



CARROLL INNOVATION CENTER

909 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Furnished executive offices on a full service lease - includes all utilities and internet service
- On-site entrepreneurial support
- Secure electronic building access with video monitoring
- Workroom/mail center
- Short-term leases available
- Use of large conference/training room and kitchen
- Rent starting at \$295/Month



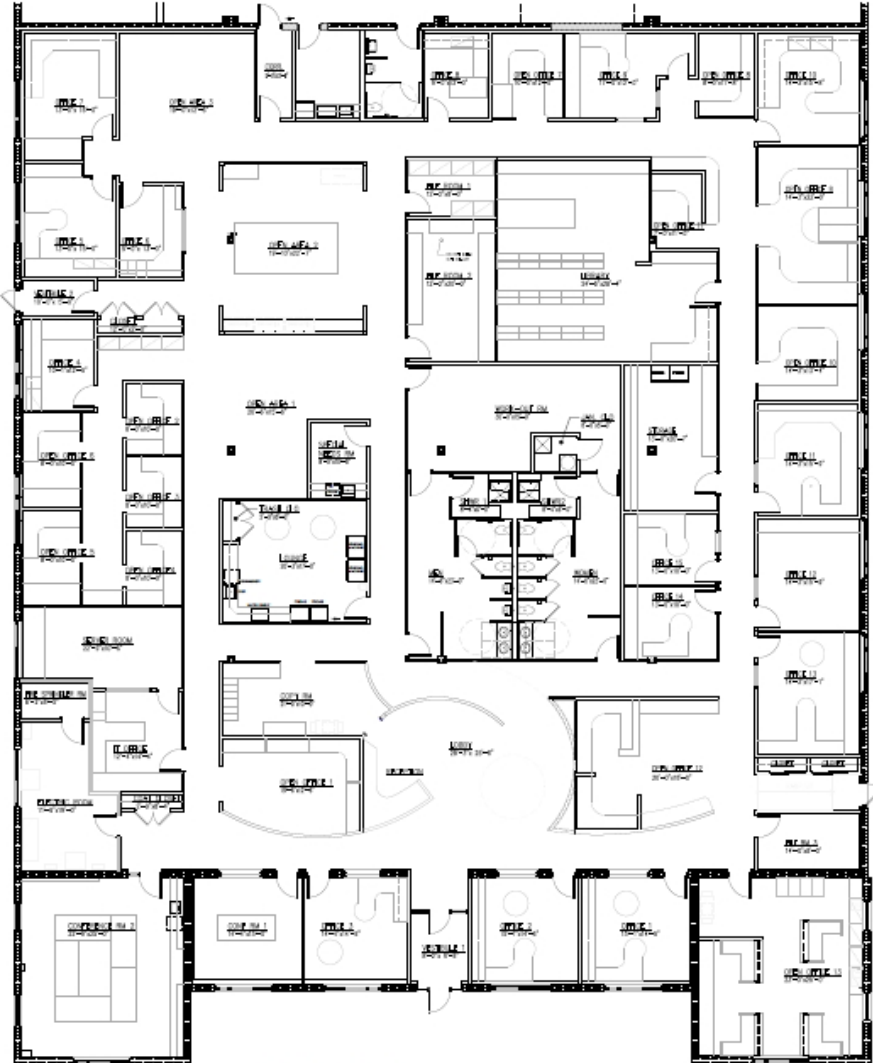
AVAILABLE:	EXECUTIVE OFFICES RANGE FROM 100-1,000 SF ± (CAN COMBINE SEVERAL FOR UP TO 2,000 SF)
BUILDING SIZE:	45,200 SF ±
LOT SIZE:	1.70 ACRES ±
ZONING:	I-1 (LIGHT INDUSTRIAL)
RENTAL RATE:	STARTING AT \$295/MONTH



GOOGLE STREET VIEW

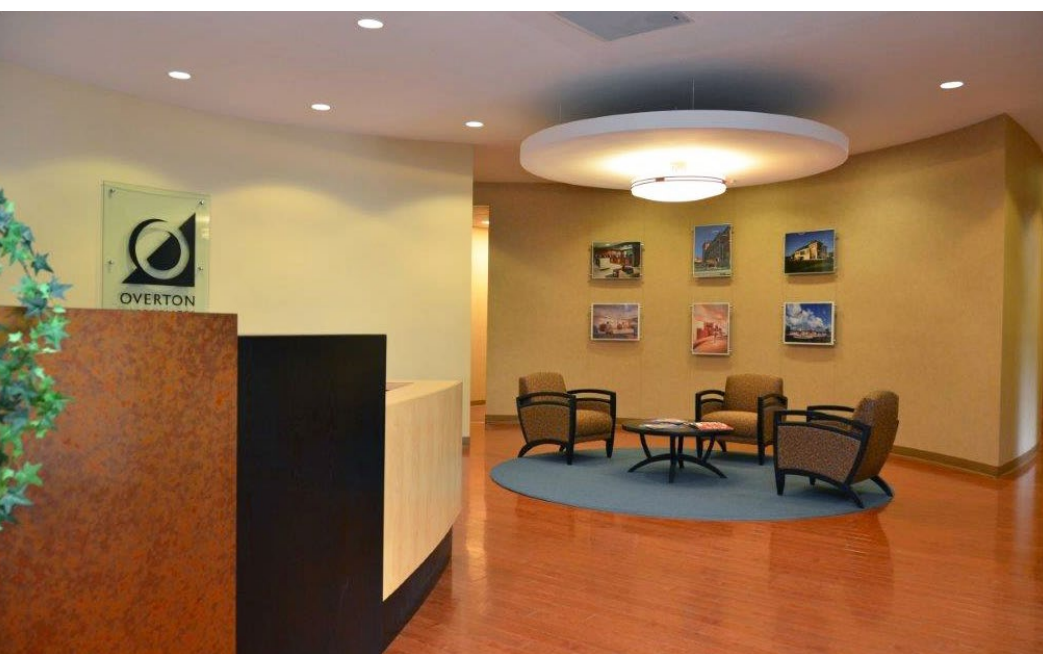


FLOOR PLAN: EXECUTIVE OFFICES



AS BUILT PLAN
SCALE 1/8"=1'-0"

INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,732

27,082

51,848

DAYTIME POPULATION



4,790

35,093

53,936

AVERAGE HOUSEHOLD INCOME



\$139,471

\$117,298

\$129,624

NUMBER OF HOUSEHOLDS



980

10,304

19,467

MEDIAN AGE

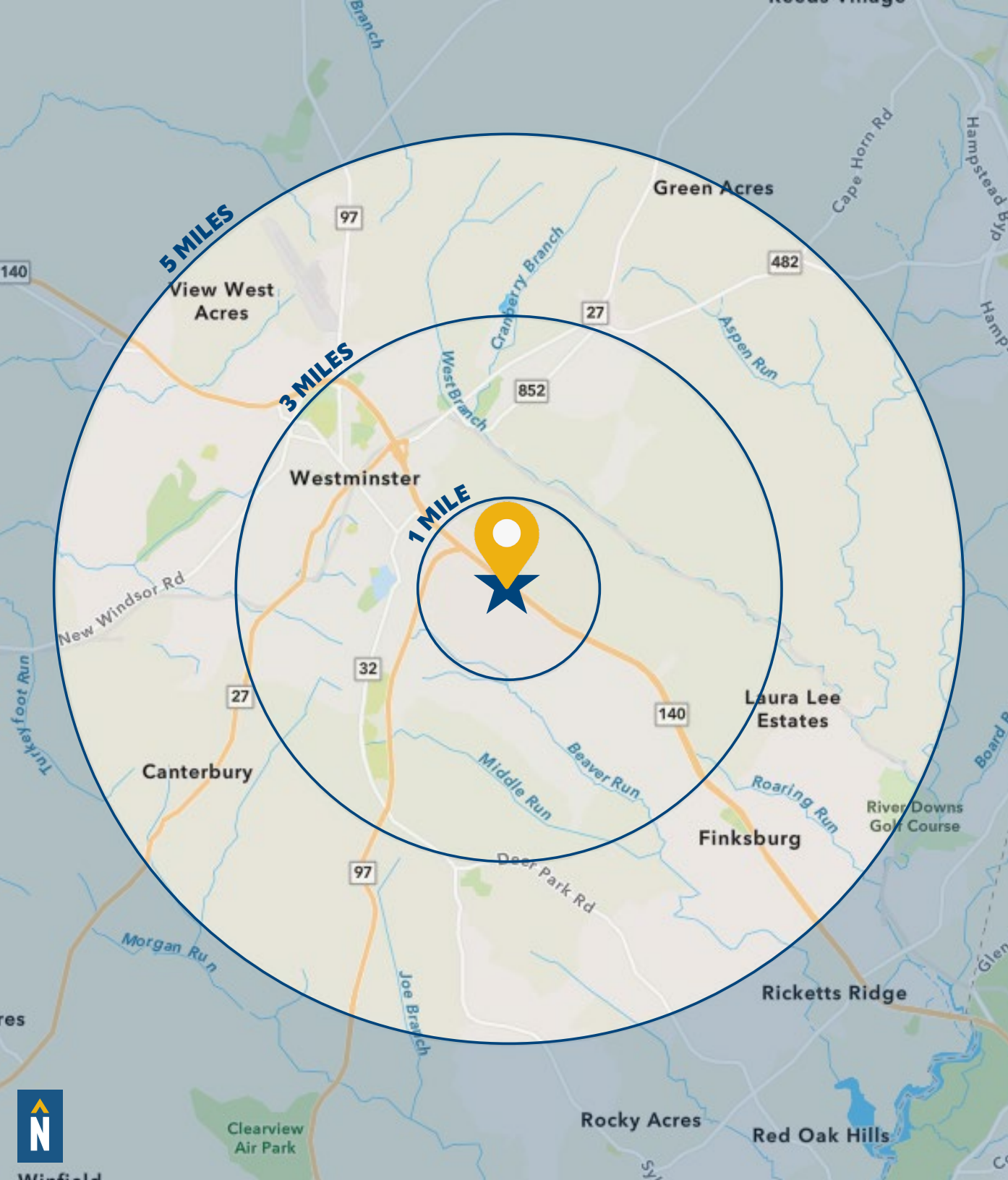


44.9

40.5

41.6

[FULL DEMOS REPORT](#)



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www.MACKENZIECOMMERCIAL.com



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