

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, and The Barn & 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 200B - 4,523 SF  
SUITE 210 - 318 SF  
SUITE 212A - 1,739 SF  
SUITE 212 - 3,281 SF  
SUITE 218 - 2,278 SF  
SUITE 235 - 8,271 SF  
SUITE 300 - 1,493 SF  
SUITE 318A - 309 SF  
SUITE 319 - 464 SF  
SUITE 321 - 927 SF  
SUITE 322 - 461 SF  
SUITE 360 - 1,096 SF  
SUITE 428 - 1,096 SF  
SUITE 438 - 1,905 SF

RENTAL RATE:

OFFICE: \$32.50/SF, FS



GOOGLE STREET VIEW



# 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

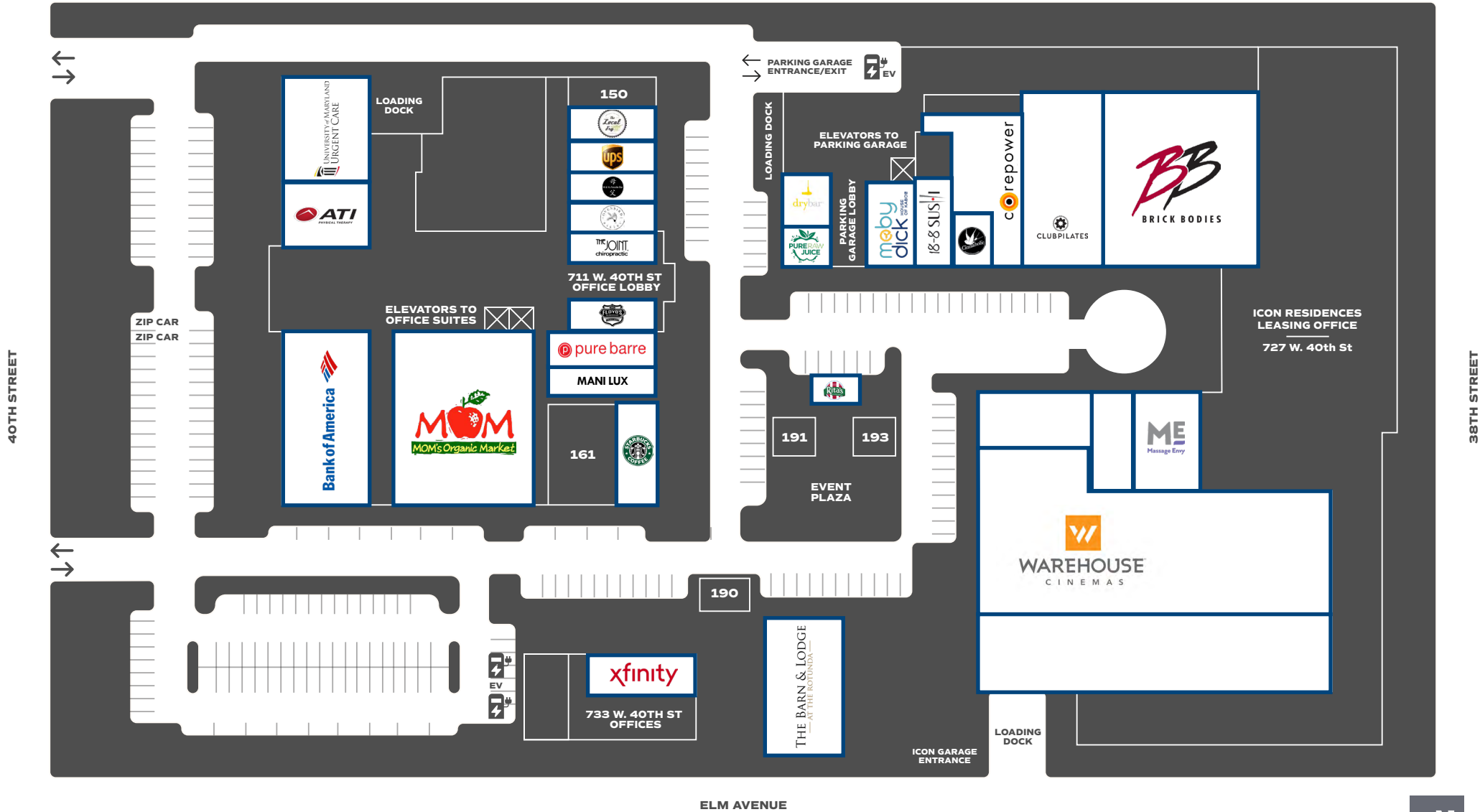
ELM AVENUE

40TH STREET

38TH STREET



# RETAIL TENANTS



38TH STREET

40TH STREET

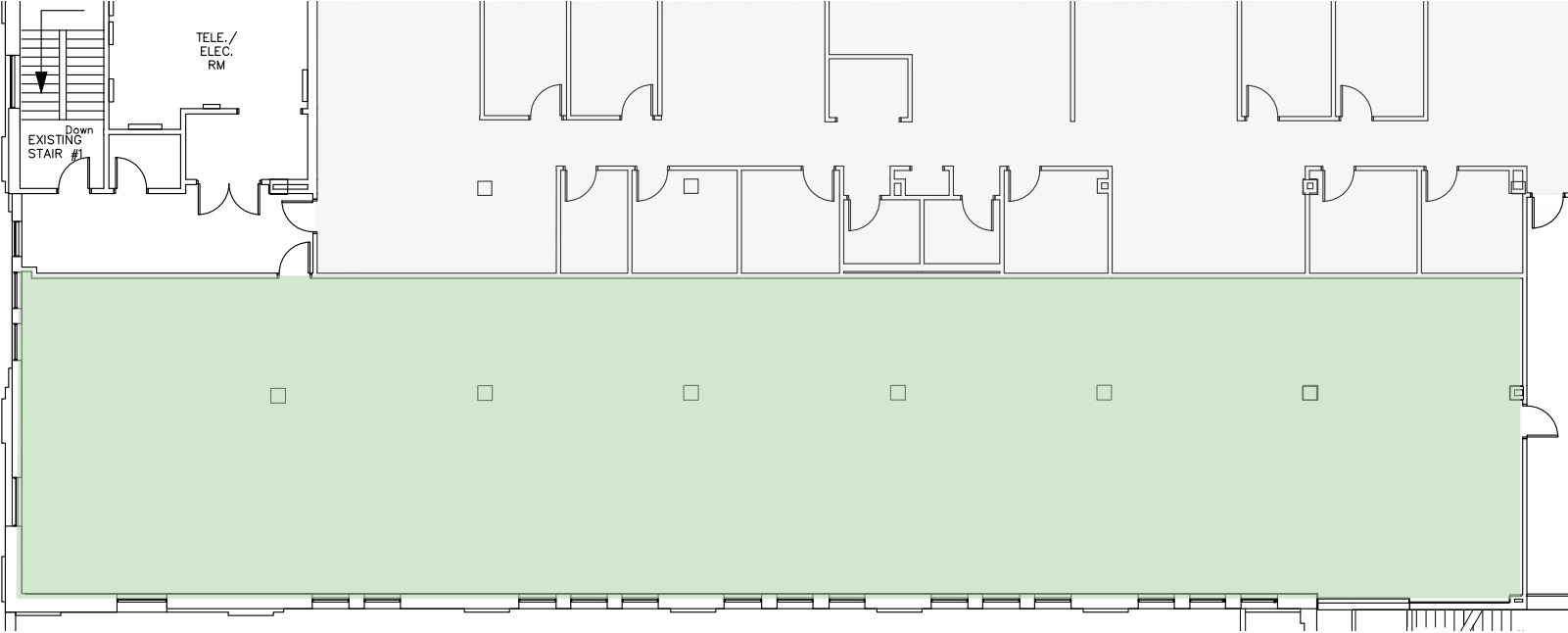
ELM AVENUE



# FLOOR PLAN



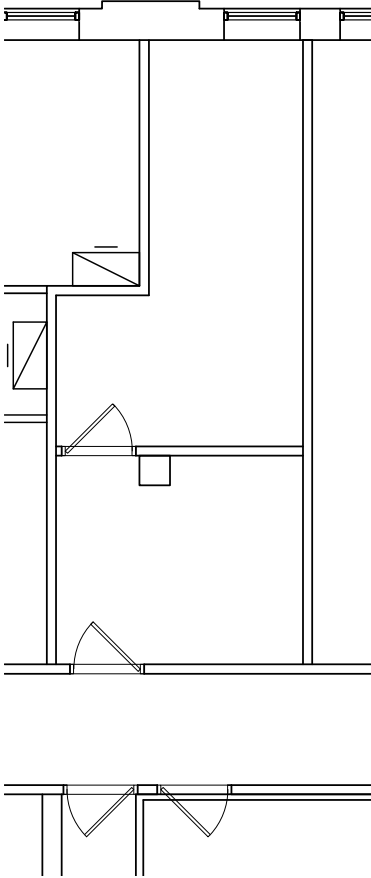
SUITE 200B: 4,523 SF



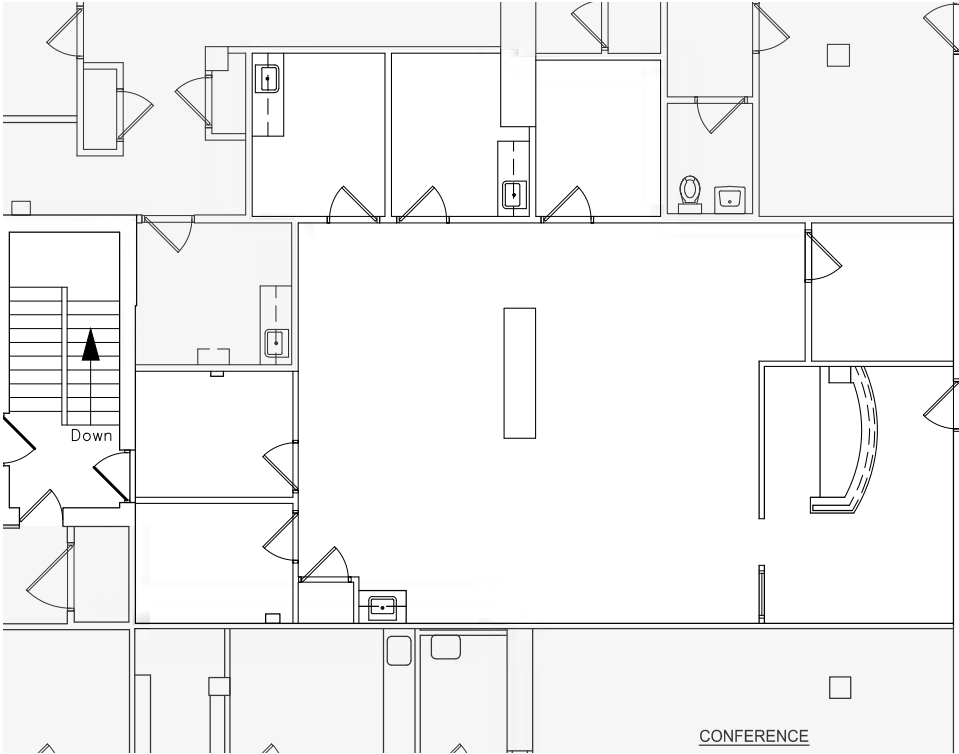
# FLOOR PLAN



SUITE 210: 318 SF



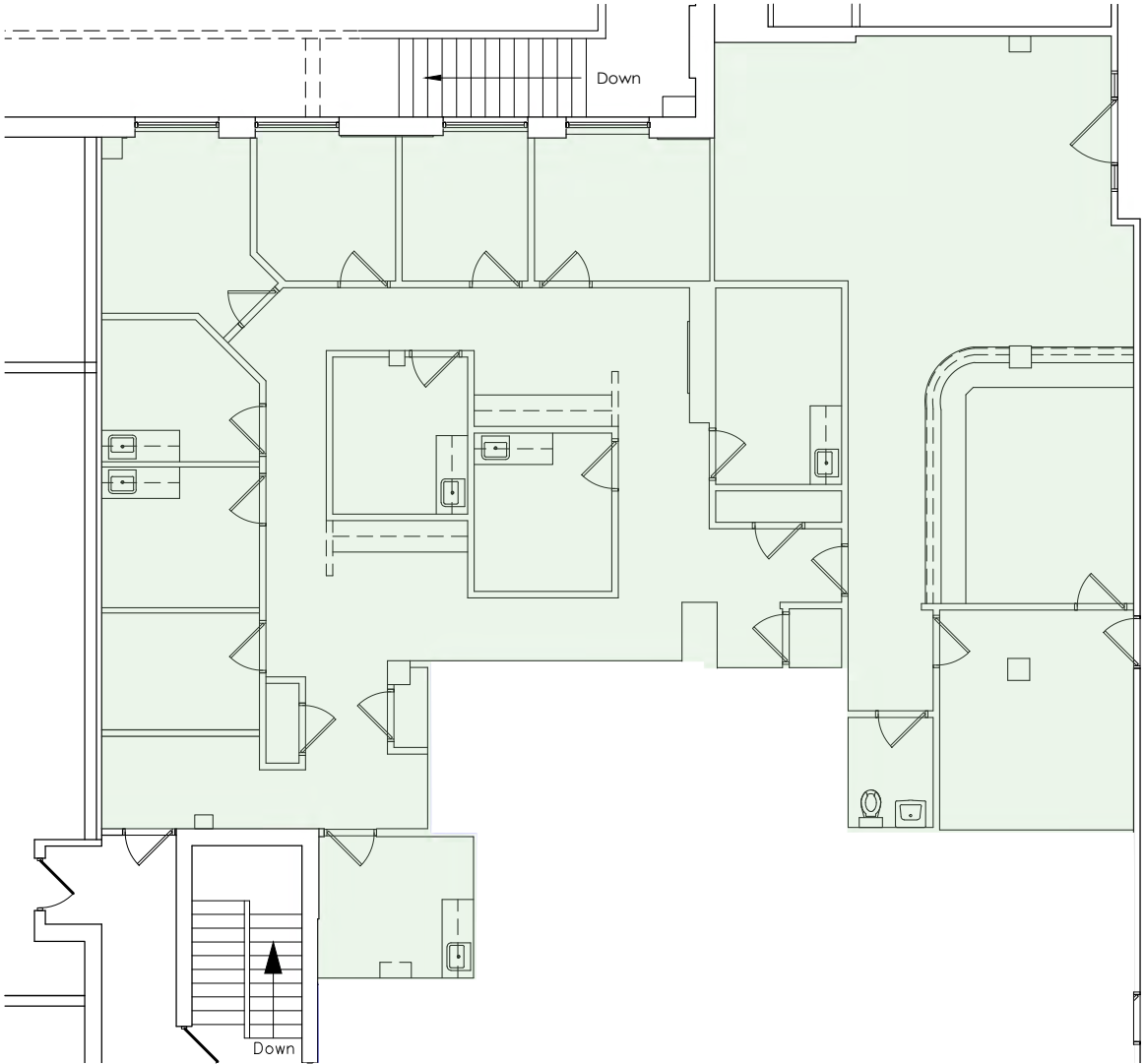
SUITE 212A: 1,739 SF



# FLOOR PLAN



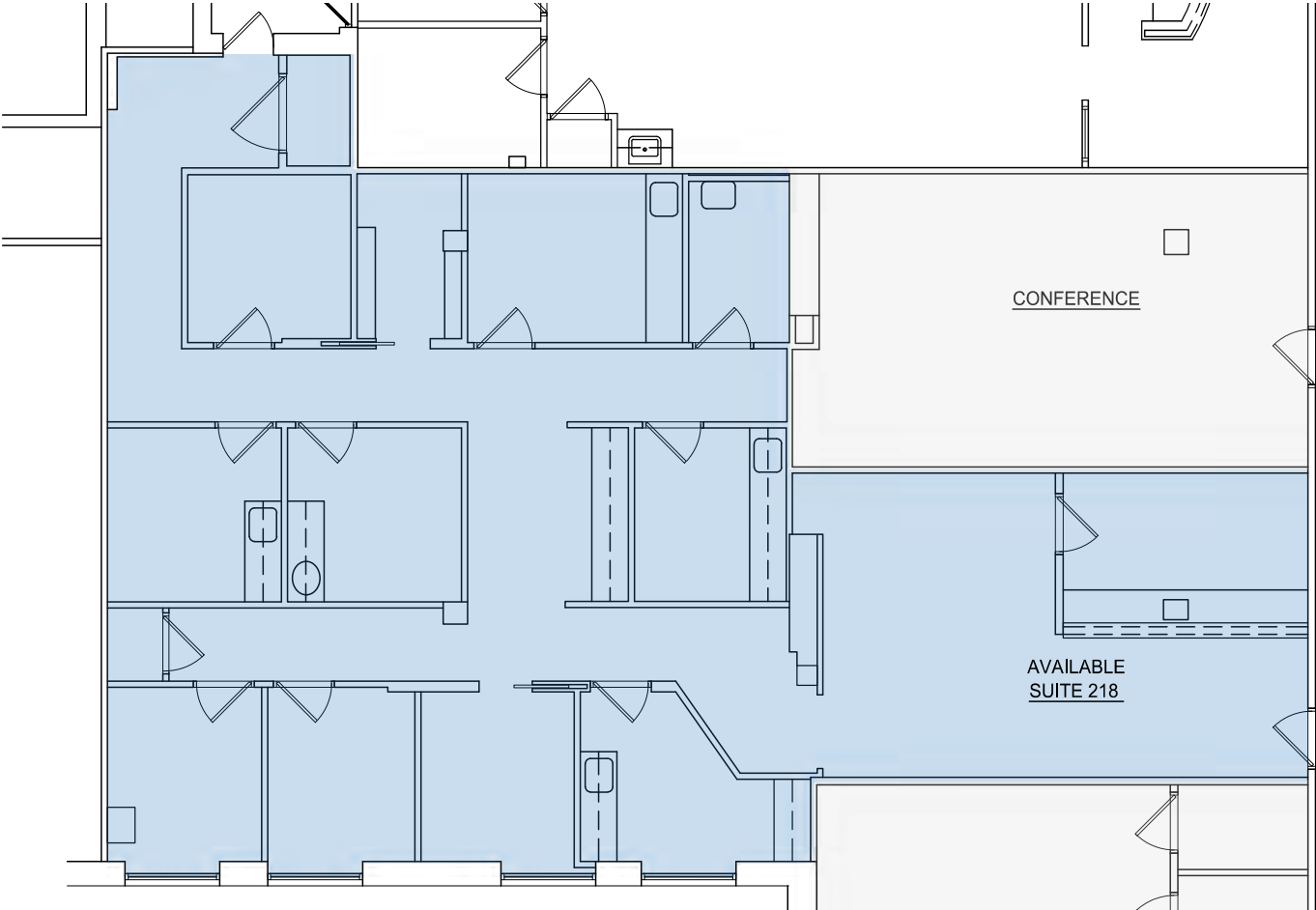
SUITE 212: 3,281 SF



# FLOOR PLAN



## SUITE 218: 2,278 SF



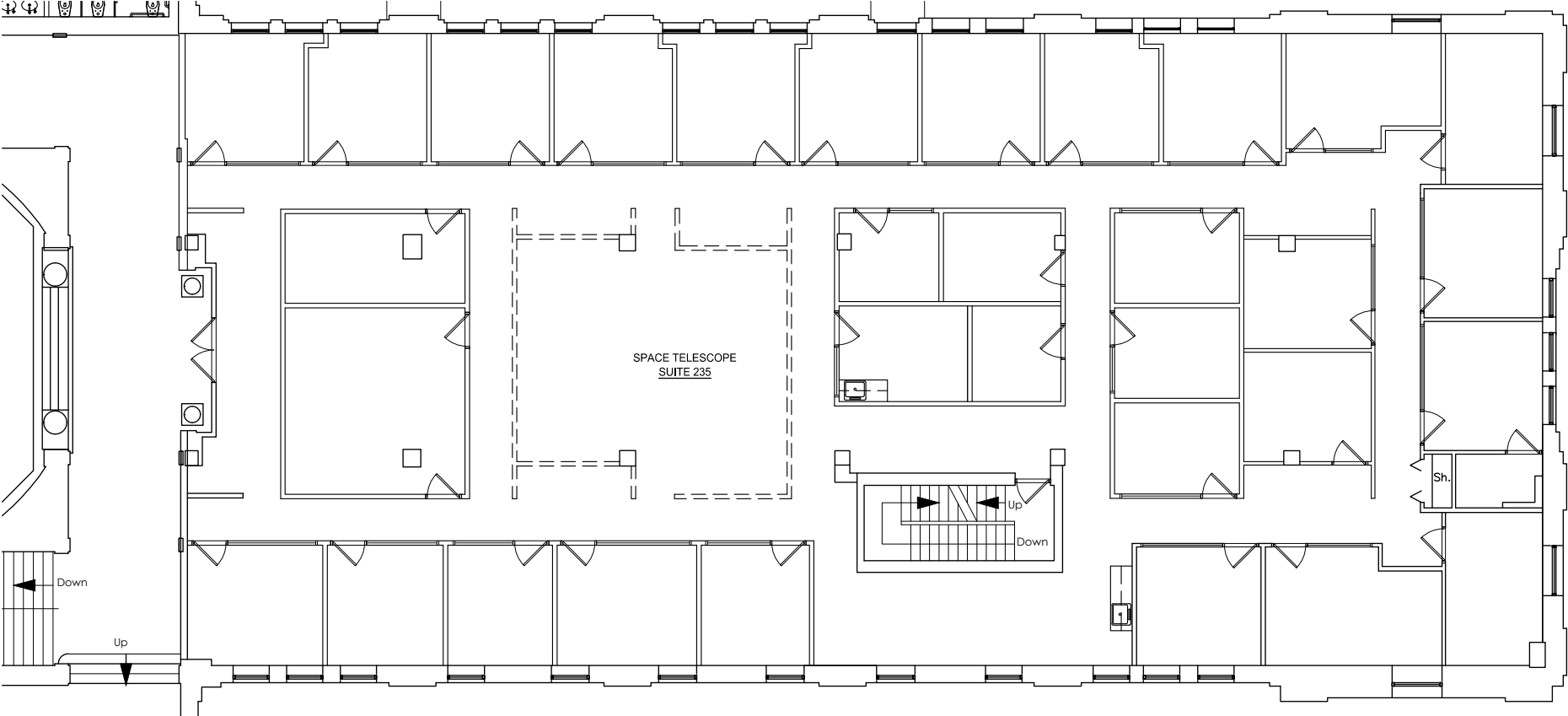
1 SUITES 218  
ID-1 1/8"=1'-0"



# FLOOR PLAN



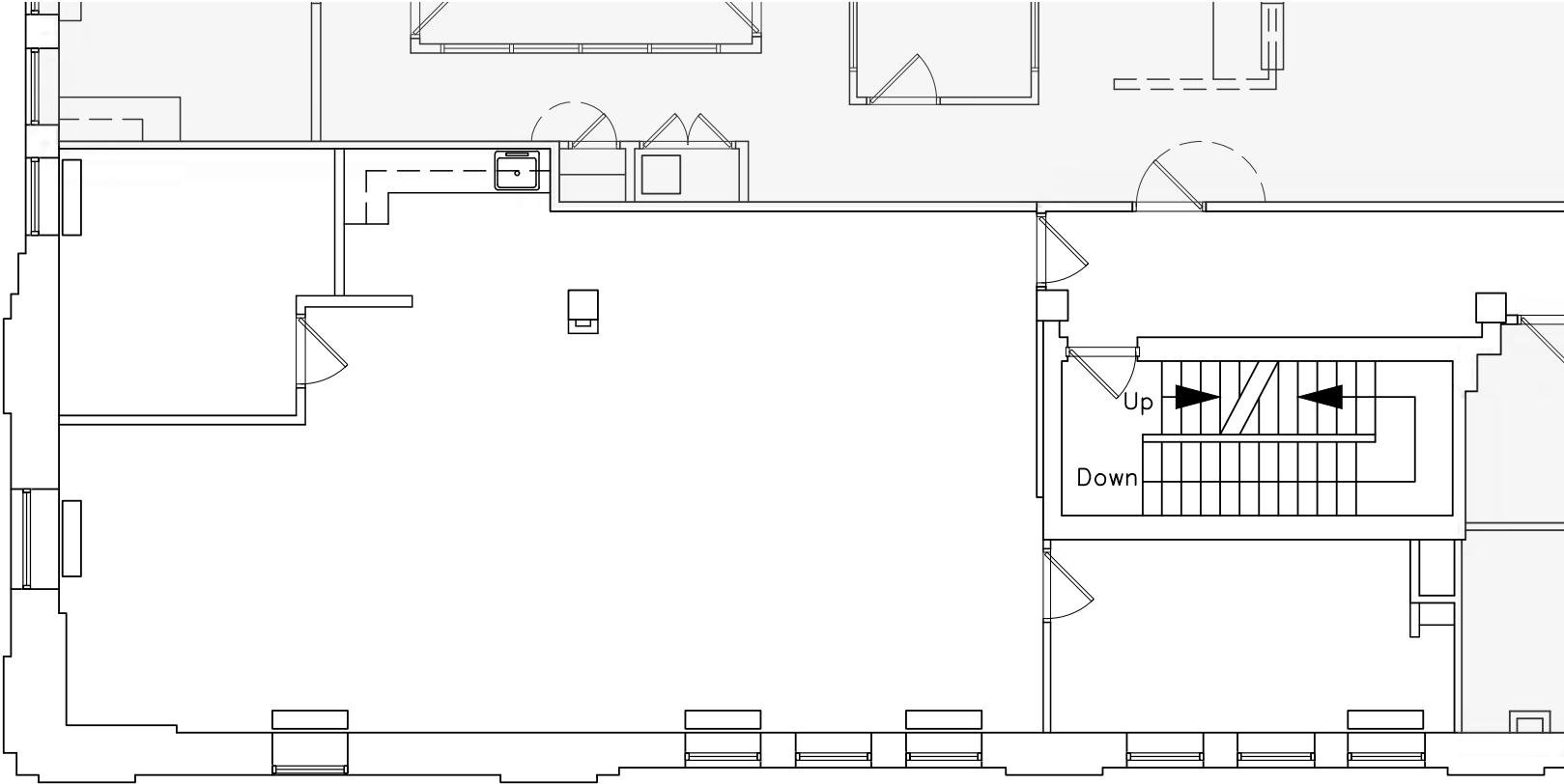
SUITE 235: 8,271 SF



# FLOOR PLAN



SUITE 300: 1,493 SF

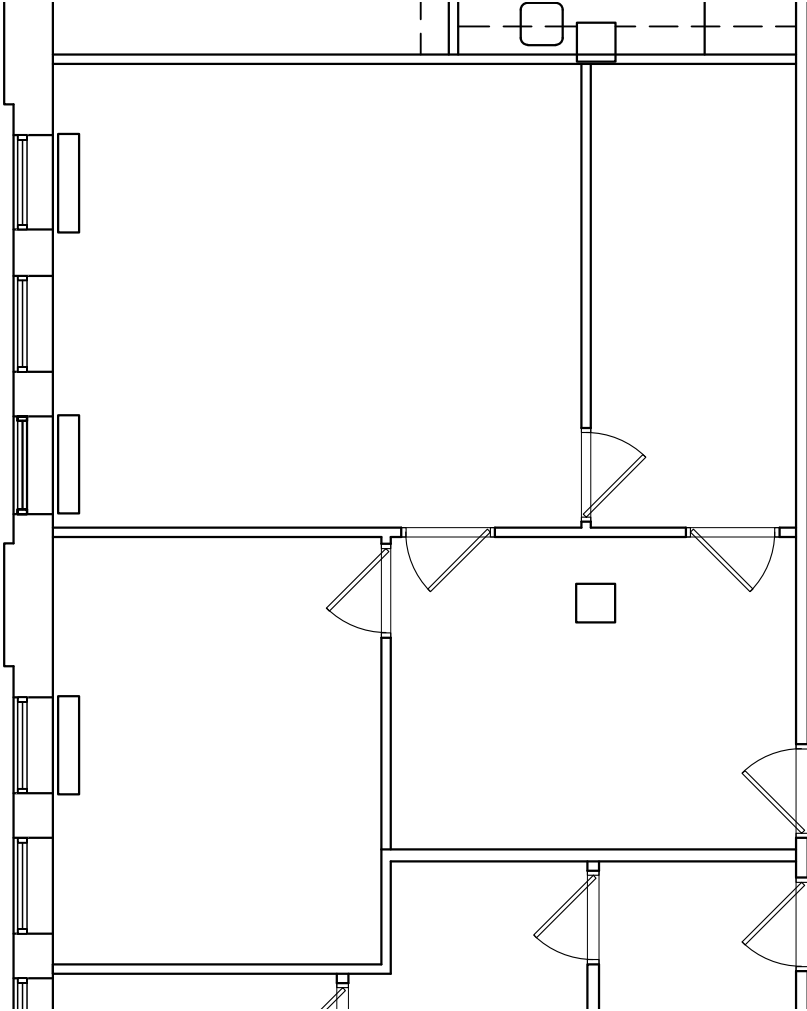
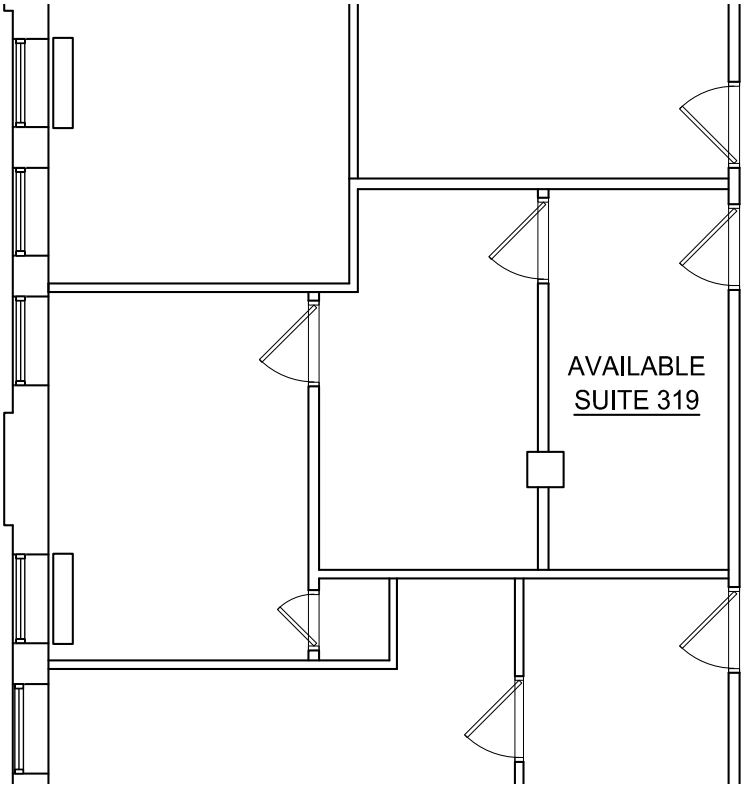


# FLOOR PLAN



SUITE 319: 464 SF

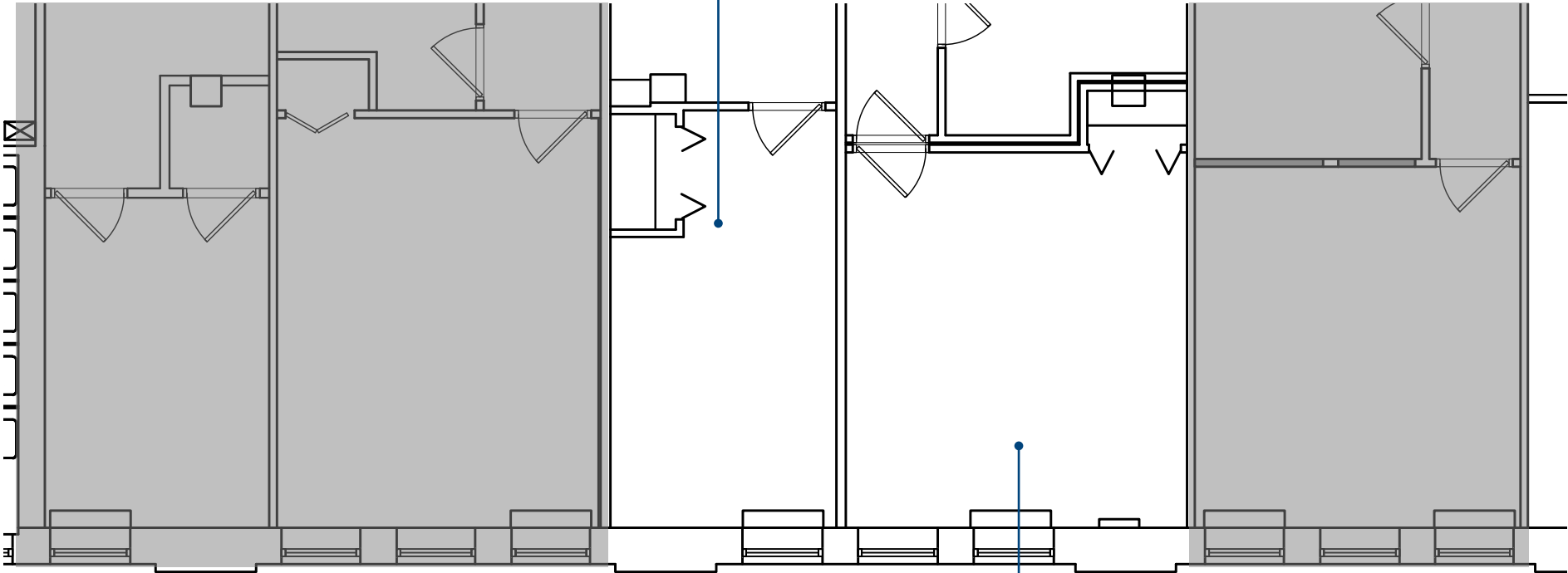
SUITE 321: 927 SF



# FLOOR PLAN



SUITE 318A: 309 SF

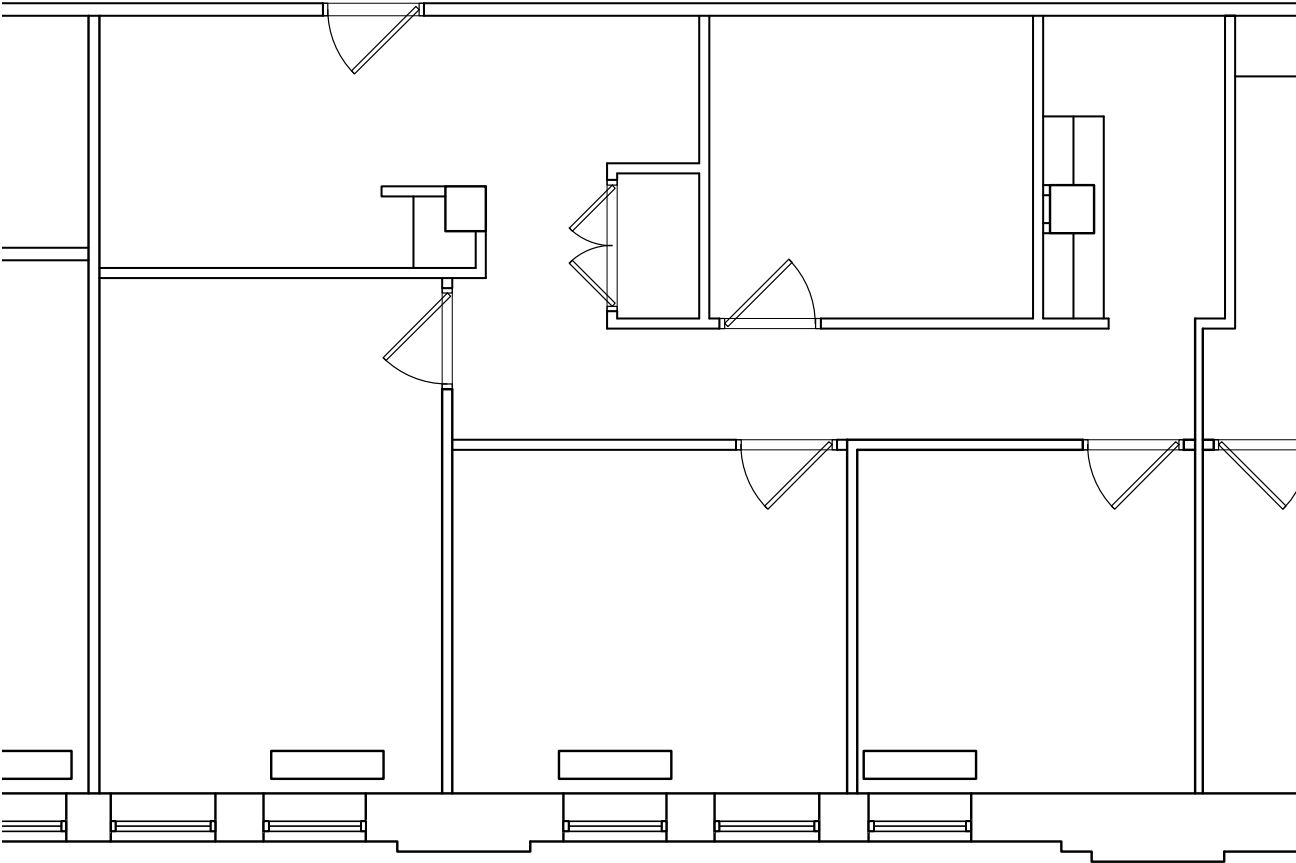


SUITE 322: 461 SF

# FLOOR PLAN



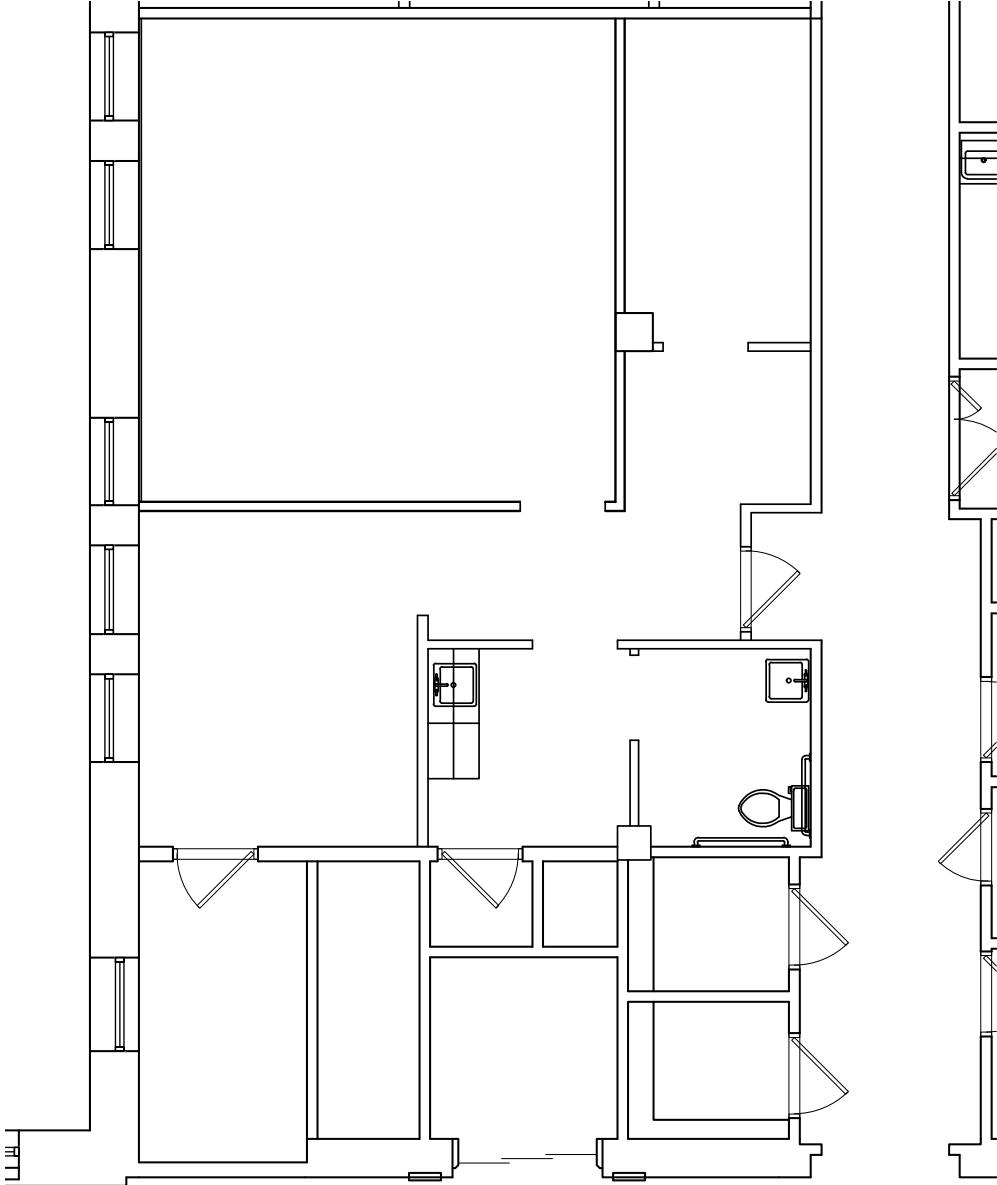
SUITE 360: 1,096 SF



# FLOOR PLAN



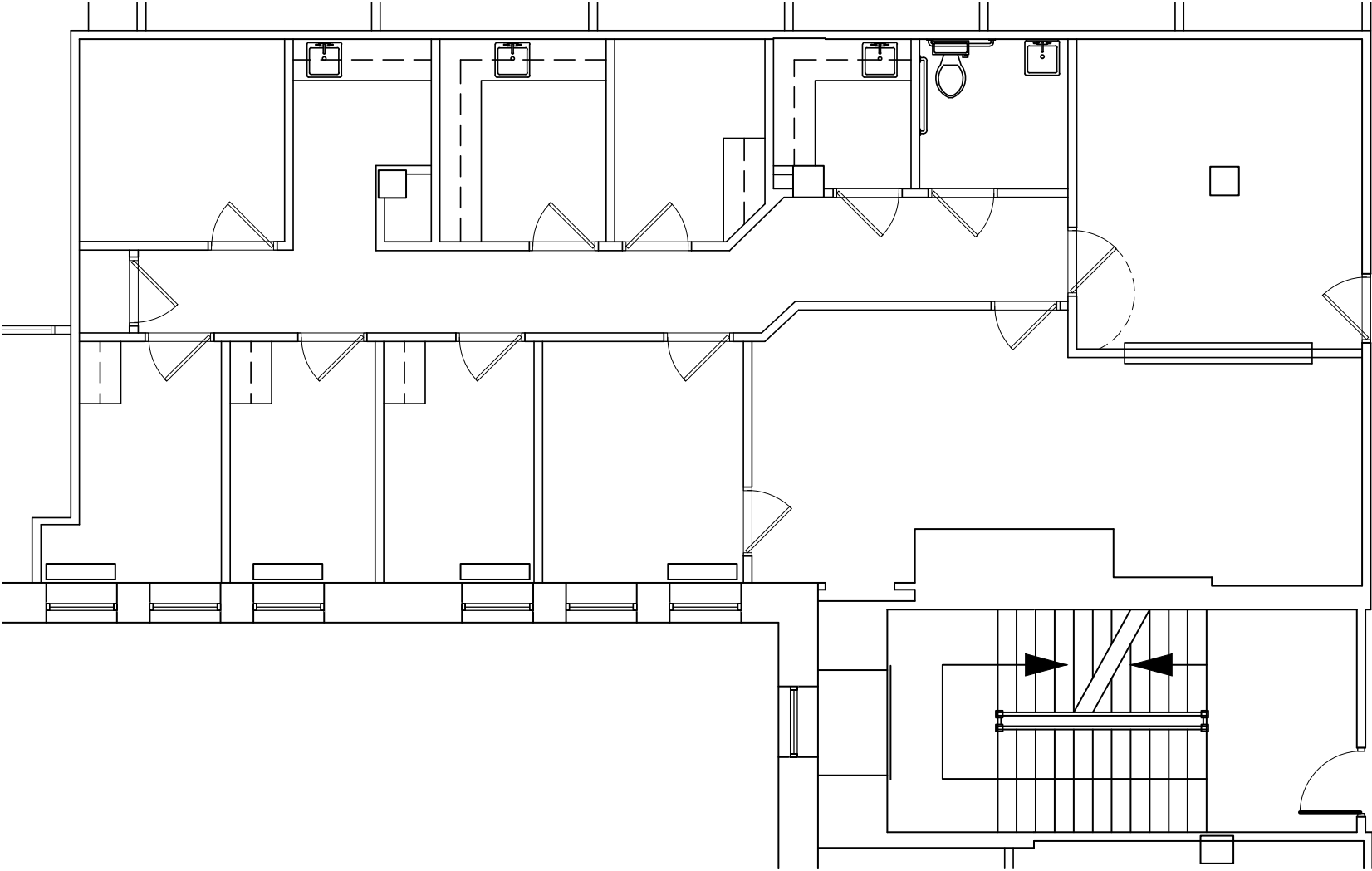
SUITE 428: 1,096 SF



# FLOOR PLAN



SUITE 438: 1,905 SF



# TRADE AREA



1 MILE

INTERSTATE 83

25

FALLS RD

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

**ROYAL FARMS**

**SITE**

**NOTRE DAME OF MARYLAND UNIVERSITY**

**GUILFORD**

**UNION CRAFT BREWING**

**McDonald's**

**wicked sisters**

**HAMPDEN**

**DOUBLE TREE**

**WOODBERRY/CLIPPER MILL**

**WOODBERRY KITCHEN**

**ARTIFACT COFFEE**

**WAVERLY BREWING CO**

*"The Avenue"*

**W 36TH ST**

**ROYAL FARMS**

**JOHNS HOPKINS UNIVERSITY**

**MedStar U Memorial H**

<b>SWIBEN</b>	<b>mono's</b>	<b>CRAFTED</b>	<b>HOME EVILS</b>	<b>RAZERS</b>
<b>GOLDEN WEST CAFE</b>	<b>Seppia Oyster</b>	<b>BLUEBIRD</b>		
<b>AVENUE sprout</b>	<b>CATALOG COFFEE</b>	<b>TRUE VINE</b>		
<b>Luigi's Plant</b>	<b>the arthouse</b>	<b>THE URBAN OYSTER</b>		
<b>THE FOOD MARKET</b>	<b>M&amp;T Bank</b>	<b>Charmery</b>		
<b>ROYAL FARMS</b>	<b>hewl</b>	<b>OLD BANK</b>	<b>cloud</b>	<b>clothing</b>
<b>COMMON GROUND</b>	<b>Grano</b>	<b>WINE</b>	<b>WILLYOTS</b>	<b>WAS</b>

**UNITED STATES POSTAL SERVICE**

**7-Eleven**

**BARNES & NOBLE**

**honeygrow**

**CVS**

**CELESTINE'S MARKET**

**7-Eleven**

**HOMWOOD**

**MARYLAND ZOO**

**EXIT 8**

INTERSTATE 83



# 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

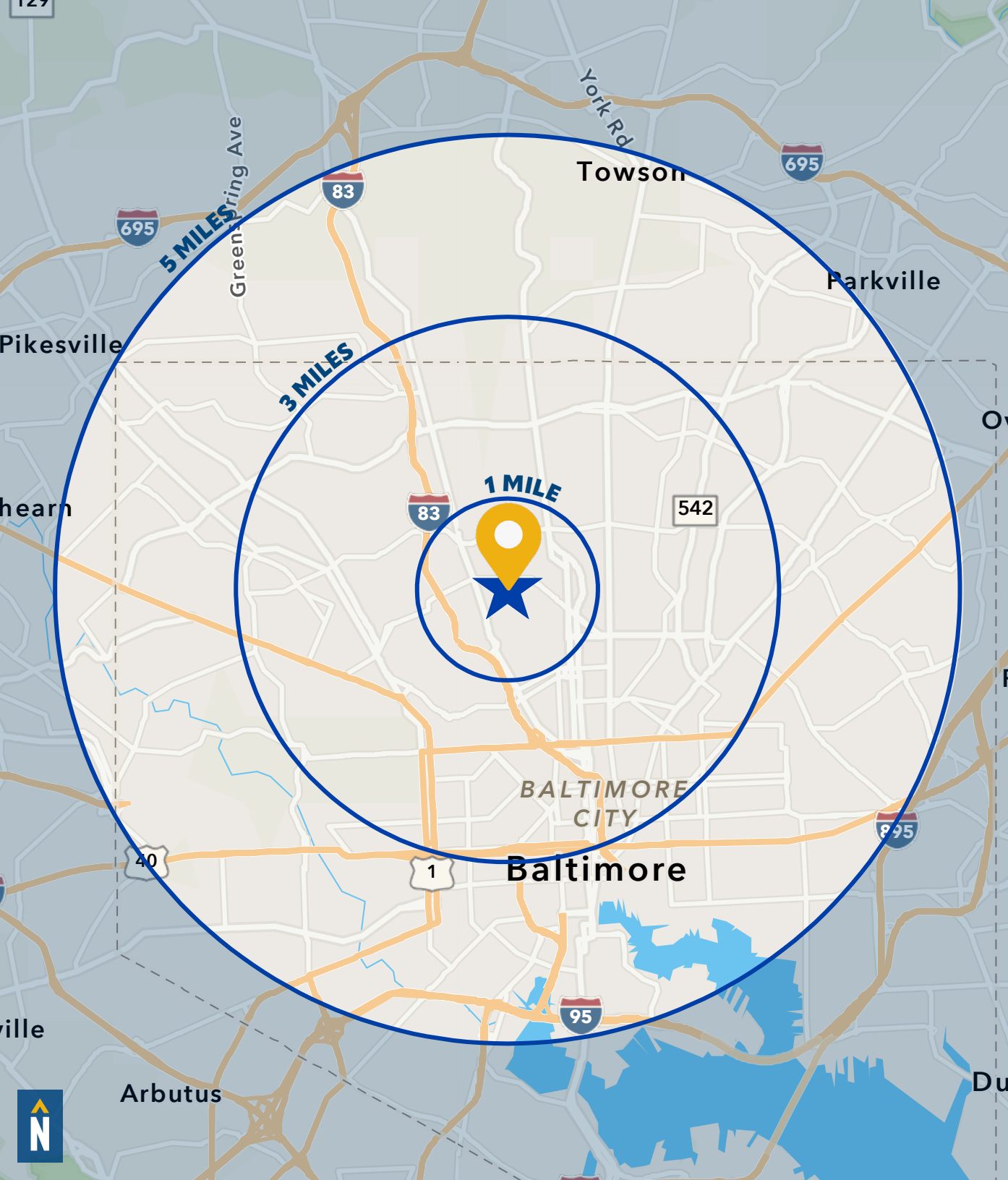


31.2

37.5

36.5

[FULL DEMOS REPORT](#)



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# ROTUNDA

BALTIMORE 1921 MARYLAND



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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