

AGM

COMMERCIAL REAL ESTATE ADVISORS

1700 UNION AVENUE

BALTIMORE MD 21211



100% LEASED INVESTMENT OPPORTUNITY - FOR SALE

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5900 Wilmary Lane
Baltimore, MD 21210

PROPERTY OVERVIEW

Executive Summary

1700 Union Avenue is a mixed-use property in the Hampden/Woodberry/Meadow Mill submarket of Baltimore City, consisting of approximately 28,314 square feet of leasable space. The property is situated on approximately 1.609 acres. Both buildings are 100% leased. Building #1 is one story with approximately 25,490 square feet. Building #2 totals approximately 2,824 square feet and is two stories. There is a full basement which is being used for storage.

Building #1 has four tenants and building #2 has four tenants.

The property represents a great investment for a user or for an investor looking to add value with the recent upgraded zoning classification to TOD-2 (transit-oriented development).

The building has remained 100% leased since 2005 when it changed hands from a long-time user to a real estate developer. Substantial improvements were made to the property to convert it from single use to multi-tenant use.

Ownership continues to invest heavily in the project and in tenant improvements.

Purchase Price is \$7,500,000

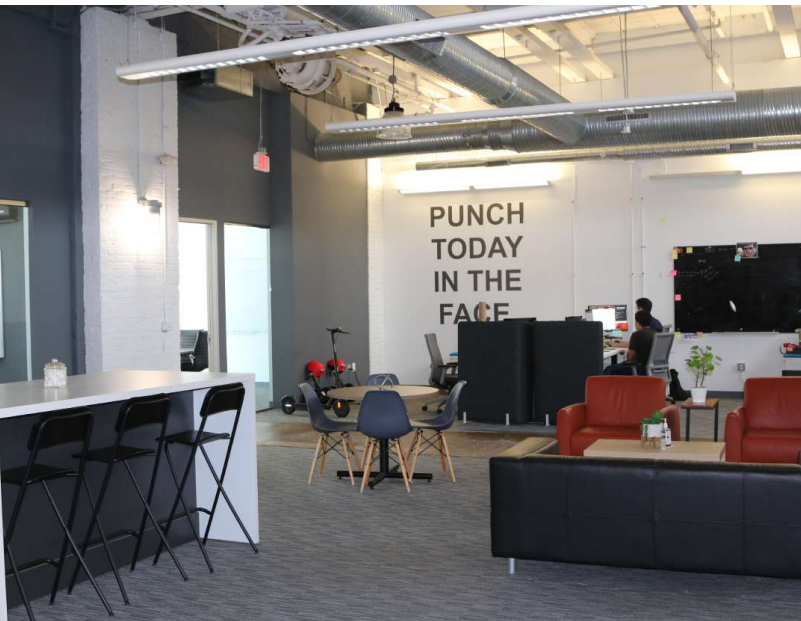


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PROPERTY PHOTOS

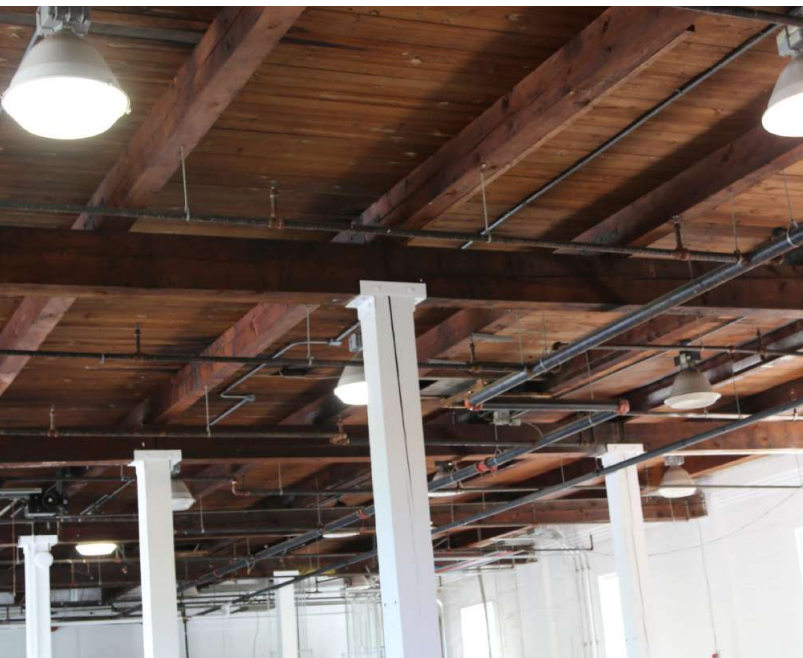


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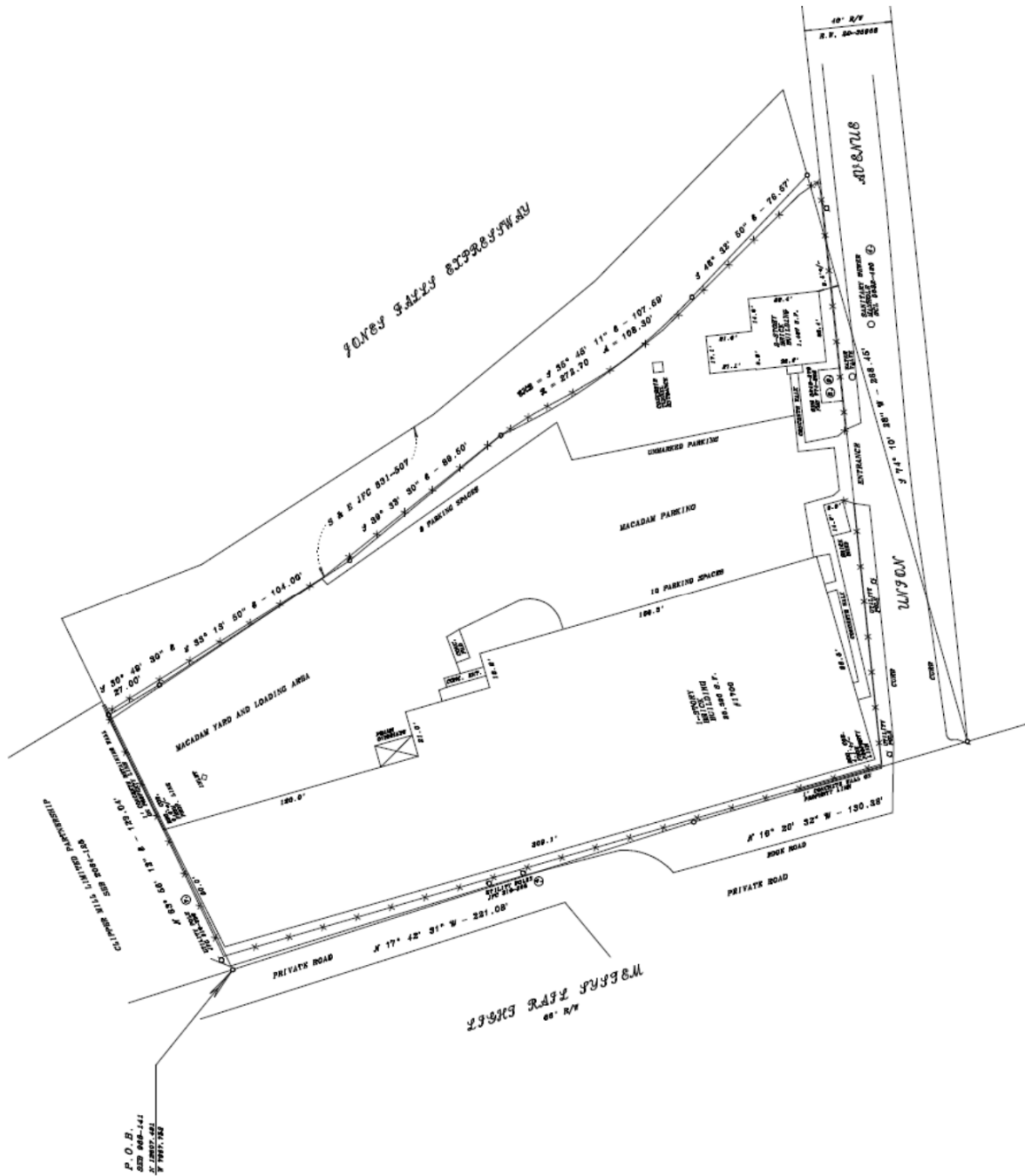


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SURVEY



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

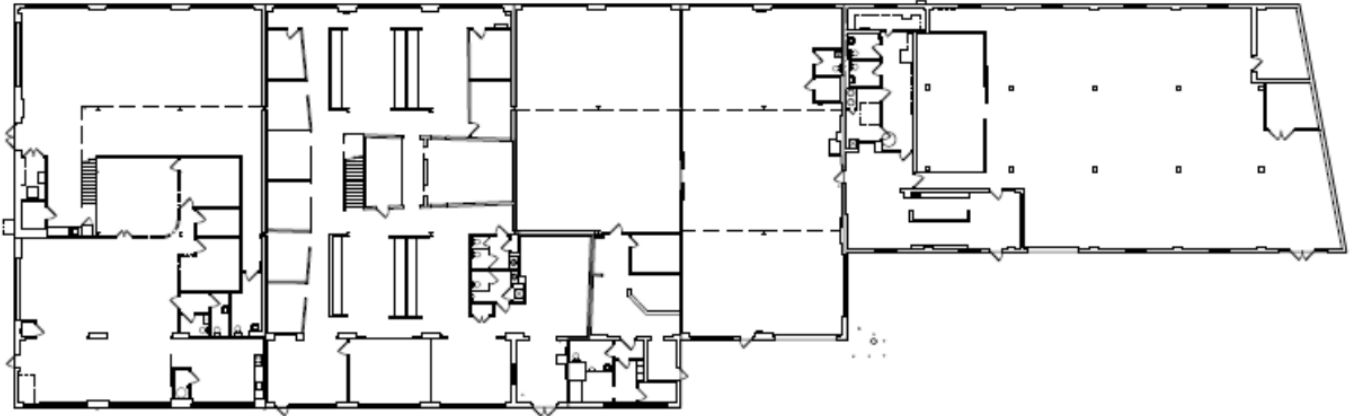
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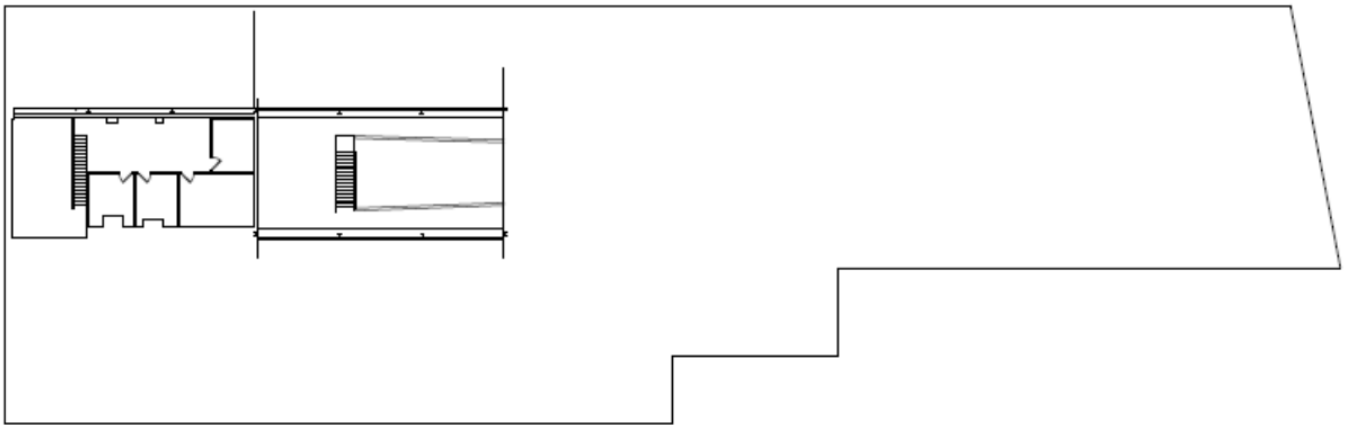
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FLOOR PLAN

BUILDING #1



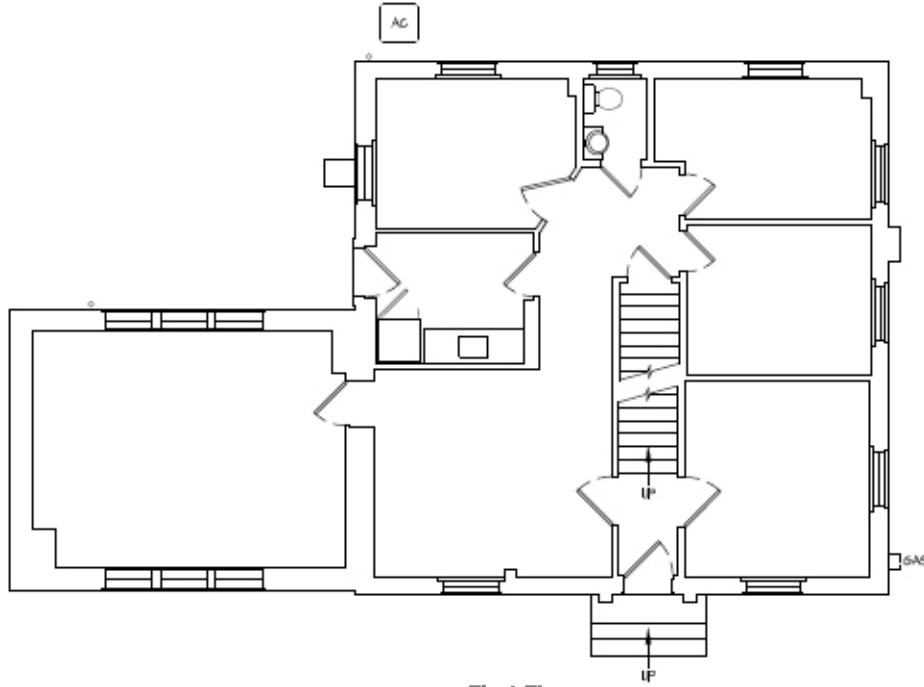
Ground Floor



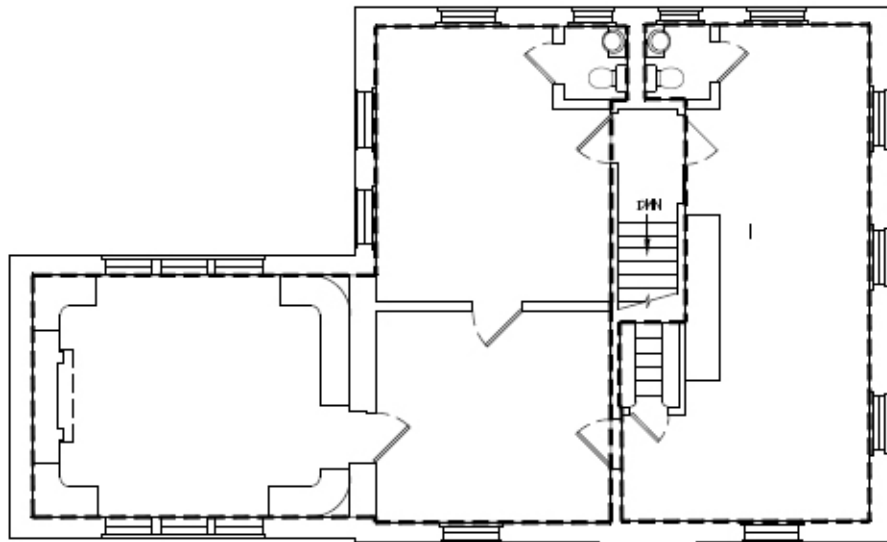
Mezzanine

FLOOR PLAN

BUILDING #2



First Floor



Second Floor

RETAIL MAP



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BUILDING TENANTS

BUILDING 1 TENANTS



Suite A: CraniUS

CraniUS Therapeutics develops a novel skull-implanted drug delivery system (called NeuroPASS) capable of bypassing the blood-brain barrier to deliver therapeutic agents directly to brain tissue. They aim to treat neurological disorders such as aggressive brain tumors, Alzheimer's, and Parkinson's disease.



Suite B: Ten4

Ten4 is a telecommunications solutions company focused on sourcing, procurement, and negotiation of wired and wireless telecommunications services (voice, data, networking) for businesses, helping them reduce costs and manage telecom infrastructure. They also provide virtual phone system services, trunking, and telecom-billing optimization.



Suite C: Believer's Love

Believer's Love is a faith-based community organization that provides spiritual and ministry services to college students and young adults.



Suite D: Lime

Lime is a micro-mobility company that operates shared electric scooters and bikes for short-term rental (dockless) in many cities globally including Baltimore. They aim to provide sustainable, affordable, carbon-friendly urban transport alternatives.

BUILDING TENANTS

BUILDING 2 TENANTS



Suite 1: Lime

Lime is a micro-mobility company that operates shared electric scooters and bikes for short-term rental (dockless) in many cities globally including Baltimore. They aim to provide sustainable, affordable, carbon-friendly urban



Suite 2: Joining With Empathy, LLC

Joining With Empathy is a therapy / counseling group practice (virtual and in-person) that works with individuals and couples. Its founder is a licensed clinical social worker, and the practice emphasizes trauma-informed care, relational work, and client-centered therapy.

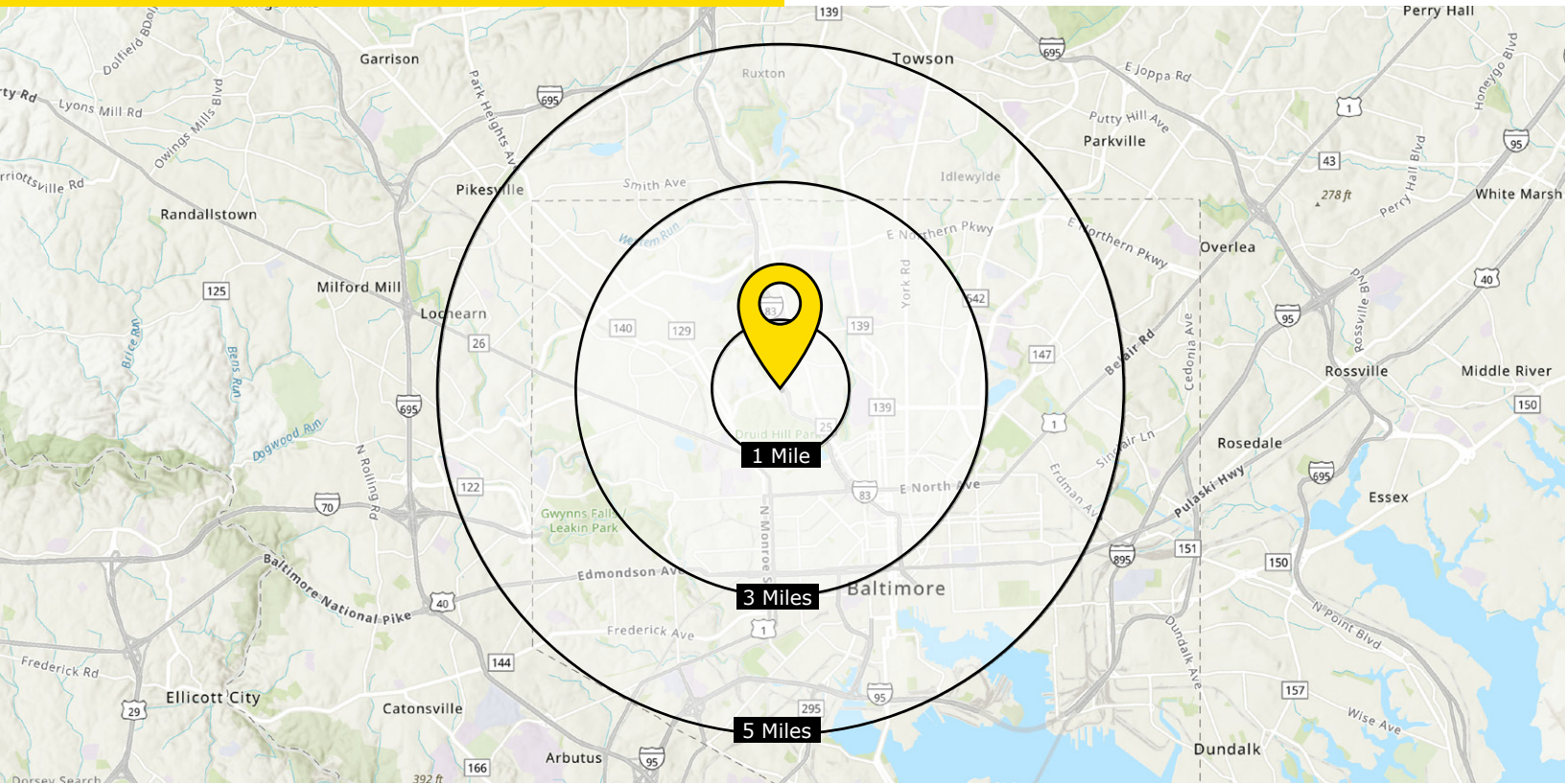
Suite 3: Melinda Maule, LLC

Melinda Maule is a licensed clinical social worker (LCSW-C) based in Baltimore, offering both in-person and telehealth therapy. She specializes in trauma, PTSD, depression, grief, life transitions, and works particularly with neurodivergent, queer, non-monogamous, and culturally diverse clients.

Suite 4: Going to Thrive / Psychedelic Healing Therapy

Going to Thrive is a psychedelic-assisted therapy/integrative healing practice. The therapeutic work combines psychology, healing, and psychedelic modalities to treat conditions such as depression, PTSD, anxiety. No medications are dispensed on site. transport alternatives.

DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	19,380	228,128	554,547
Households	9,988	103,139	246,098
Families	4,026	46,722	119,745
Average Household Size	1.90	2.08	2.16
Median Age	38.9	38.1	37.0
Median Household Income	\$80,522	\$57,197	\$63,944
Average Household Income	\$106,975	\$85,646	\$93,602

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	19,079	223,703	547,020
Households	10,039	102,862	247,464
Families	4,028	46,349	119,148
Average Household Size	1.86	2.04	2.11
Median Age	39.9	39.3	38.1
Median Household Income	\$89,132	\$62,393	\$69,547
Average Household Income	\$118,575	\$94,551	\$103,330

KEY FACTS



23,715

TOTAL BUSINESSES



327,009

TOTAL EMPLOYEES



\$63,944

MEDIAN HH INCOME



\$41,539

PER CAPITA INCOME



\$75,923

MEDIAN NET WORTH

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CONFIDENTIALITY AGREEMENT

The undersigned hereby agrees to keep confidential and in the strictest of confidence all information and documentation provided to the undersigned by AGM Commercial Real Estate Advisors, LLC ("Seller's Broker") and Selvin Passen (the "Property Owner") pertaining to the properties located at 1700 Union Avenue Baltimore, MD 21224 (the "Property") in conjunction with the potential sale of the Property. (collectively, the "Property Information"). This Confidentiality Agreement shall extend to the undersigned's agents, employees, partners/members/team members, attorneys, lenders, accountants or Buyer's Broker listed below.

By execution of this Confidentiality Agreement, the undersigned agrees not to directly or indirectly disclose nor permit any Advisor to disclose the Property Information to any other person, firm, or entity other than the undersigned's Advisors without prior written authorization; that the undersigned will not use or permit to be used the Property Information by any other person, firm or entity without prior written authorization of the Property Owner; and the Undersigned will not use nor permit the use of the Property Information in any fashion or manner detrimental to the Property Owner or its members, affiliates or principals.

The information provided does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither the Property Owner nor Seller's Broker, nor any of their respective officers, members, employees, or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

THE PROPERTY OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST FOR THE PROPERTY, TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME, AND TO SELL THE PROPERTY TO ANOTHER PARTY OR TO WITHDRAW THE PROPERTY FROM SALE, WITH OR WITHOUT NOTICE.

Acknowledged and agreed:

Name: _____

Individually

Entity Name:

By: _____

Authorized Signature

Title

Date

Buyer's Broker, if any: _____

Name of individual and company: _____

Financial information will be provided to qualified buyers with signed Confidentiality Agreement