

711 W. 40TH STREET | BALTIMORE, MD 21211

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 200B - 4,523 SF
SUITE 210 - 318 SF
SUITE 212A - 1,739 SF
SUITE 212 - 3,293 SF
SUITE 218 - 2,273 SF
SUITE 235 - 9,000 SF
SUITE 300 - 1,506 SF
SUITE 318A - 310 SF
SUITE 319 - 459 SF
SUITE 320 - 300 SF
SUITE 321 - 931 SF
SUITE 322 - 462 SF
SUITE 360 - 1,099 SF
SUITE 425 - 823 SF
SUITE 428 - 1,117 SF
SUITE 438 - 1,883 SF

RENTAL RATE:

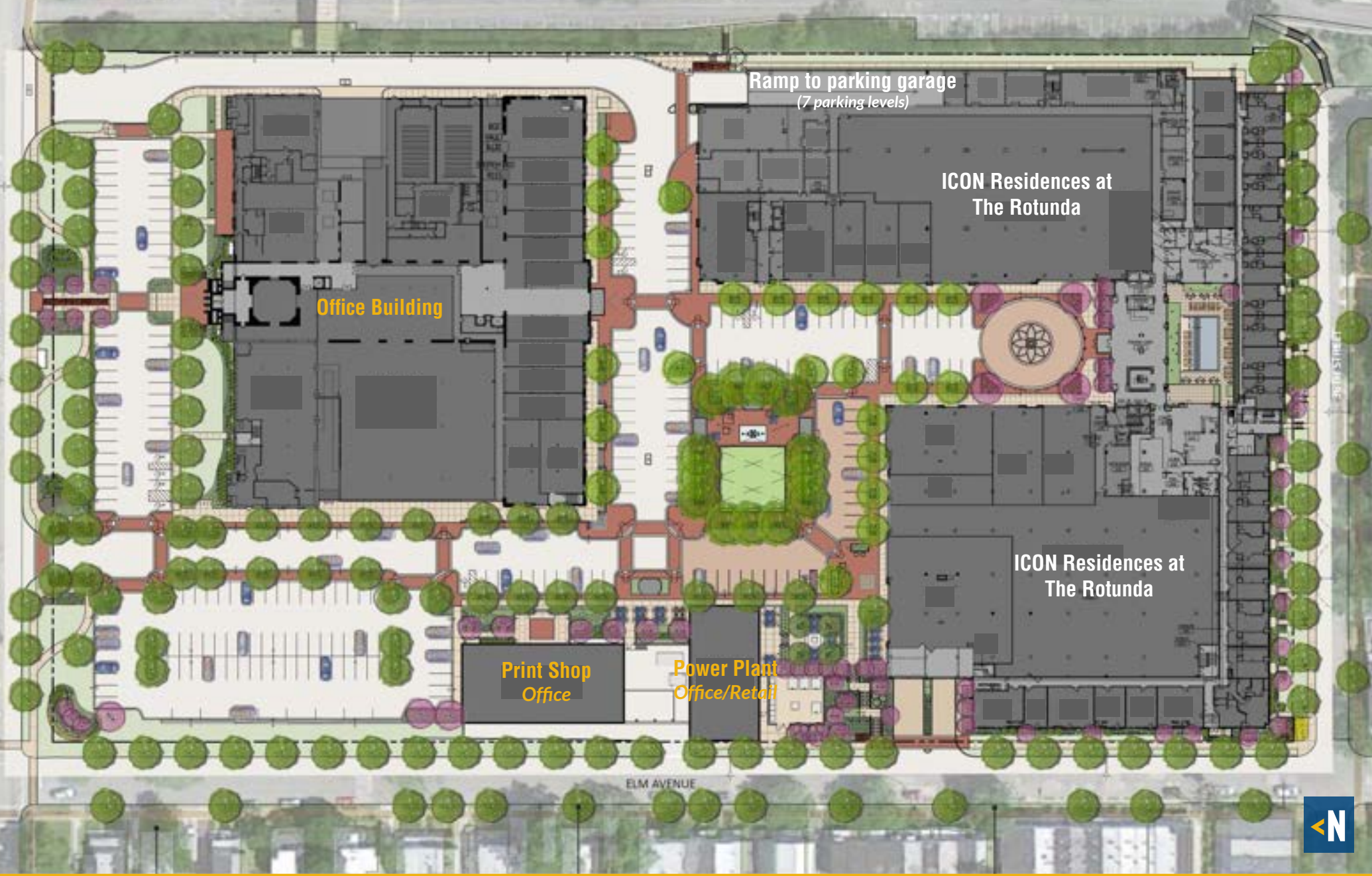
OFFICE: \$32.50/ SF, FS



GOOGLE STREET VIEW



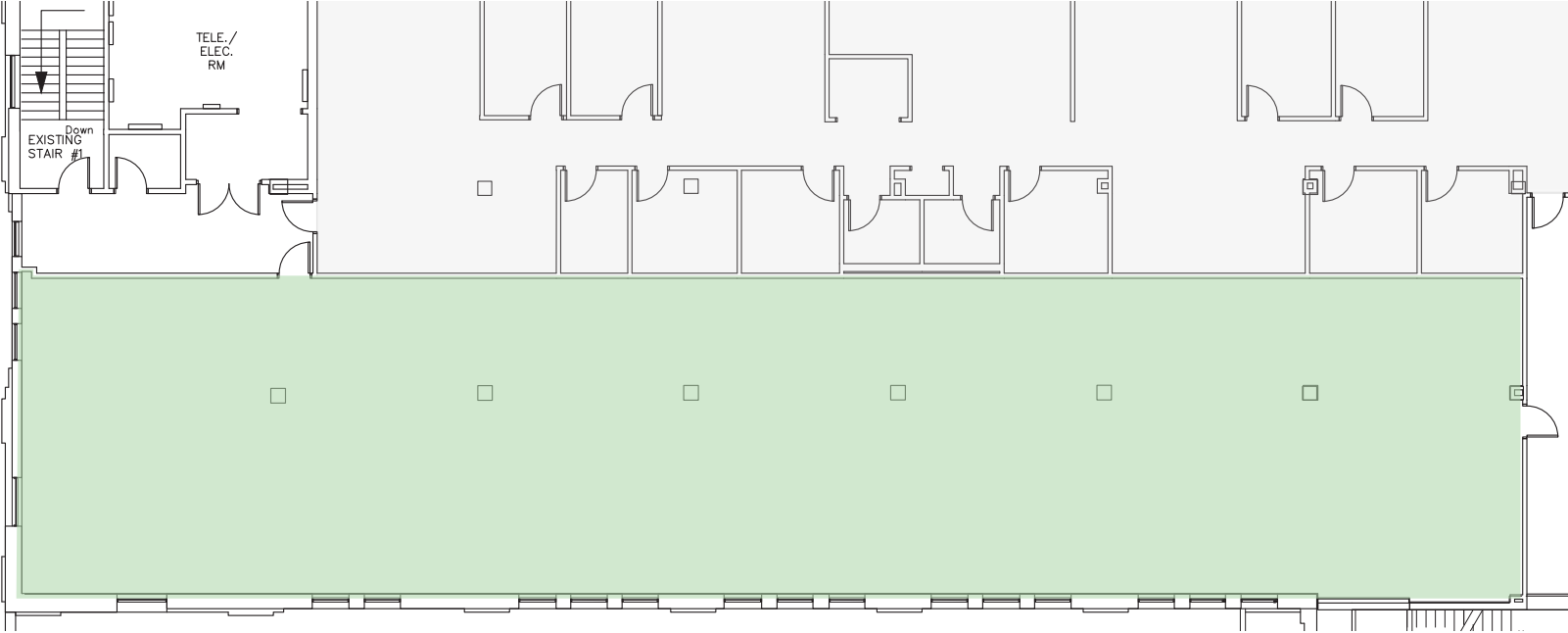
SITE PLAN



FLOOR PLAN



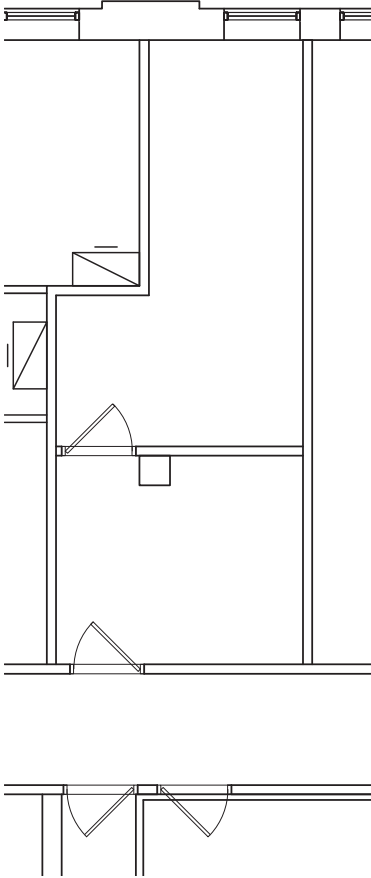
SUITE 200B: 4,523 SF



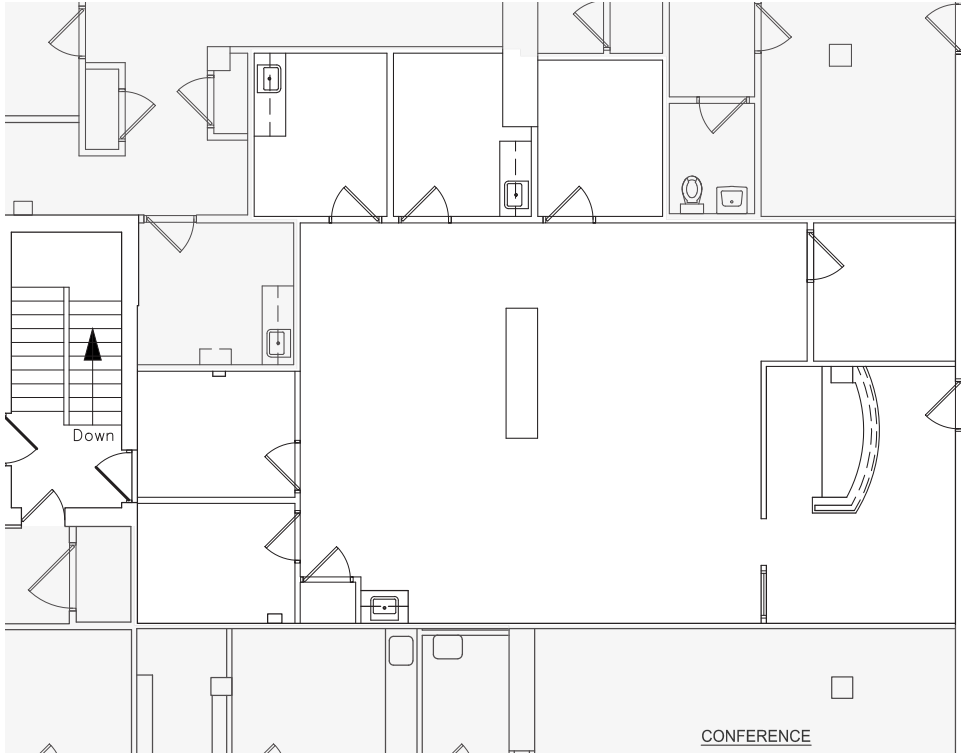
FLOOR PLAN



SUITE 210: 318 SF



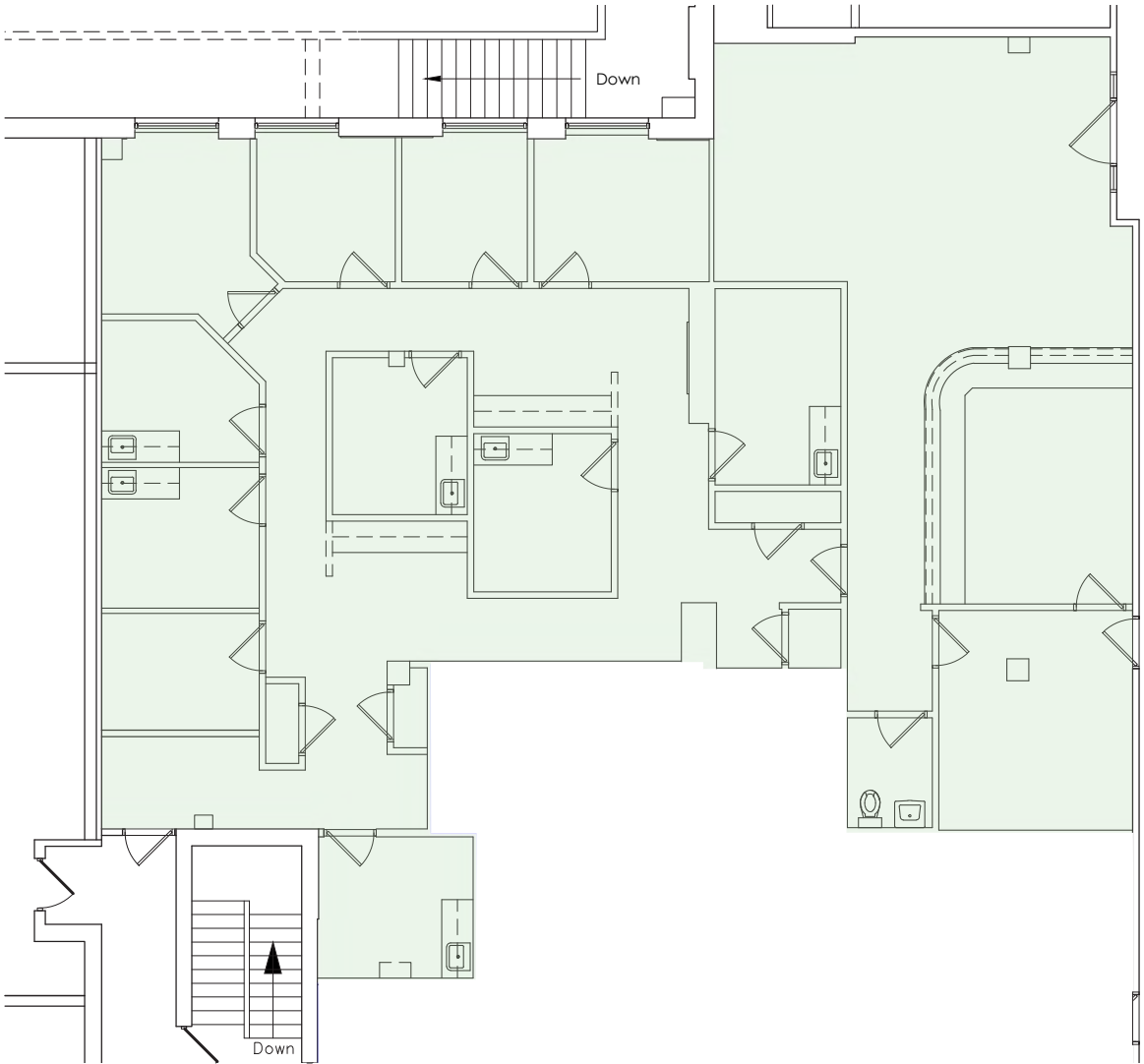
SUITE 212A: 1,739 SF



FLOOR PLAN



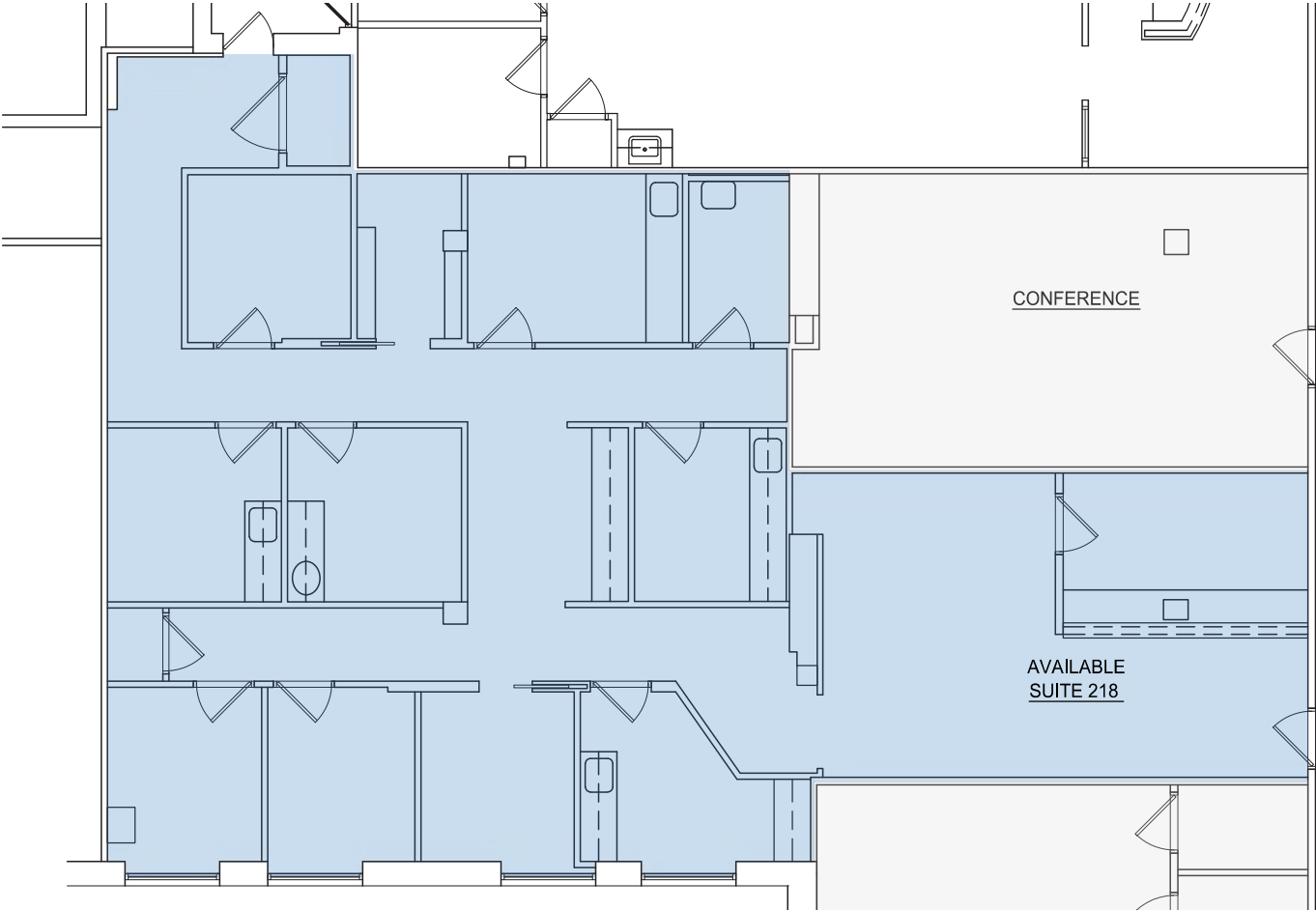
SUITE 212: 3,293 SF



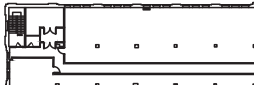
FLOOR PLAN



SUITE 218: 2,273 SF



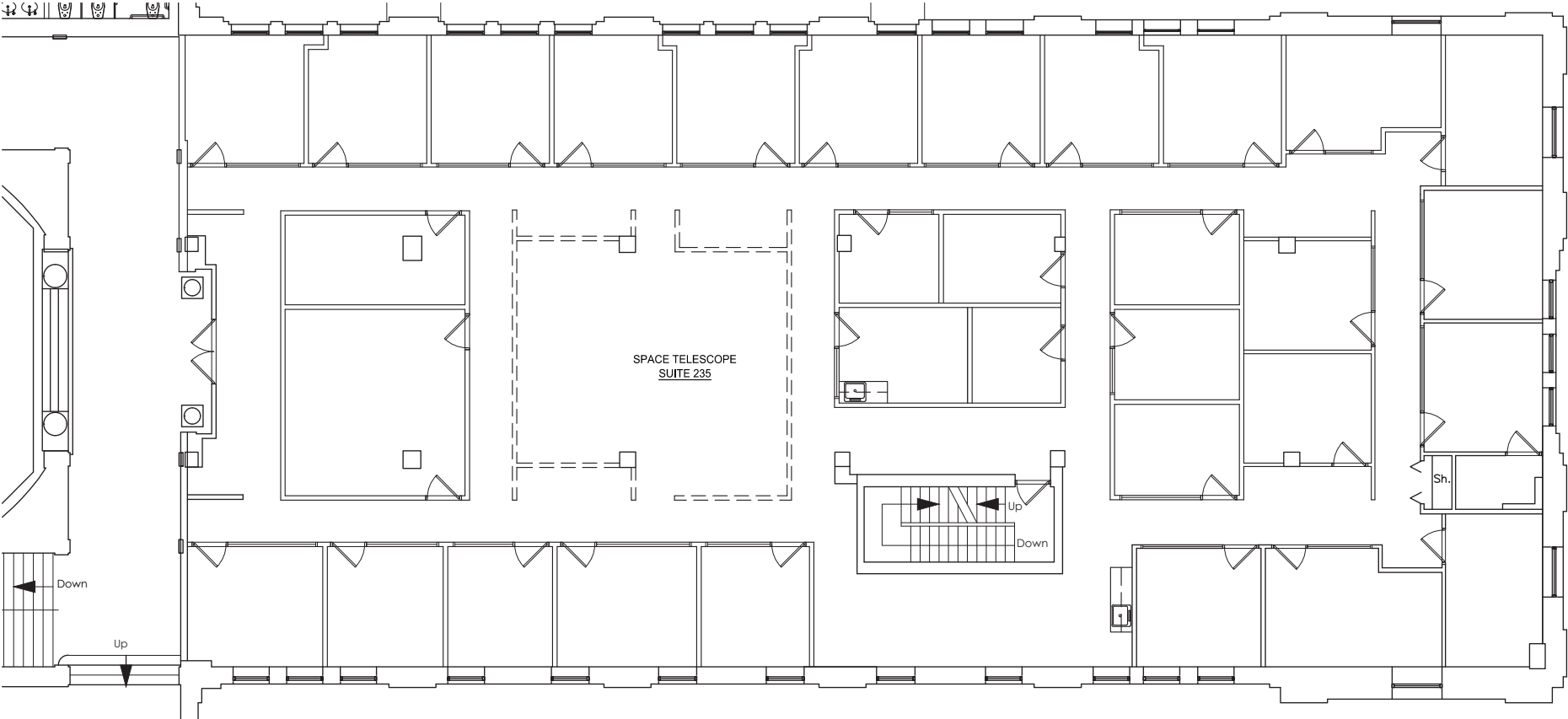
1 SUITES 218
ID-1 1/8"=1'-0"



FLOOR PLAN



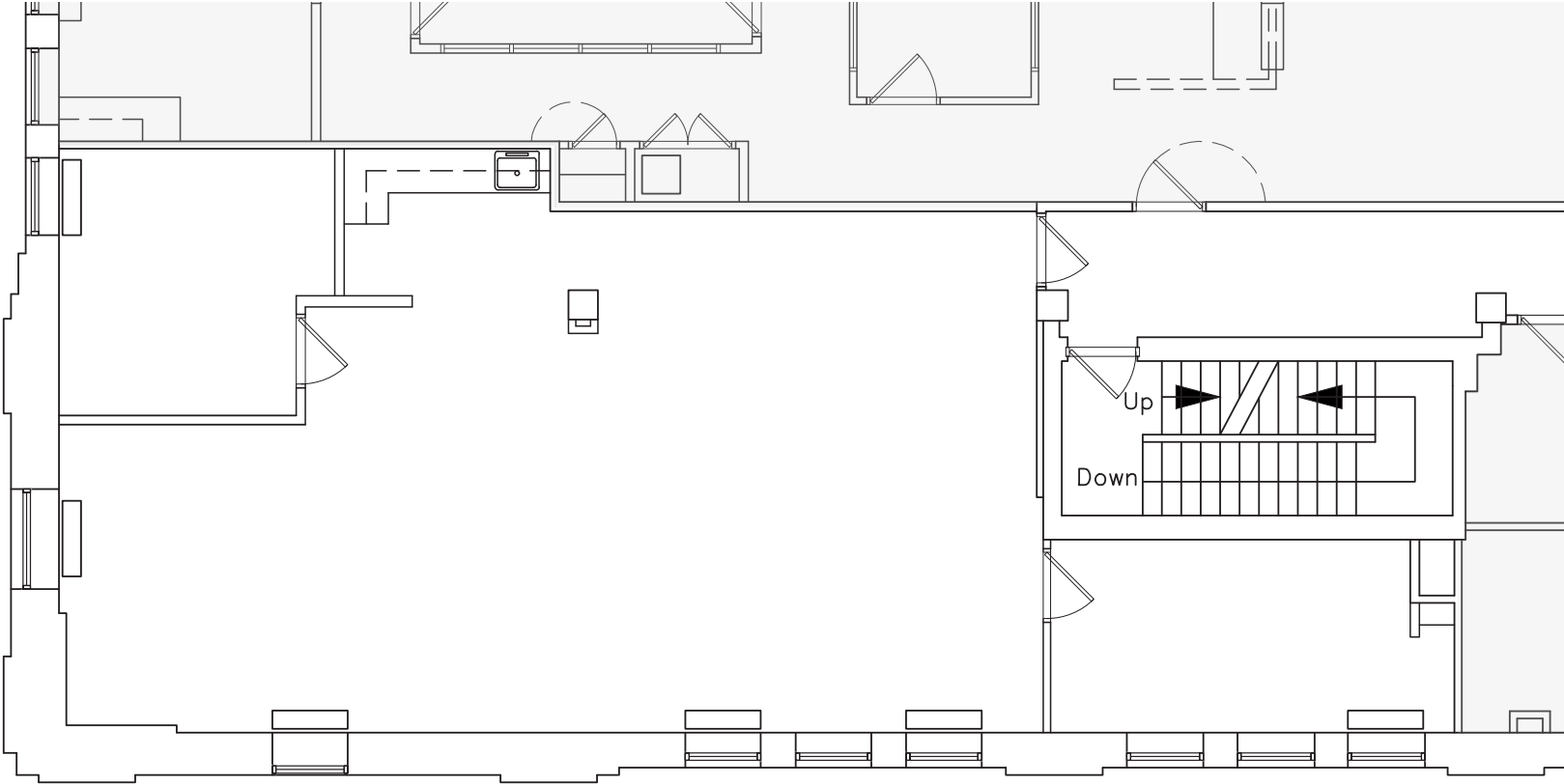
SUITE 235: 9,000 SF



FLOOR PLAN



SUITE 300: 1,506 SF

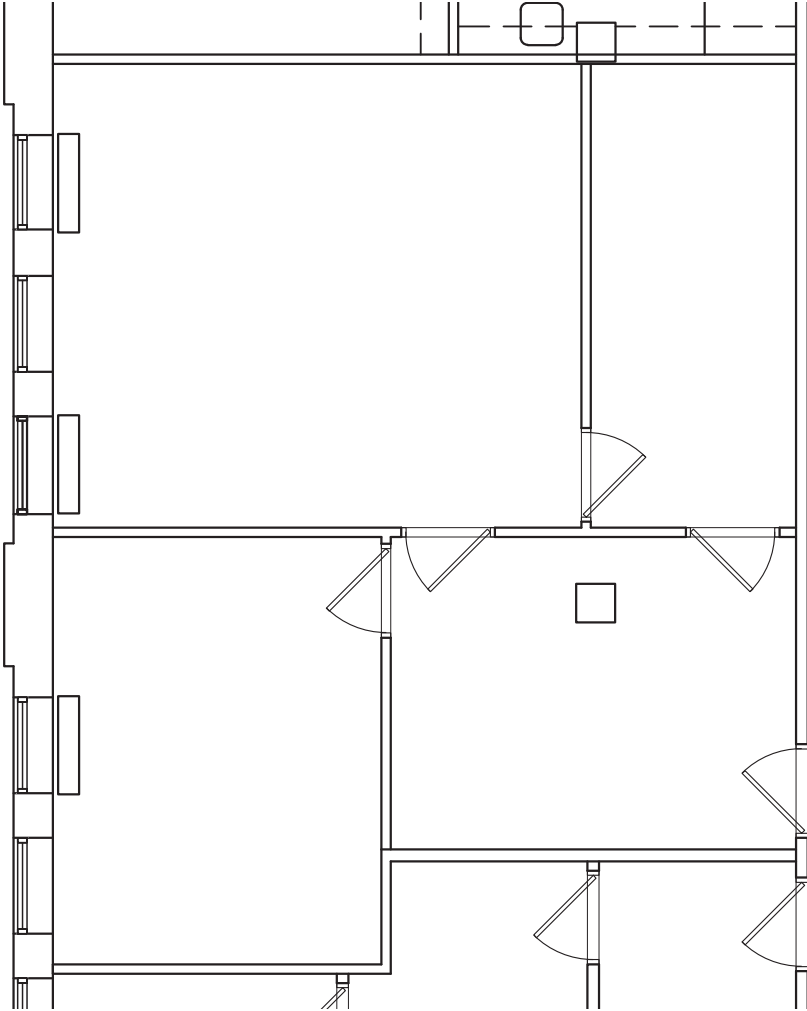
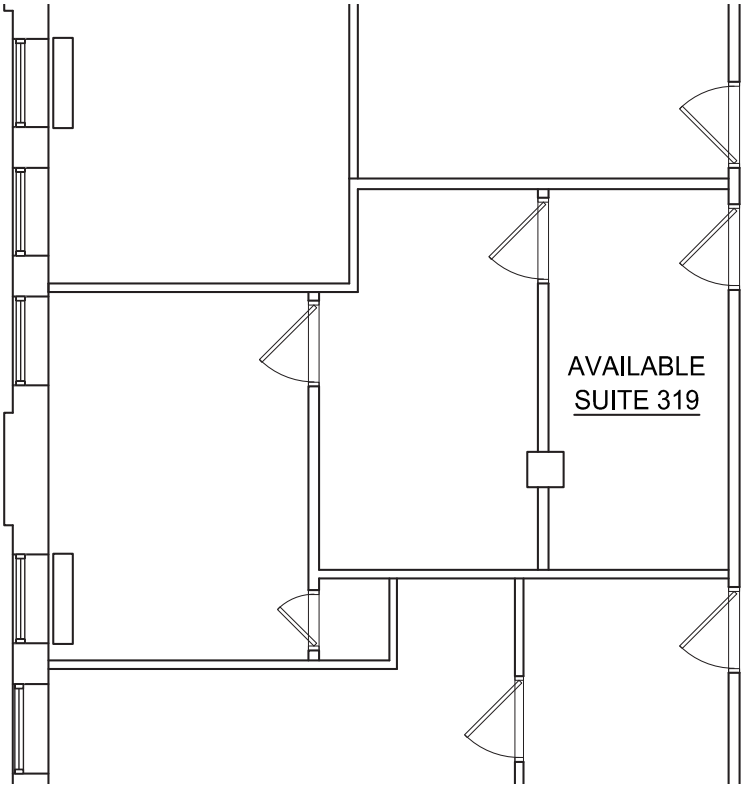


FLOOR PLAN



SUITE 319: 459 SF

SUITE 321: 930 SF

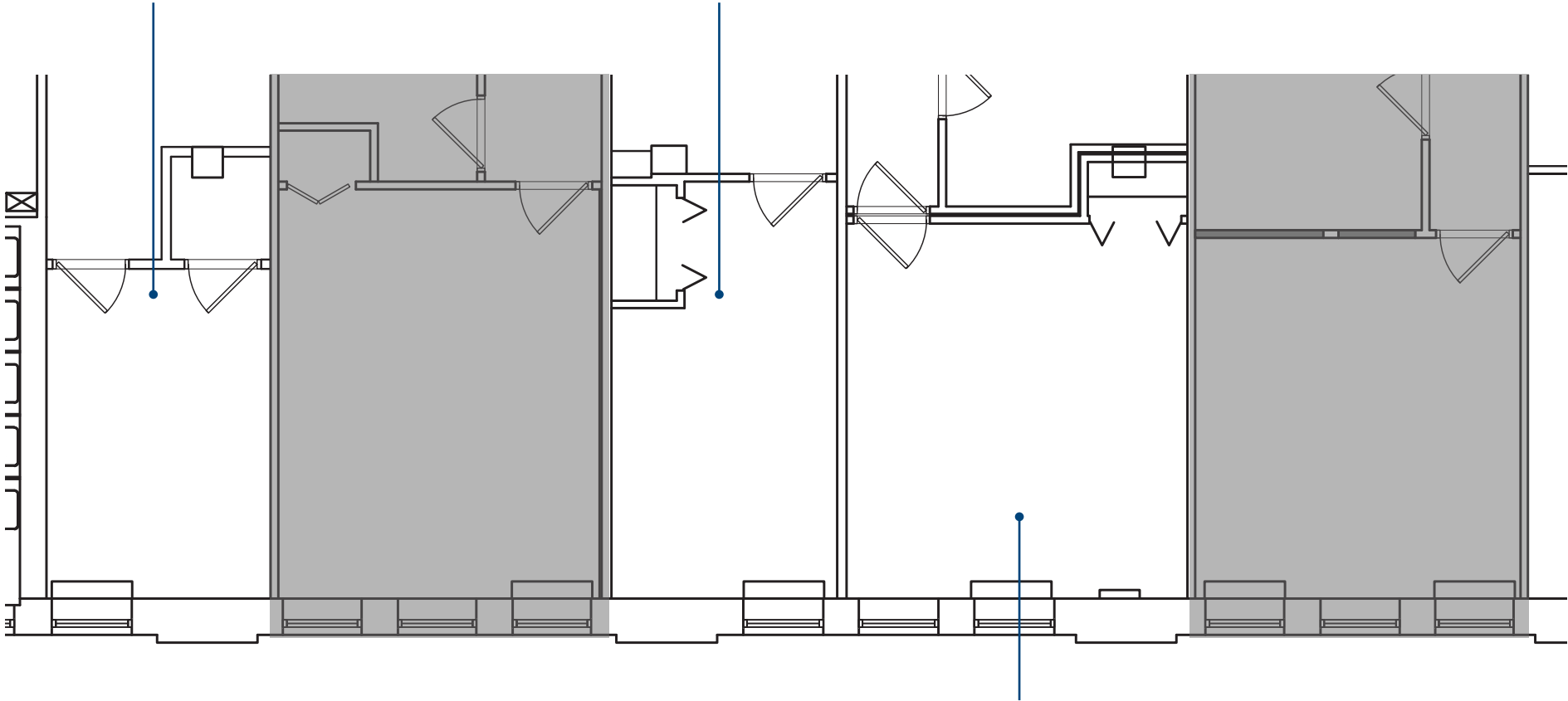


FLOOR PLAN



SUITE 320: 300 SF

SUITE 318A: 310 SF

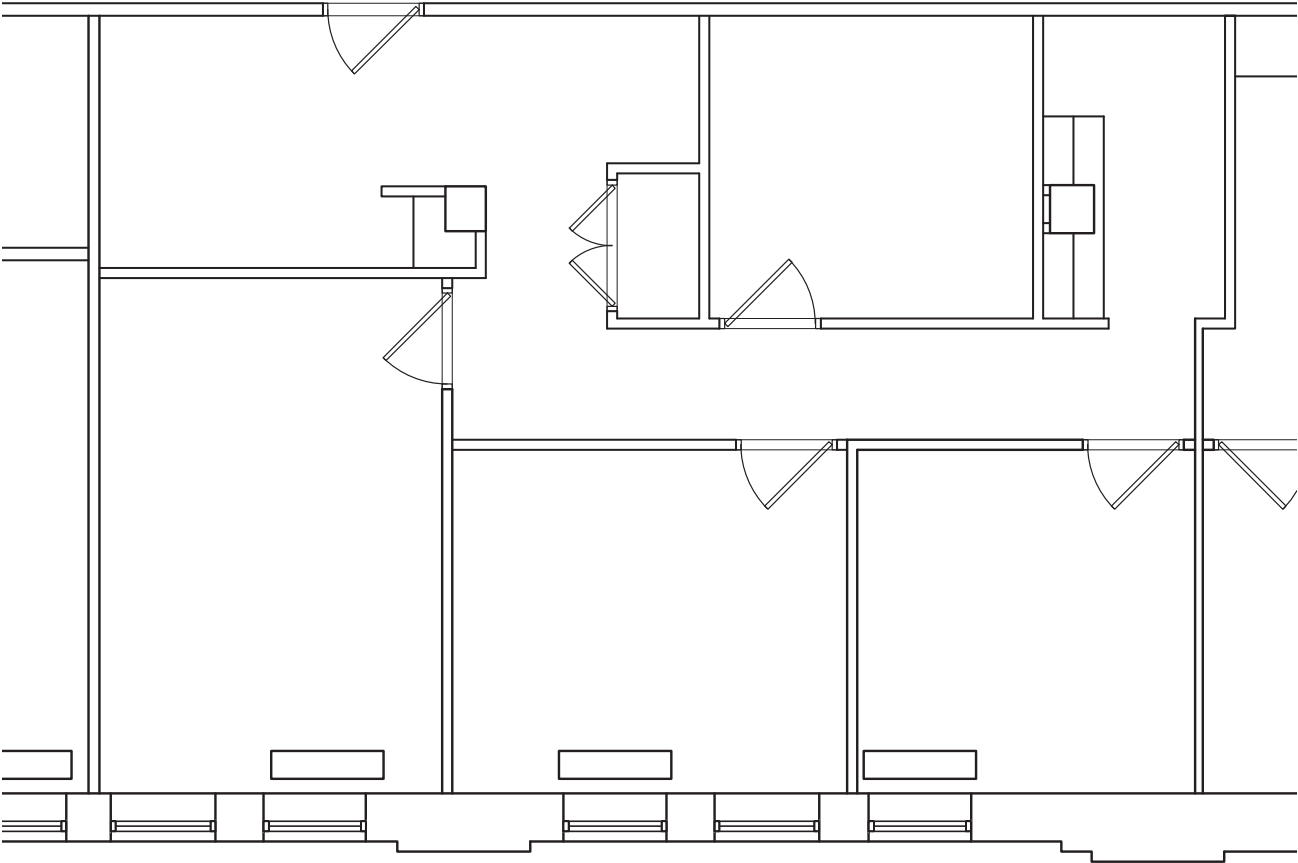


SUITE 322: 462 SF

FLOOR PLAN



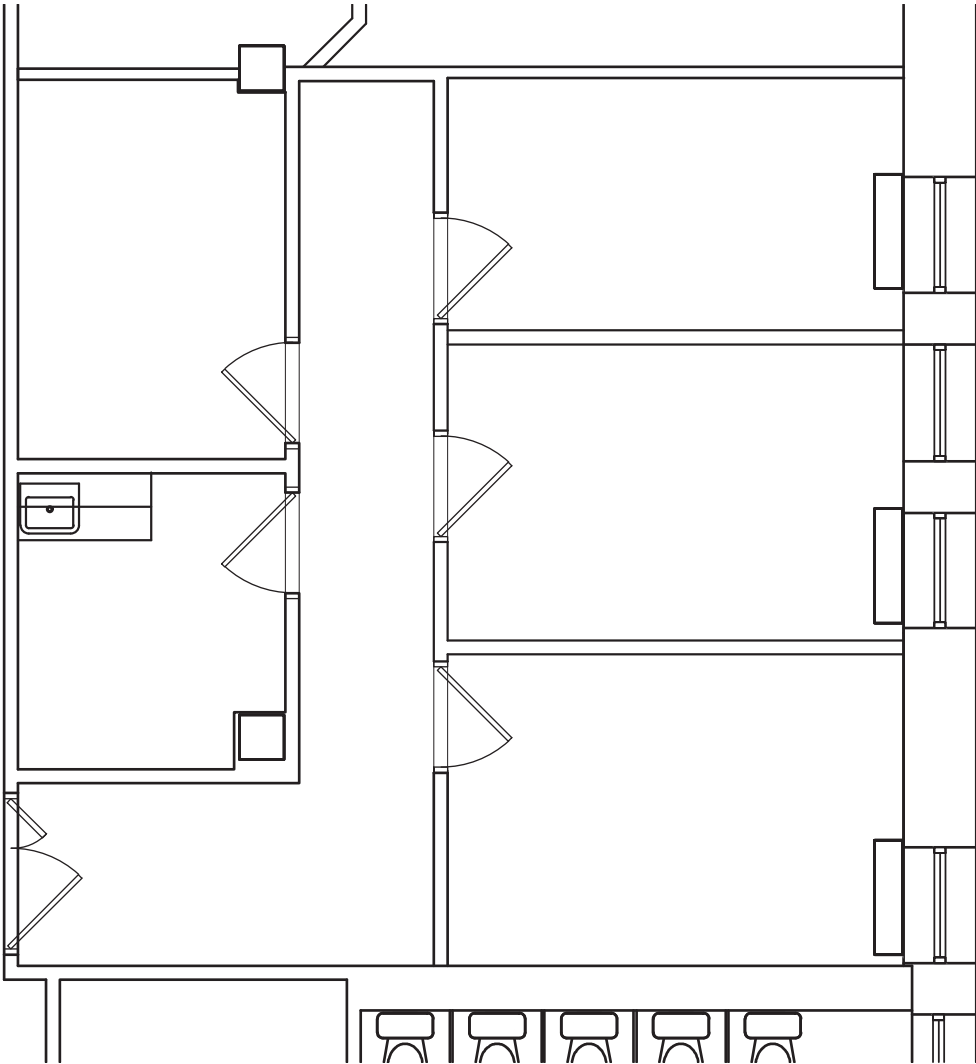
SUITE 360: 1,099 SF



FLOOR PLAN



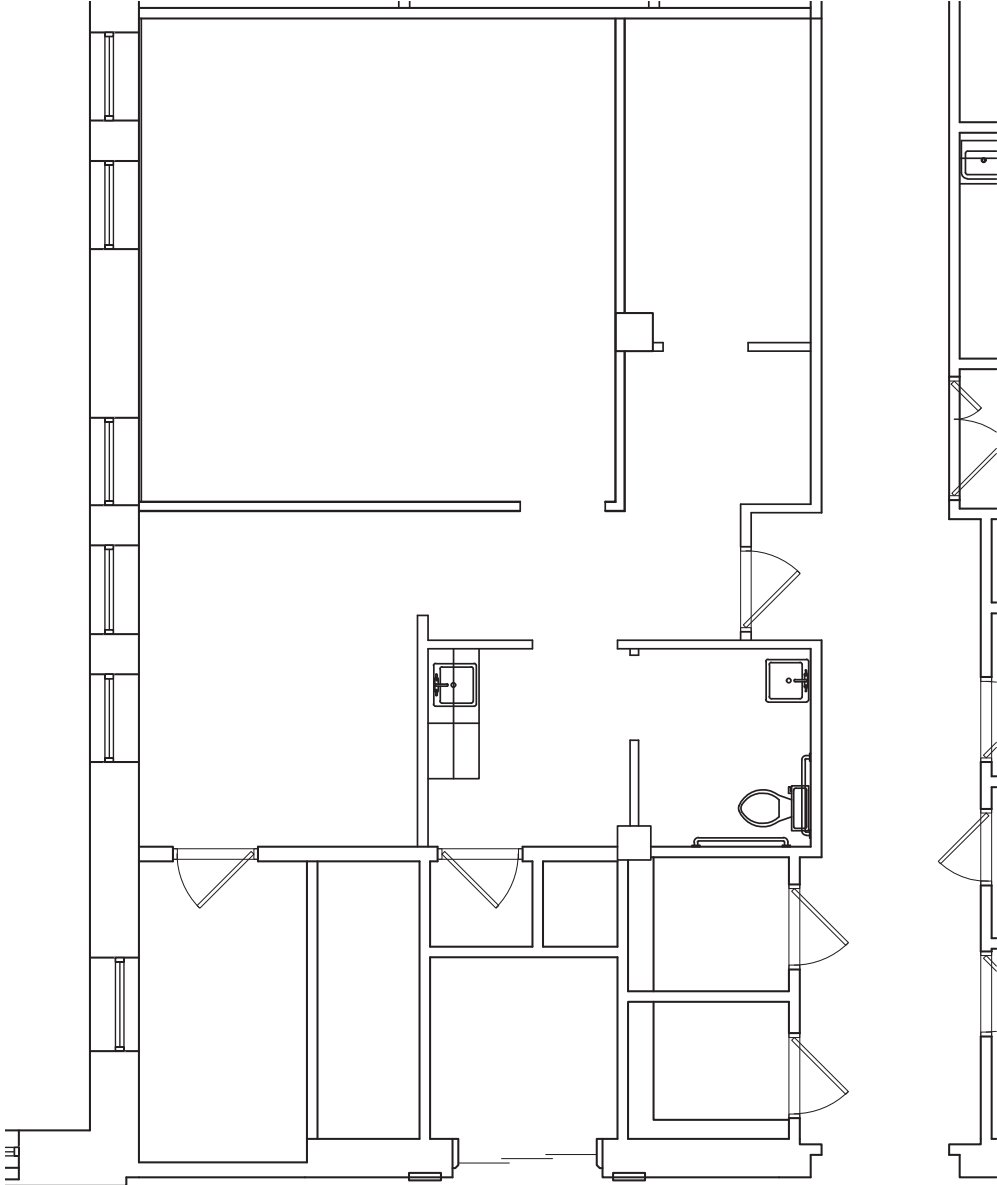
SUITE 425: 823 SF



FLOOR PLAN



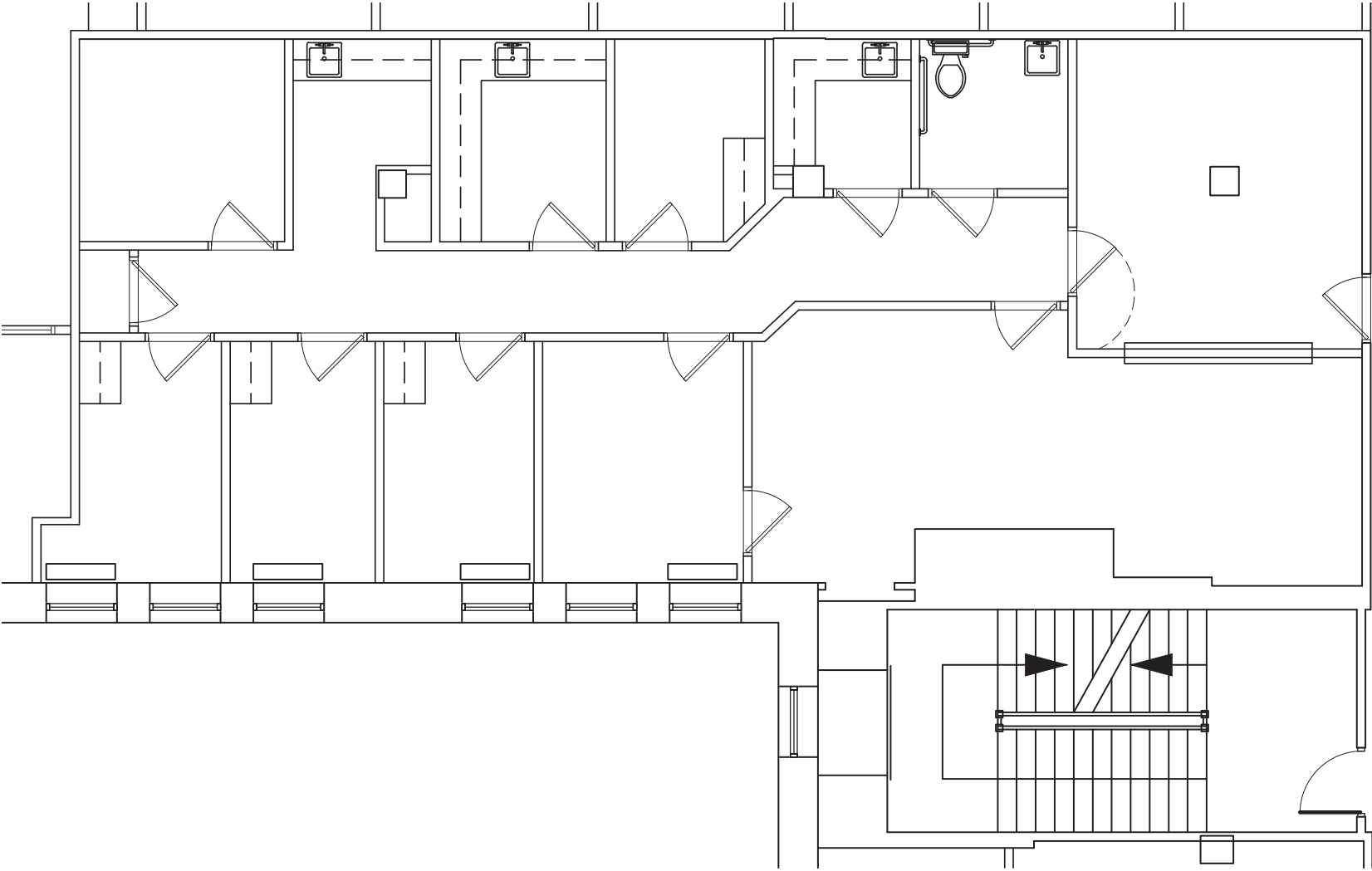
SUITE 428: 1,117 SF



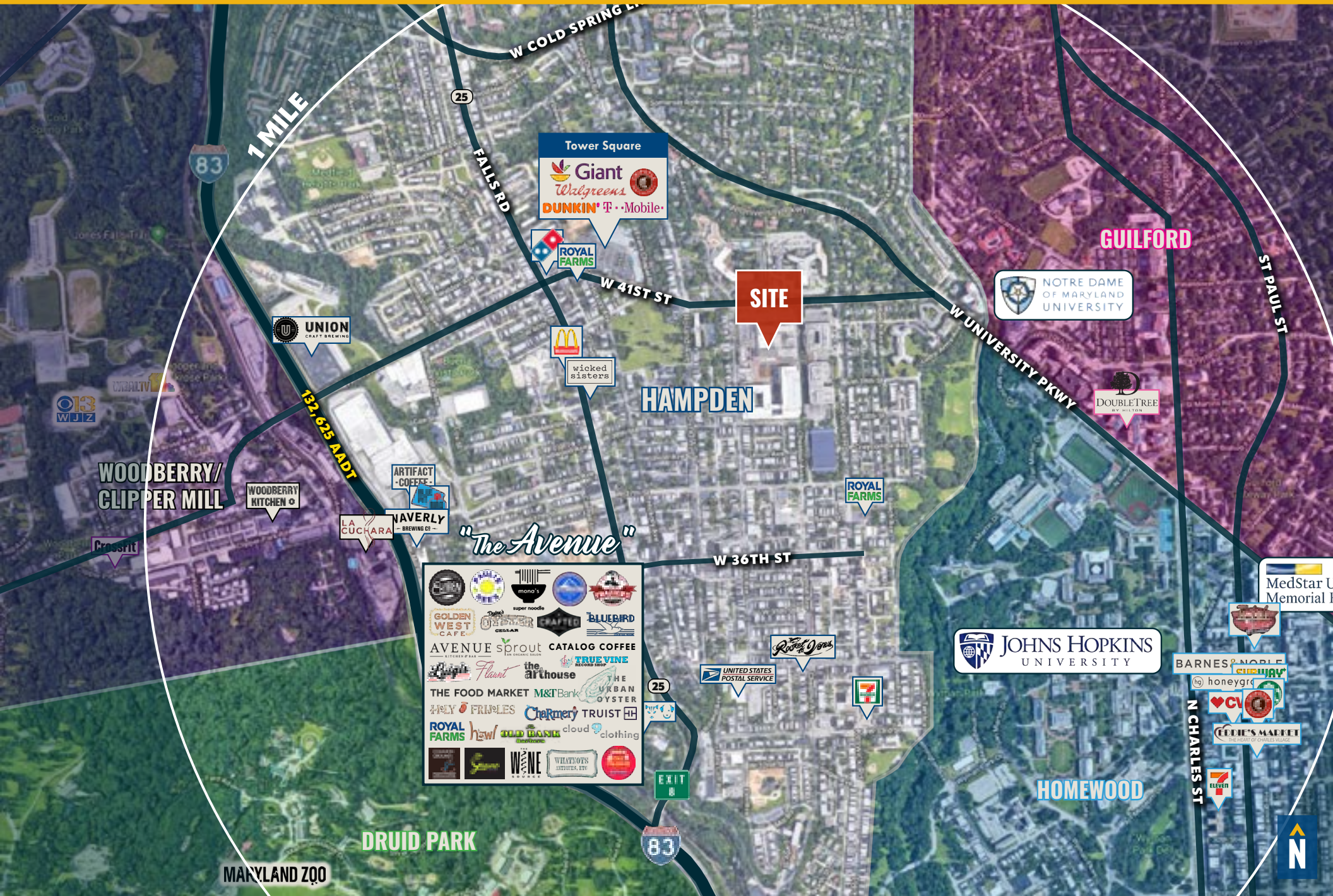
FLOOR PLAN



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

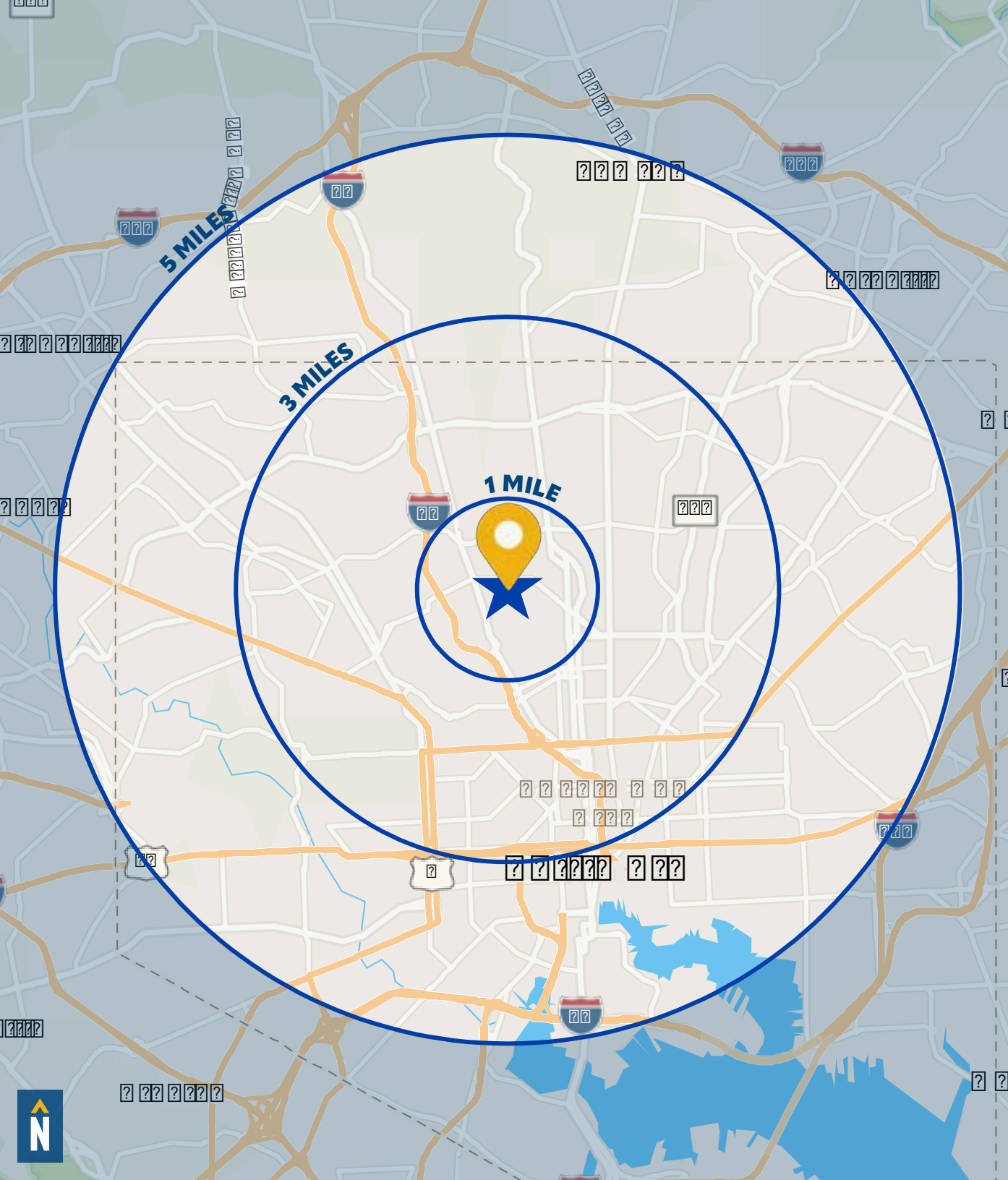


31.2

37.5

36.5

[FULL DEMOS REPORT](#)



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