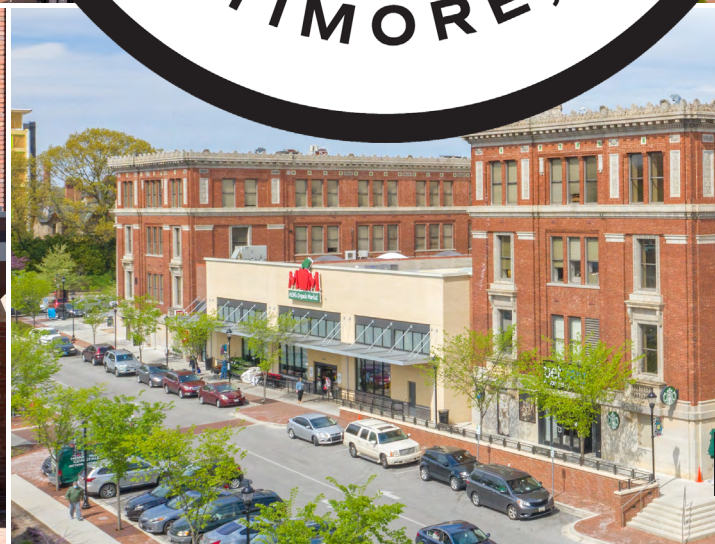




711 W. 40TH STREET | BALTIMORE, MD 21211

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 356 - 814 SF
AVAILABLE 11/30/2026
SUITE 360 - 833 SF
SUITE 428 - 1,096 SF
SUITE 438 - 1,905 SF

RENTAL RATE:

OFFICE: \$32.50/SF, FS



GOOGLE STREET VIEW



SITE PLAN



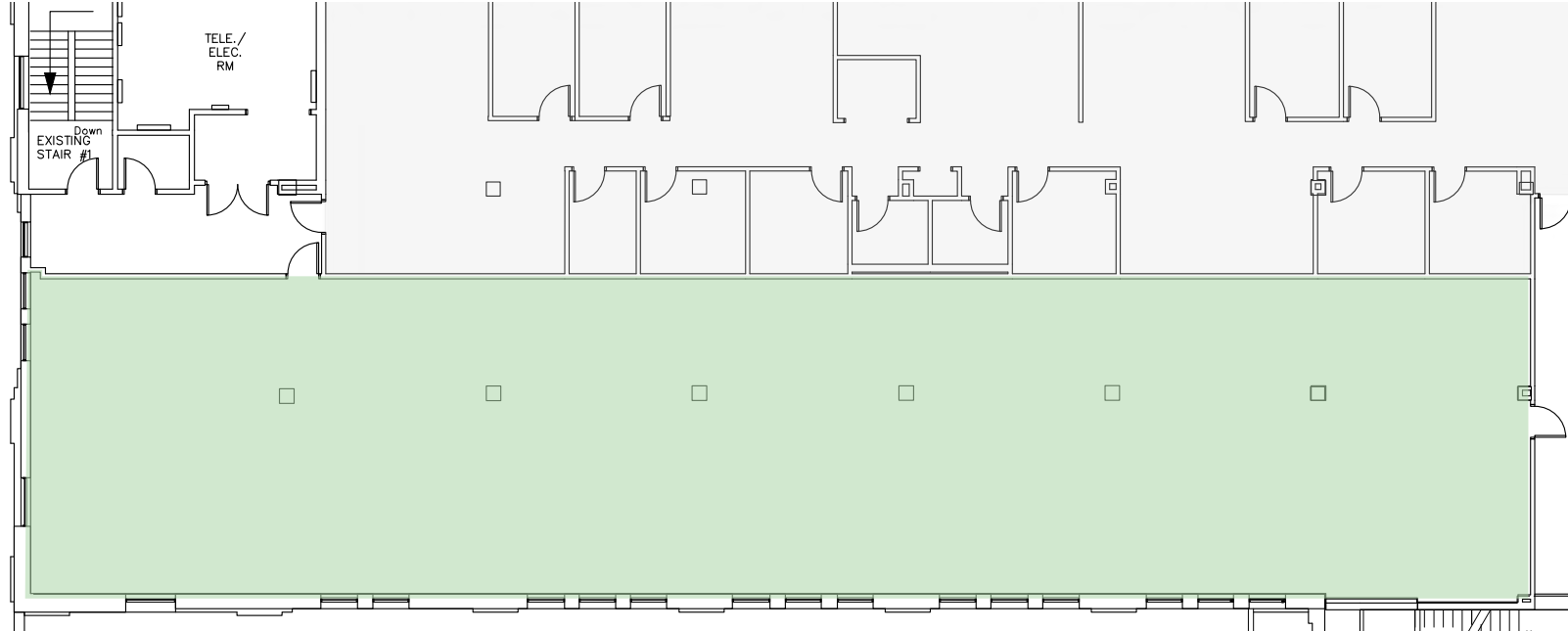
RETAIL TENANTS



FLOOR PLAN



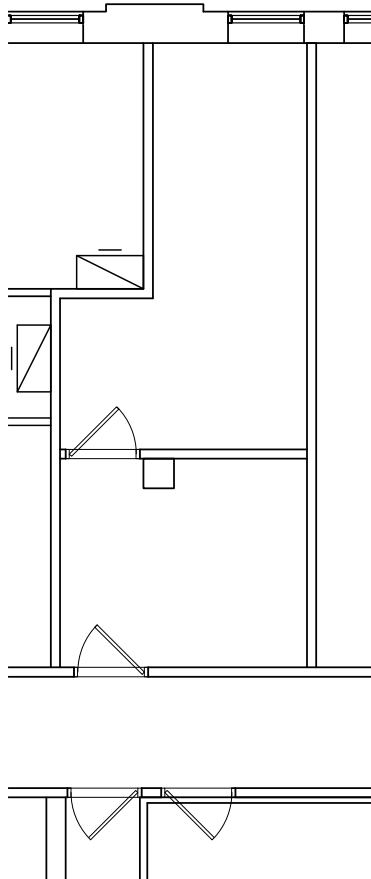
SUITE 200B: 4,523 SF



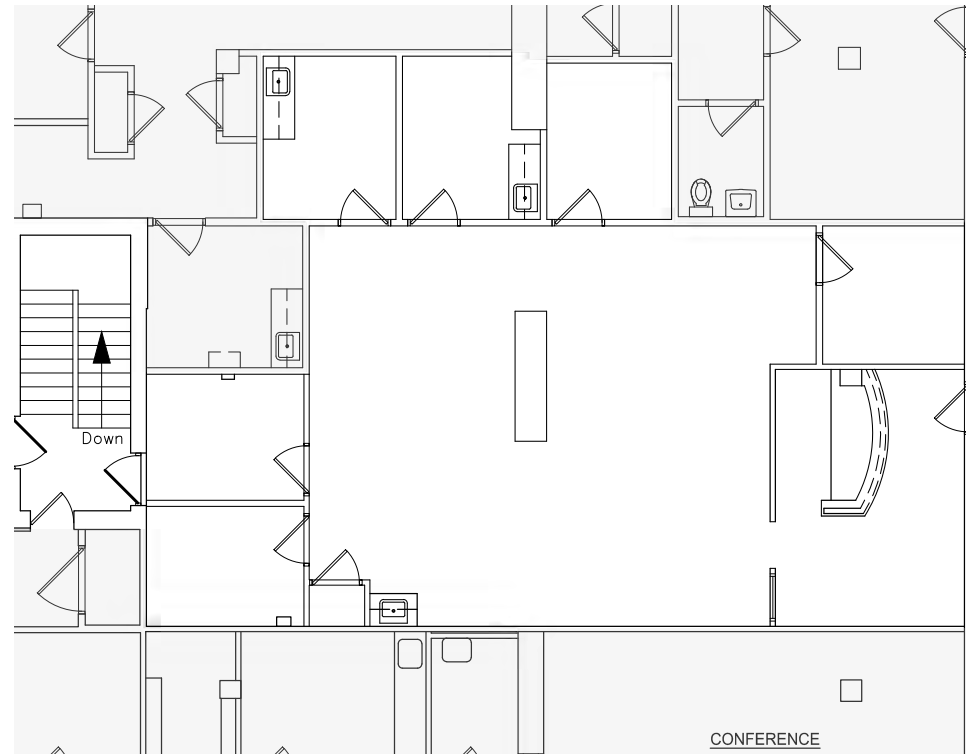
FLOOR PLAN



SUITE 210: 318 SF



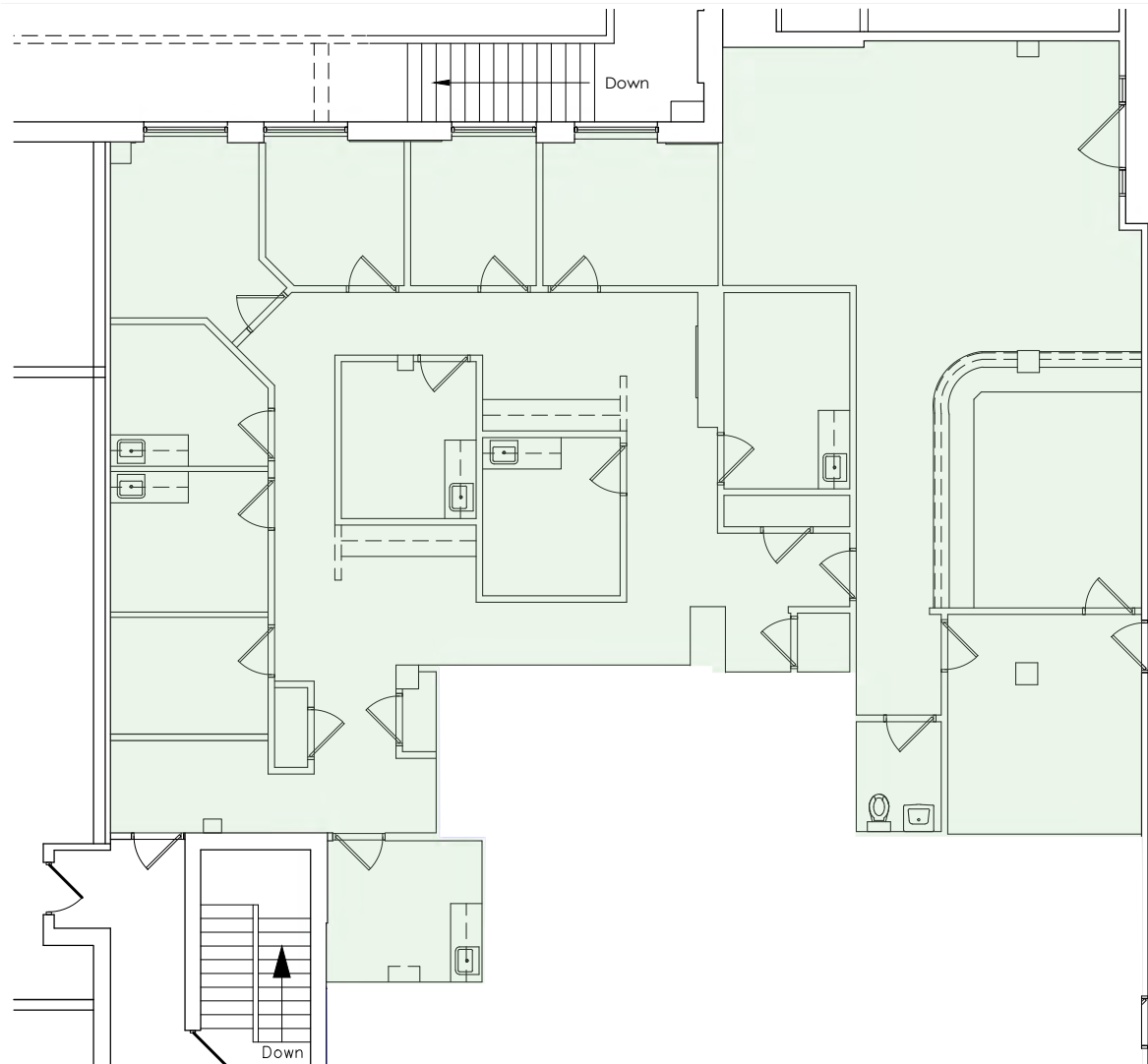
SUITE 212A: 1,739 SF



FLOOR PLAN



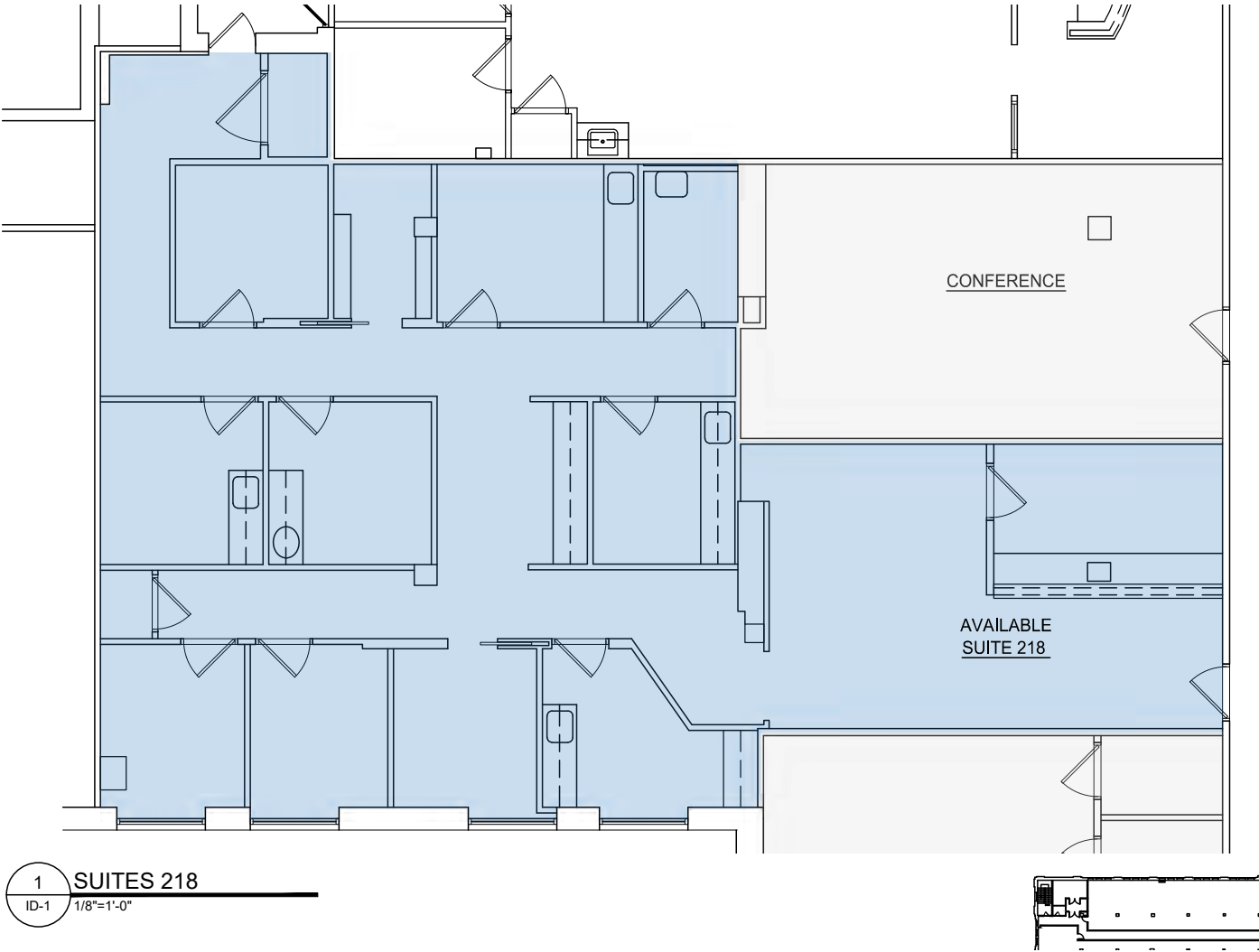
SUITE 212: 3,281 SF



FLOOR PLAN



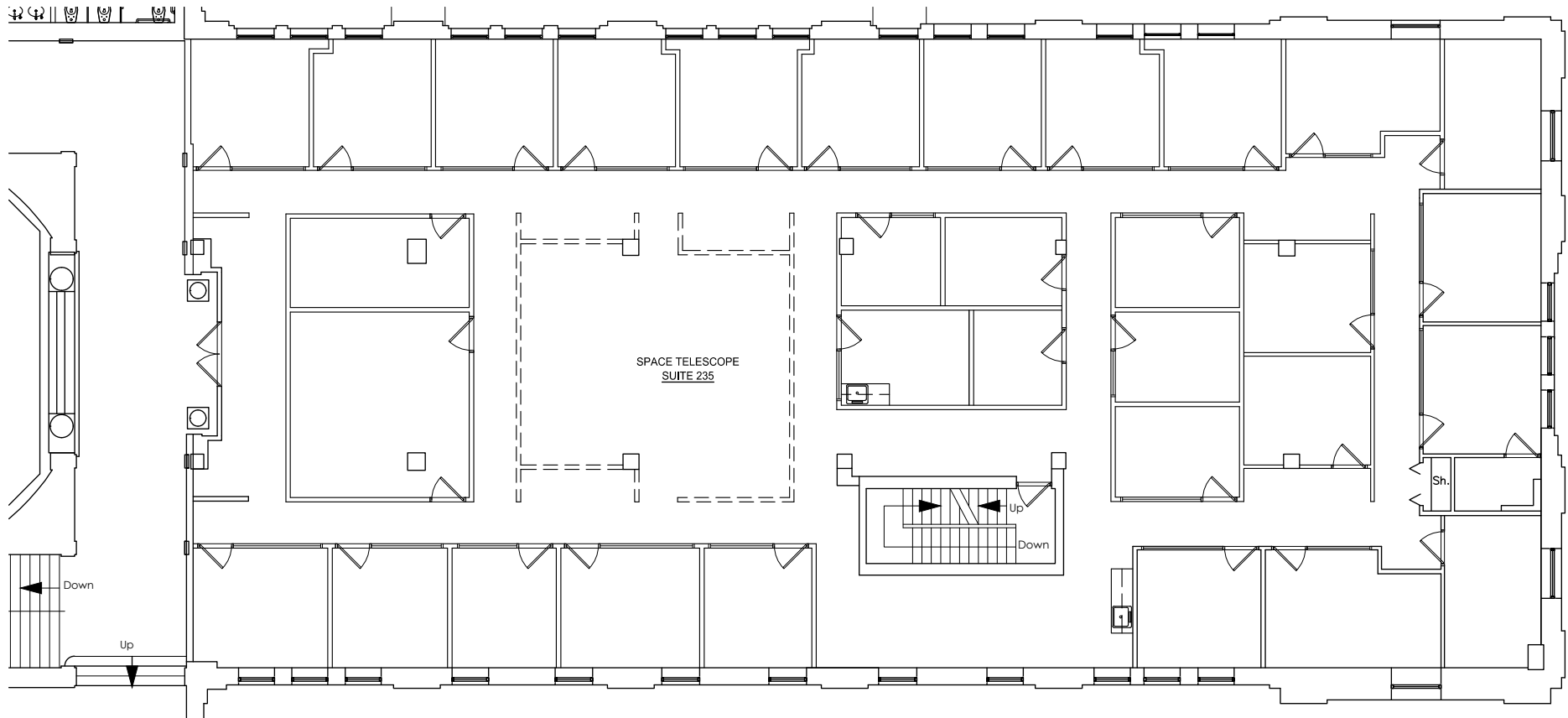
SUITE 218: 2,278 SF



FLOOR PLAN



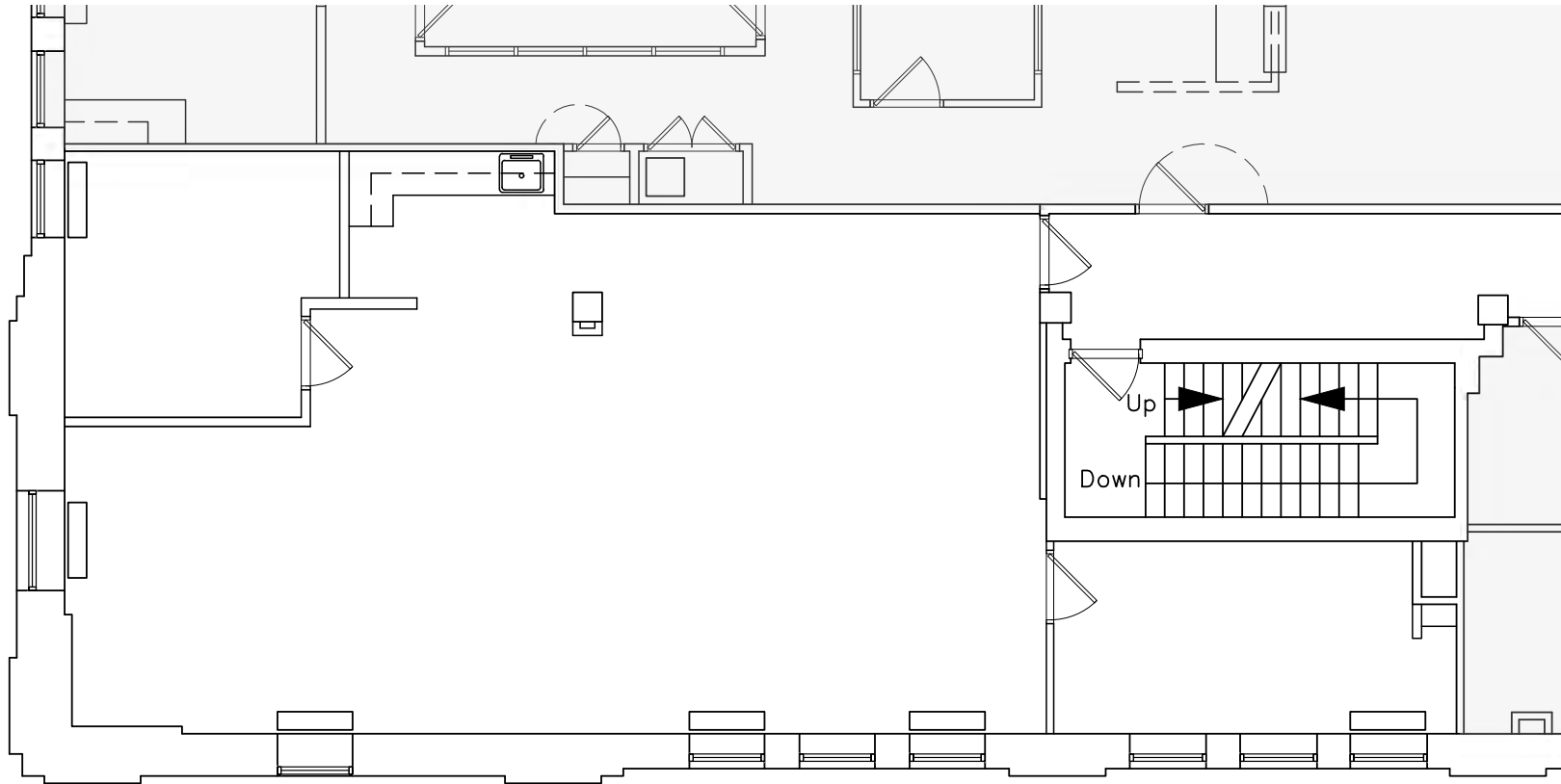
SUITE 235: 8,271 SF



FLOOR PLAN



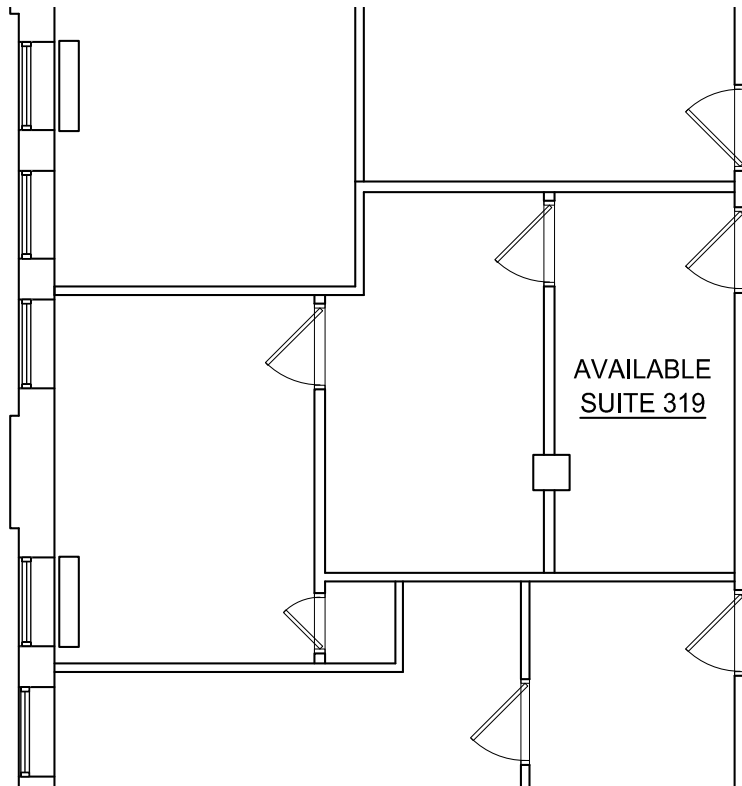
SUITE 300: 1,493 SF



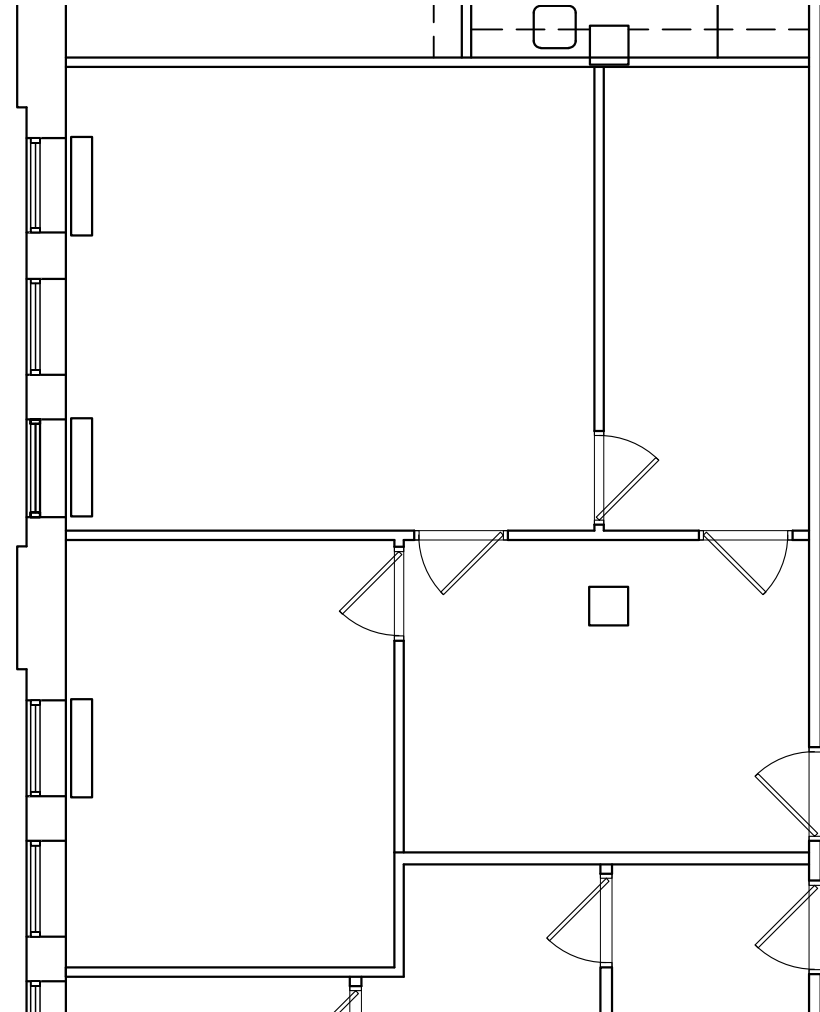
FLOOR PLAN



SUITE 319: 464 SF



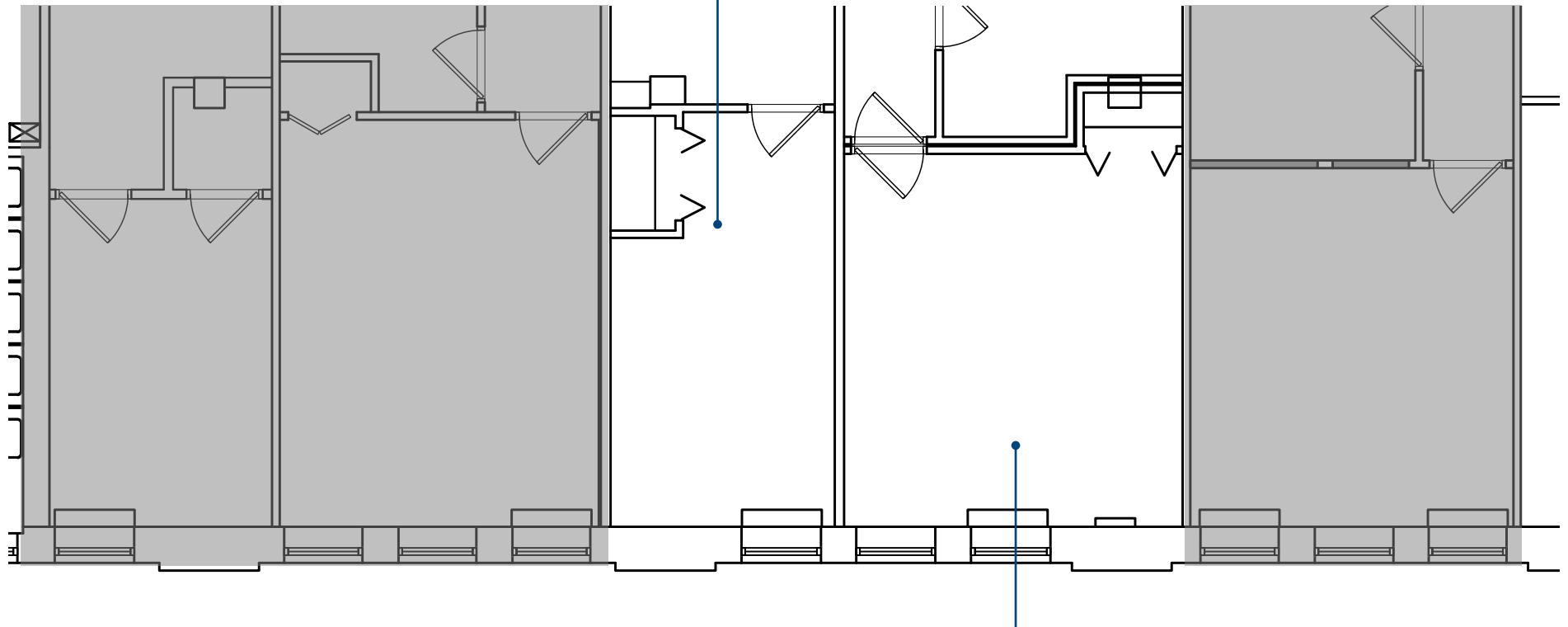
SUITE 321: 927 SF



FLOOR PLAN



SUITE 318A: 309 SF

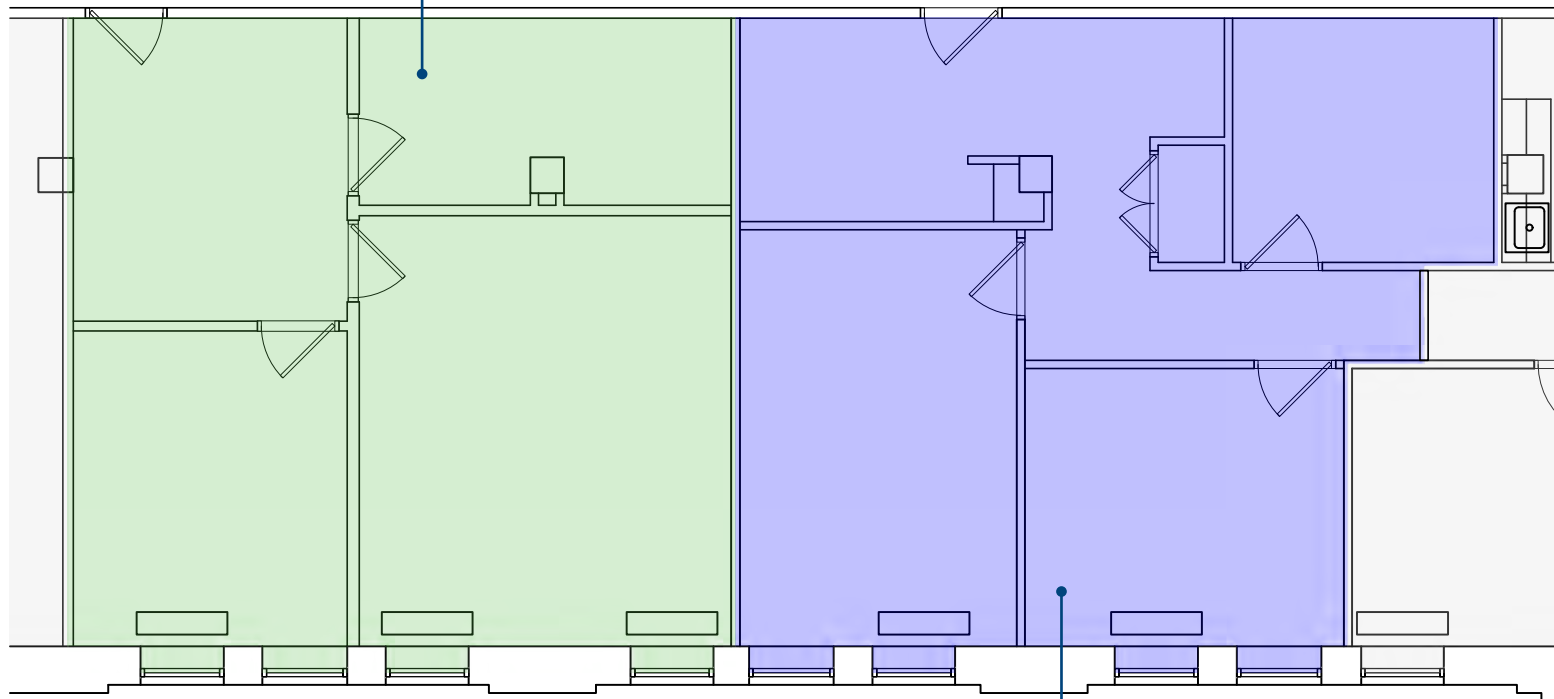


SUITE 322: 461 SF

FLOOR PLAN



SUITE 356: 814 SF

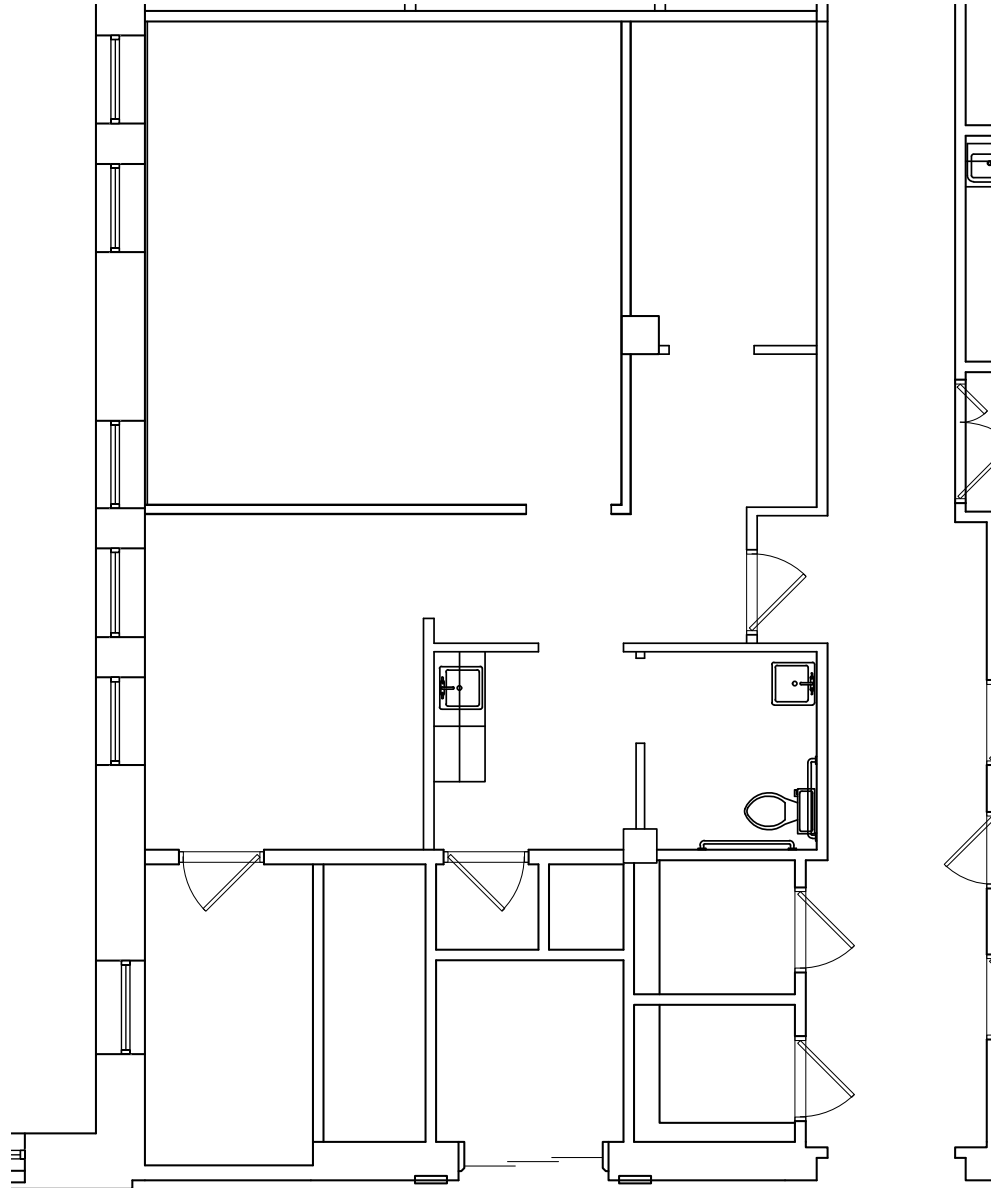


SUITE 360: 833 SF

FLOOR PLAN



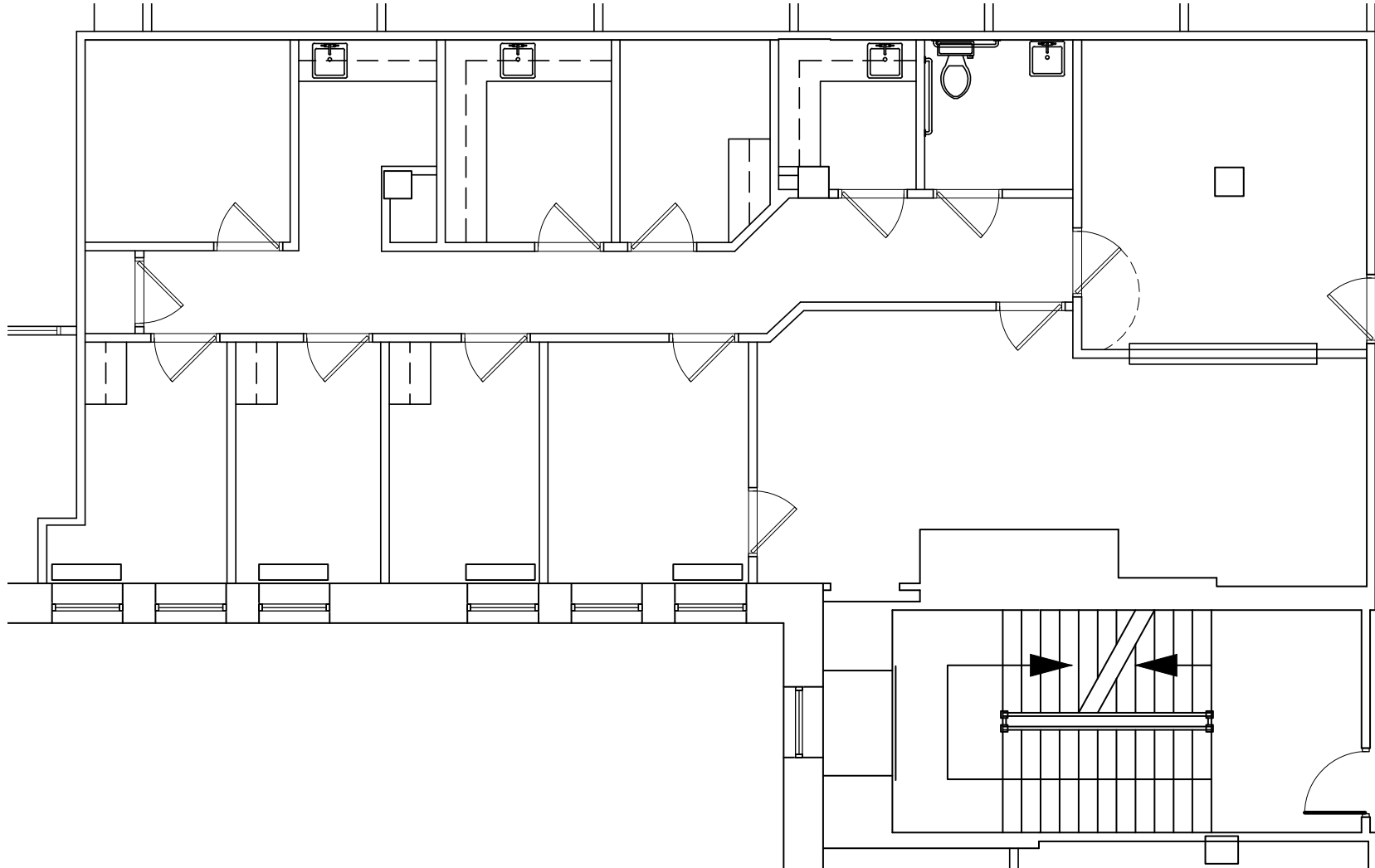
SUITE 428: 1,096 SF



FLOOR PLAN

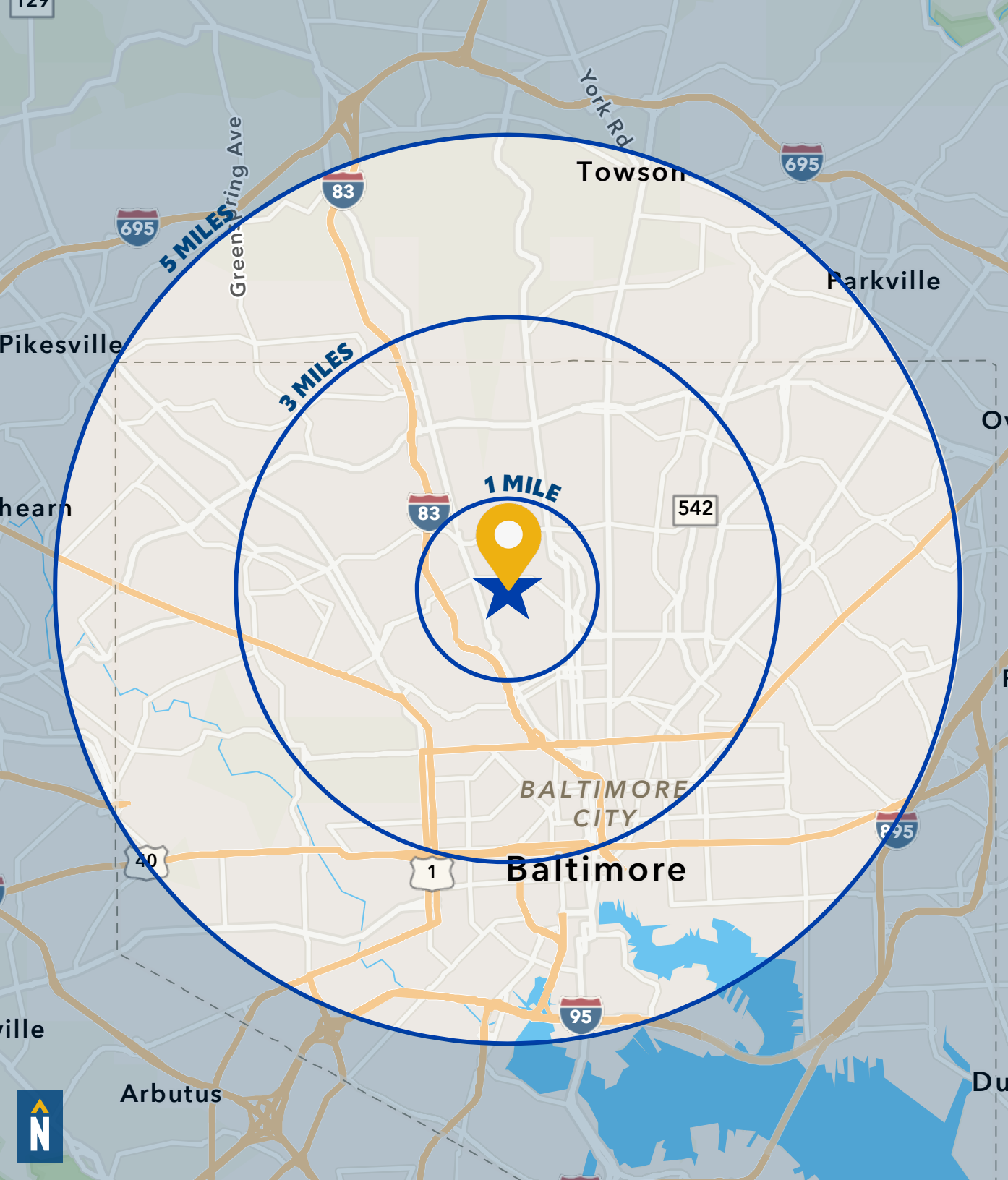


SUITE 438: 1,905 SF



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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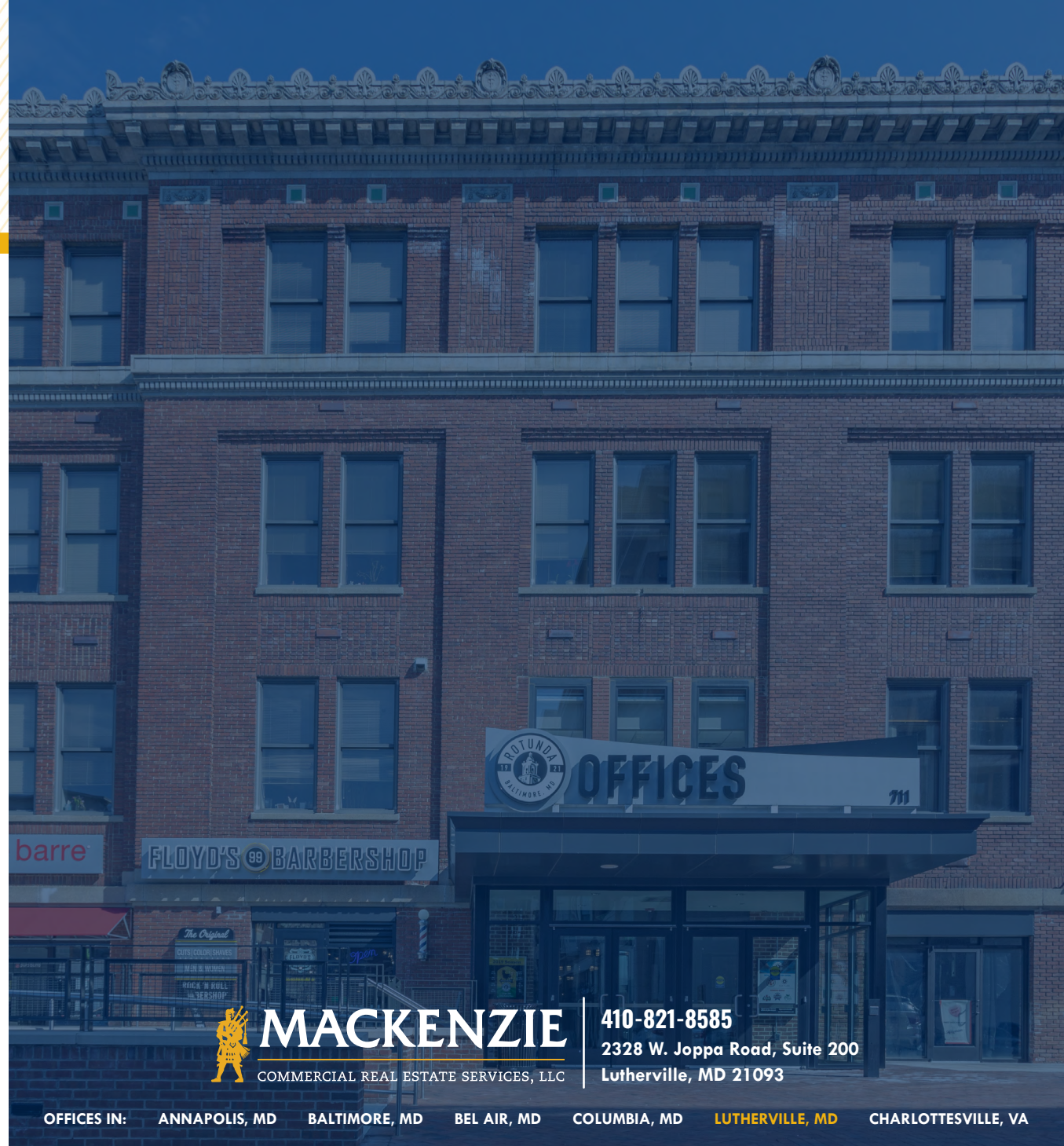
DBOZEL@mackenziecommercial.com

ROTUNDA

BALTIMORE 1921 MARYLAND



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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