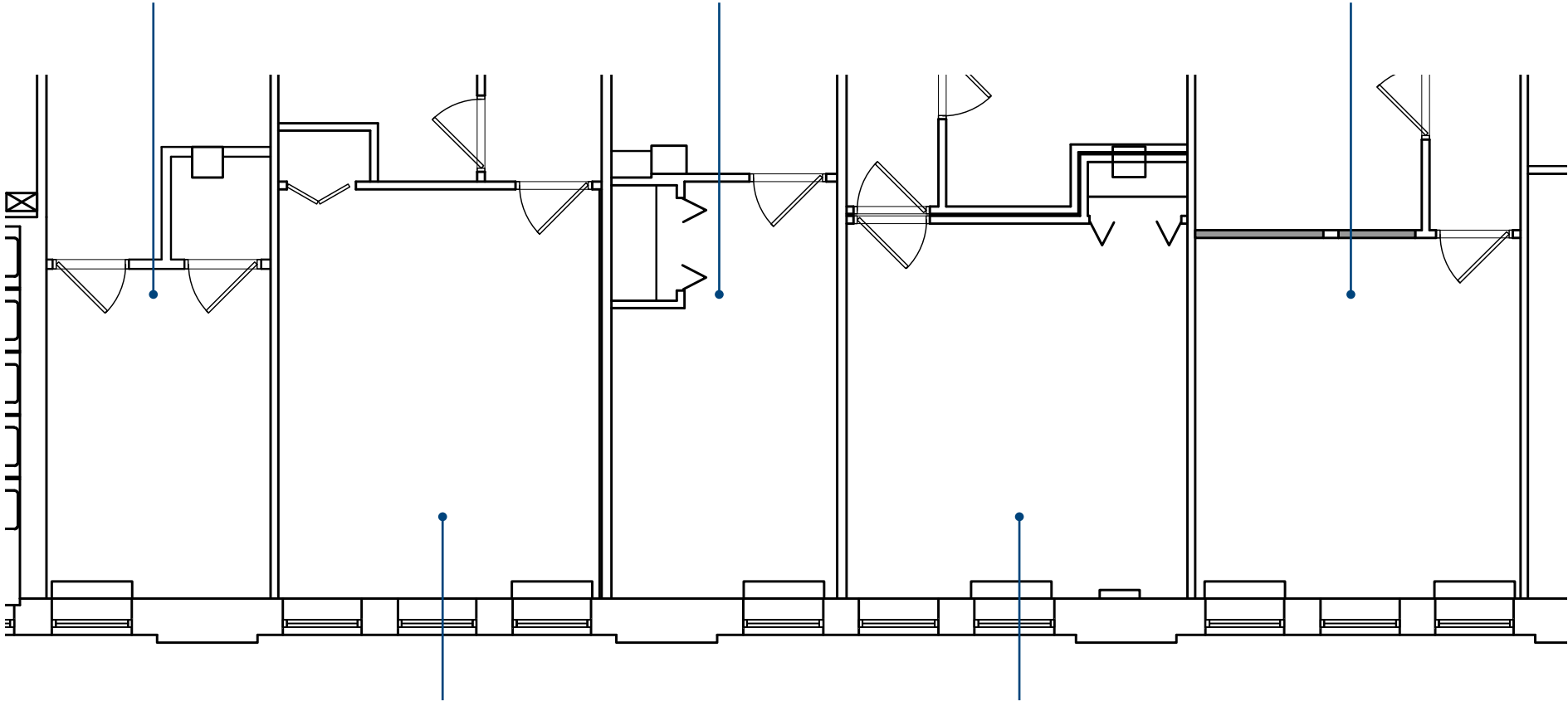
# FLOOR PLAN



SUITE 320: 300 SF

SUITE 318A: 310 SF

SUITE 323: 445 SF



SUITE 317: 443 SF

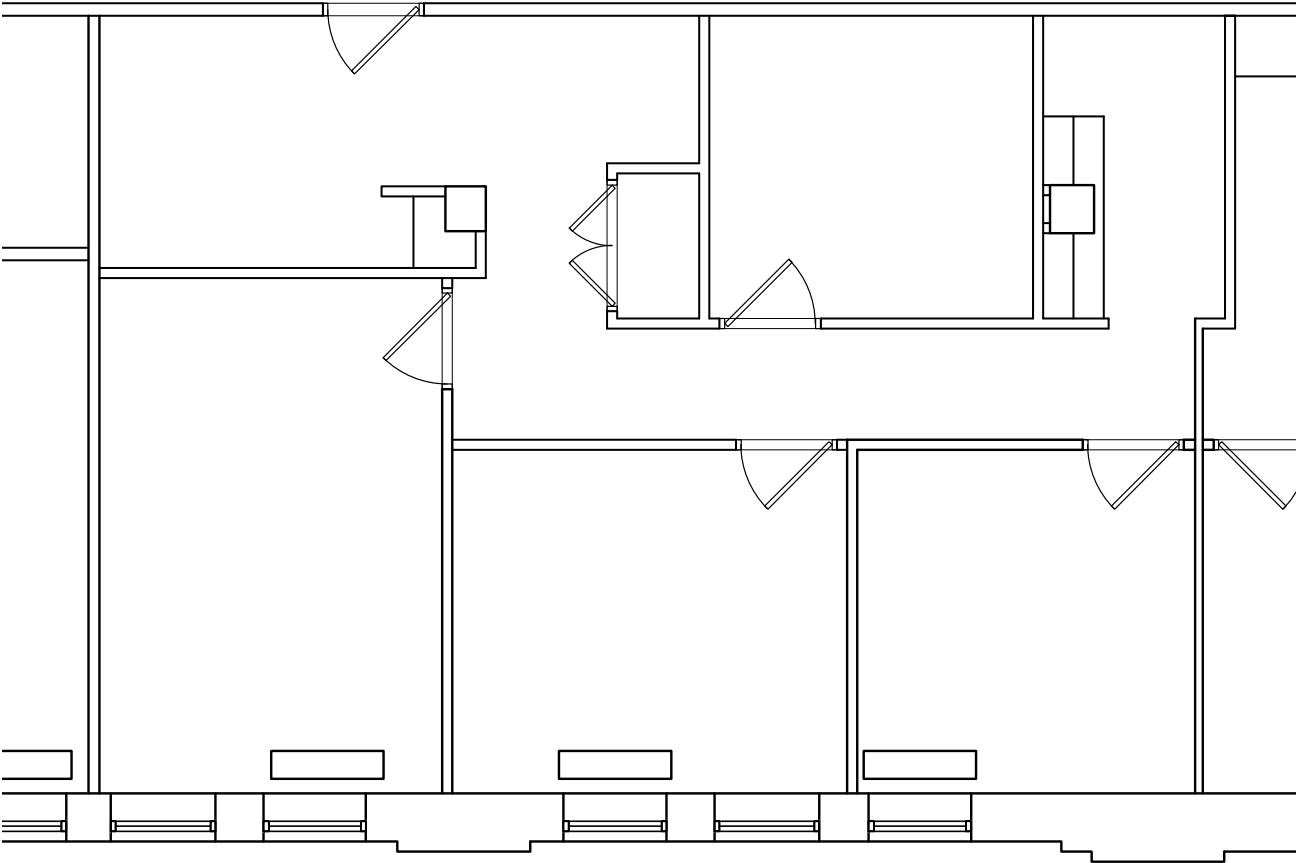
SUITE 322: 462 SF



# FLOOR PLAN



SUITE 360: 1,099 SF

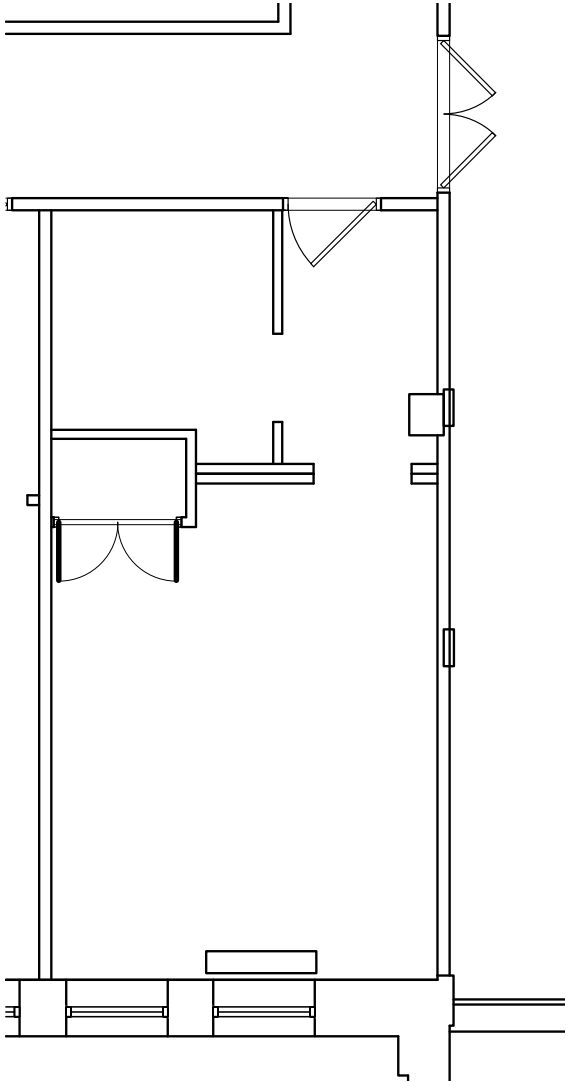




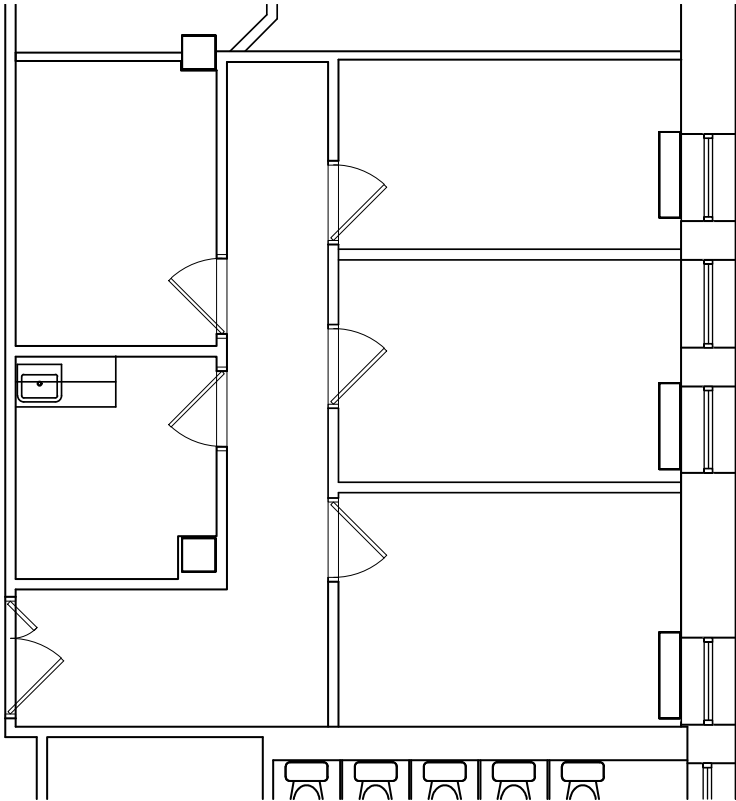
# FLOOR PLAN



SUITE 411: 406 SF



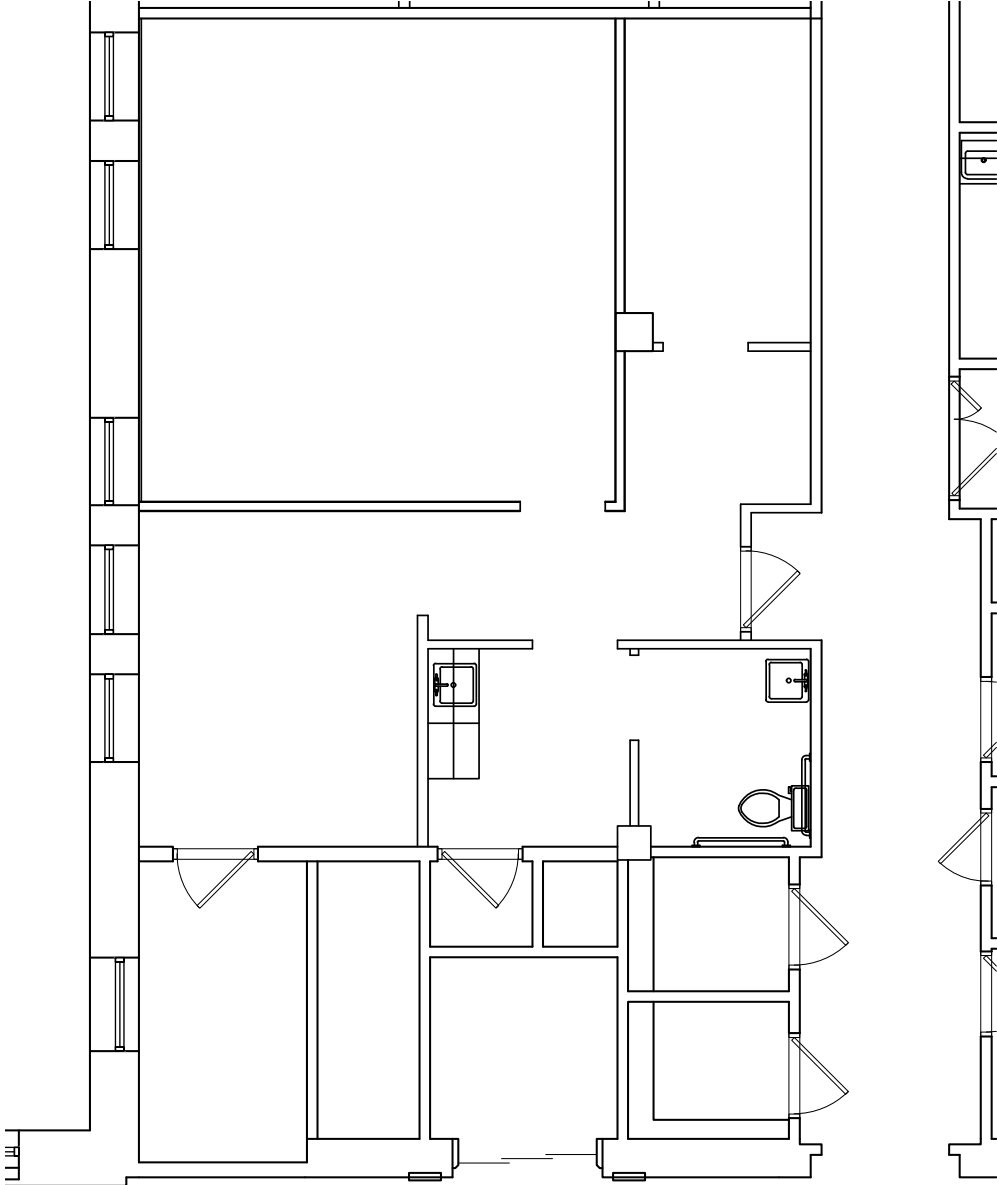
SUITE 425: 823 SF



# FLOOR PLAN



SUITE 428: 1,117 SF

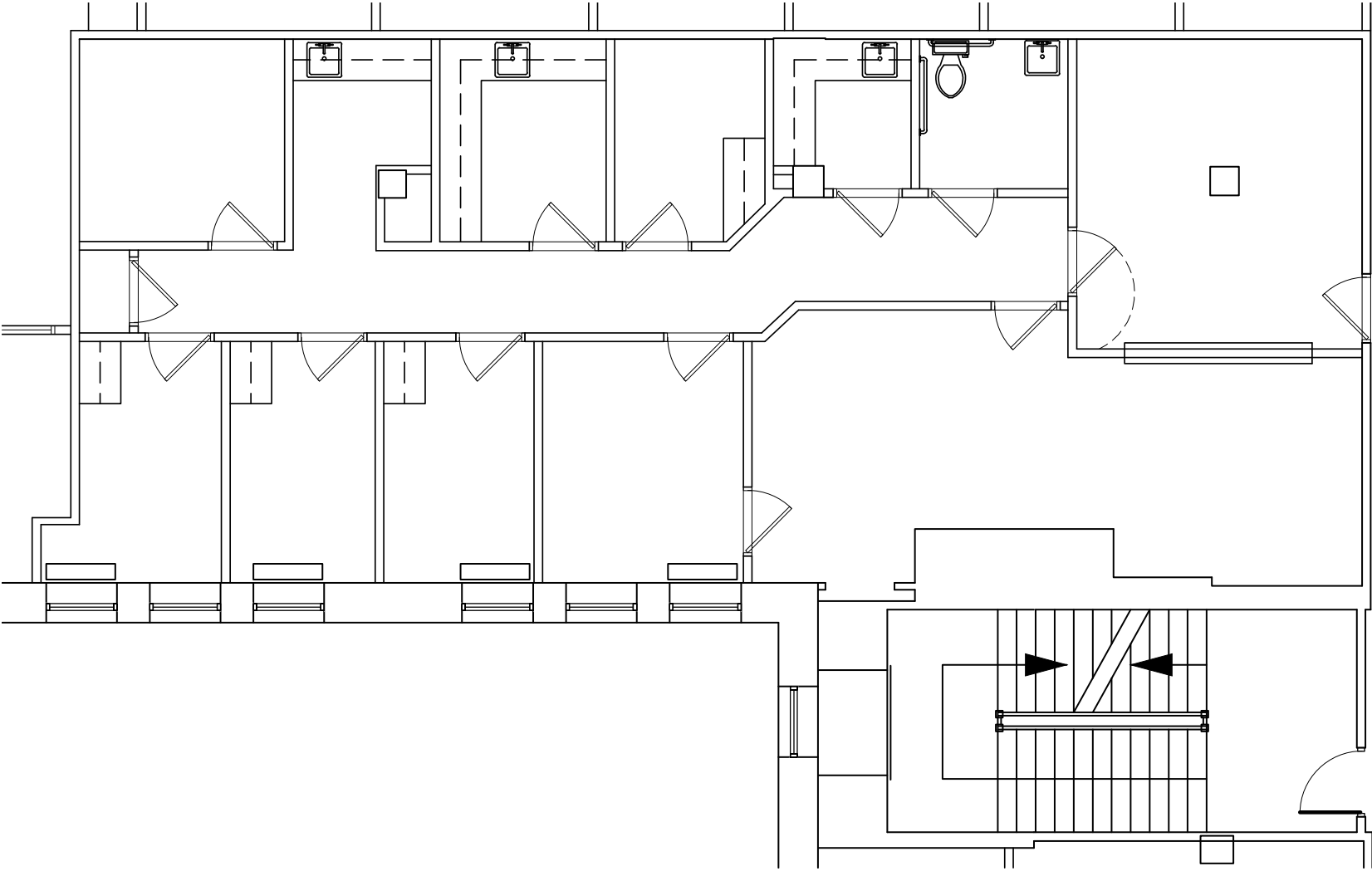




# FLOOR PLAN

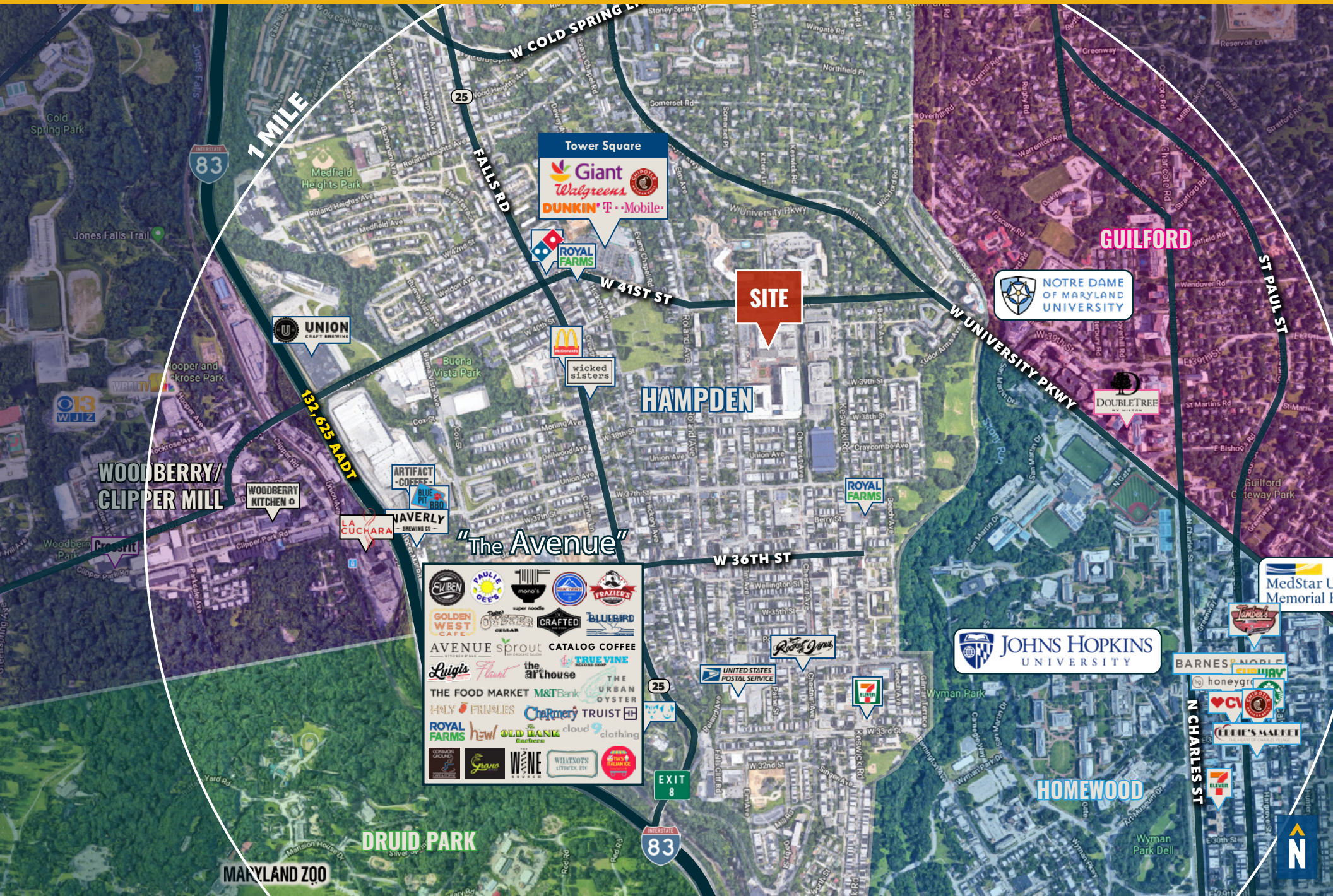


SUITE 438: 1,883 SF





# TRADE AREA



1 MILE

**SITE**

**Tower Square**  
**Giant**  
**Walgreens**  
**DUNKIN' T** • **Mobile**

**ROYAL FARMS**

**McDonald's**

**wicked sisters**

**NOTRE DAME OF MARYLAND UNIVERSITY**

**GUILFORD**

**DOUBLE TREE**

**HAMPDEN**

**ROYAL FARMS**

**WOODBERRY/CLIPPER MILL**

**WOODBERRY MITCHEN**

**ARTIFACT COFFEE**

**LA COCHARA**

**NAVERLY**

**"The Avenue"**

<b>CLIBEN</b>	<b>PAULIE DEE'S</b>	<b>manjo's</b>	<b>super noodle</b>	<b>CRRAFTED</b>	<b>BLUEBIRD</b>
<b>GOLDEN WEST CAFE</b>	<b>THE OYSTER</b>	<b>CRRAFTED</b>	<b>BLUEBIRD</b>	<b>AVENUE sprout</b>	<b>CATALOG COFFEE</b>
<b>Luigi's Plant</b>	<b>the arthouse</b>	<b>TRUE VINE</b>	<b>THE URBAN OYSTER</b>	<b>THE FOOD MARKET</b>	<b>M&amp;T Bank</b>
<b>HOLY FRISBLES</b>	<b>Charmer's</b>	<b>TRUIST</b>	<b>ROYAL FARMS</b>	<b>hawl</b>	<b>OLD MANE</b>
<b>ROYAL FARMS</b>	<b>cloud clothing</b>	<b>WINE</b>	<b>WILLYDAYS</b>	<b>WINE</b>	<b>WILLYDAYS</b>

**W 36TH ST**

**JOHNS HOPKINS UNIVERSITY**

**HOMWOOD**

**MARYLAND ZOO**

**DRUID PARK**

**MedStar U Memorial H**

**BARNES & NOBLE**

**CVS**

**GILLIE'S MARKET**

**7-Eleven**





# 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

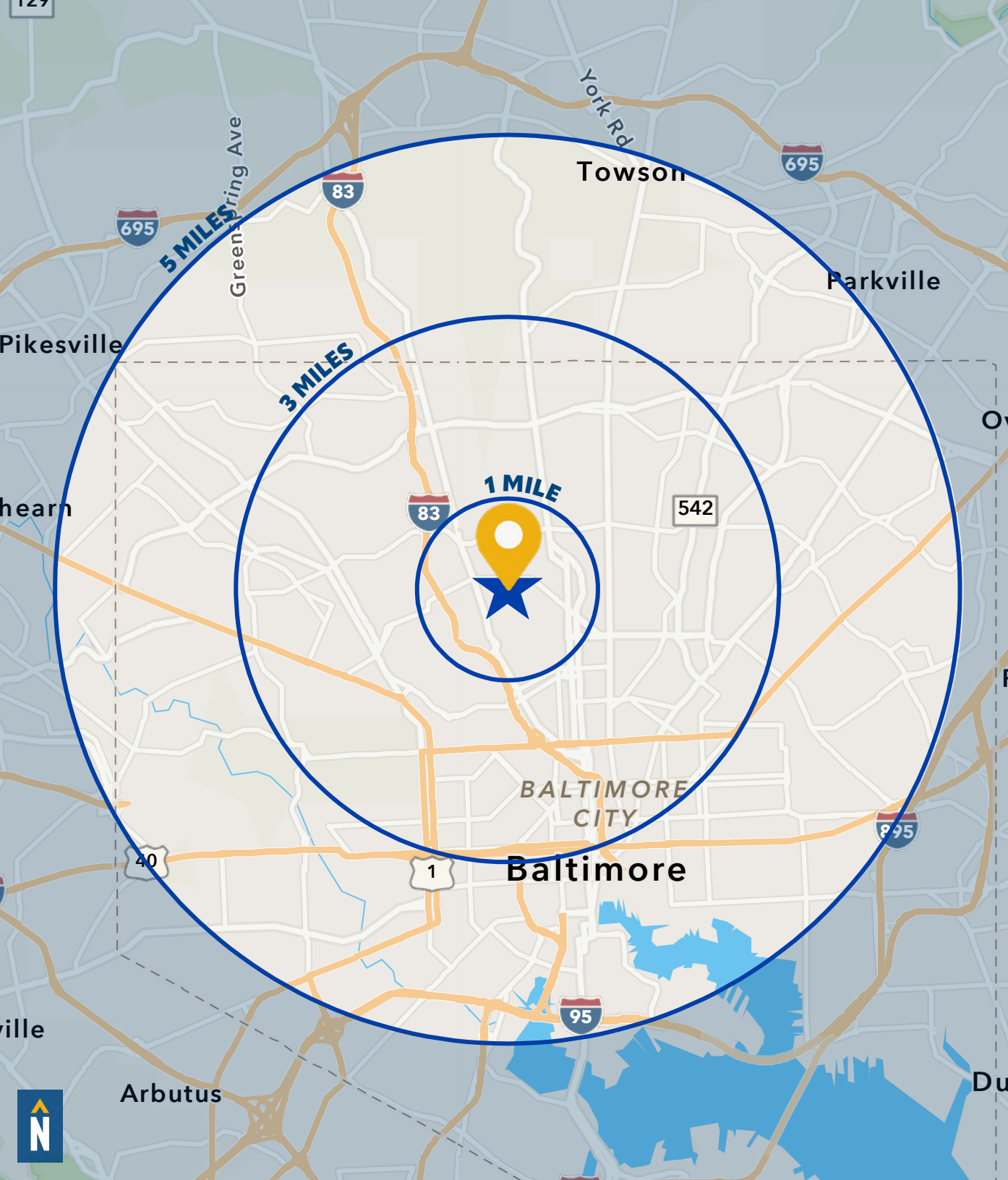


31.2

37.5

36.5

[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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