

FOR LEASE

900 N LEHIGH ST

Baltimore, MD 21205

LEASE RATE

\$12.50 SF/yr/NNN



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COLDWELL BANKER
COMMERCIAL
REALTY

Barbara Bouvier

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4000 SF Flex Building



PROPERTY DESCRIPTION

The first level boasts a spacious conference room capable of seating 20 individuals, ensuring ample space for meetings, presentations, and collaborative sessions. Additionally, the ground floor features a separate entrance, restrooms, and a welcoming reception/waiting area that sets the tone for professionalism and hospitality. With nine well-appointed offices and a designated copy area, productivity is seamlessly integrated into the workflow.

Ascending to the second level reveals a thoughtfully designed office space spanning 1025 SF. This level features a meticulously crafted office layout with two private offices, two cubicles, a restroom, and an expansive open floor plan conducive to creativity and collaboration. A dedicated conference area provides the ideal setting for strategy sessions and client meetings.

Complementing the office area is a functional warehouse space spanning 821 SF, offering convenient storage solutions and logistical support for business operations. The warehouse features one drive-in door, facilitating efficient loading and unloading of goods and materials.

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OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	744,701,760 SF
Building Size:	10,859 SF
Zoning:	I-2
APN:	6182012

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	894	8,504
Total Population	365	2,395	19,194
Average HH Income	\$52,231	\$50,584	\$49,480

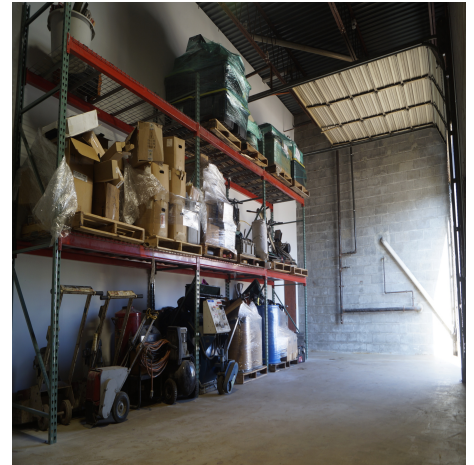


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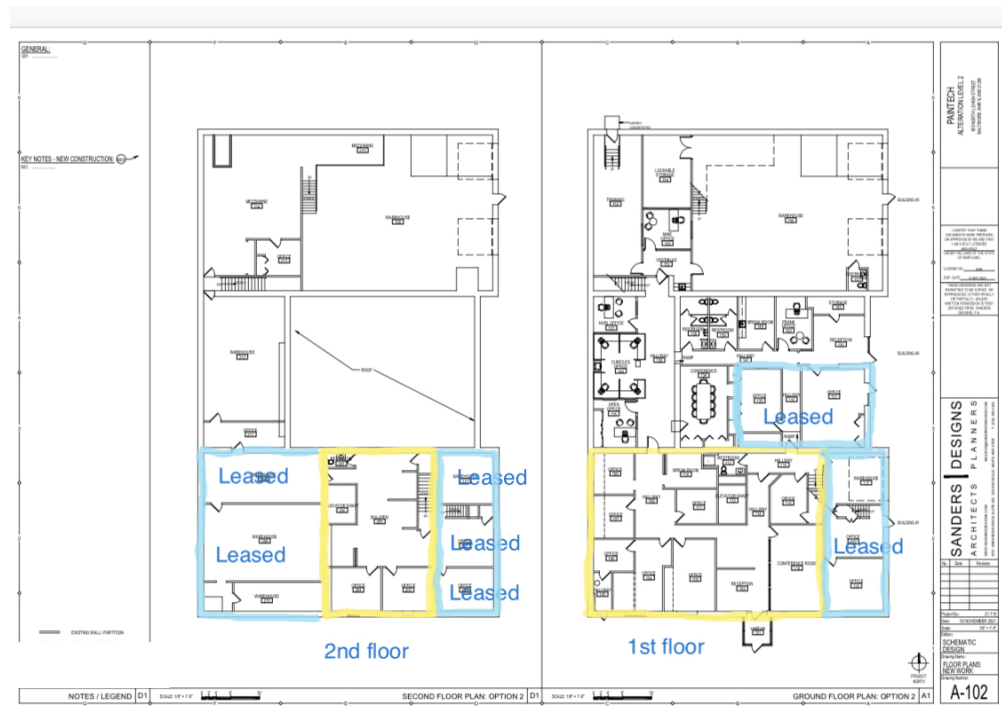
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LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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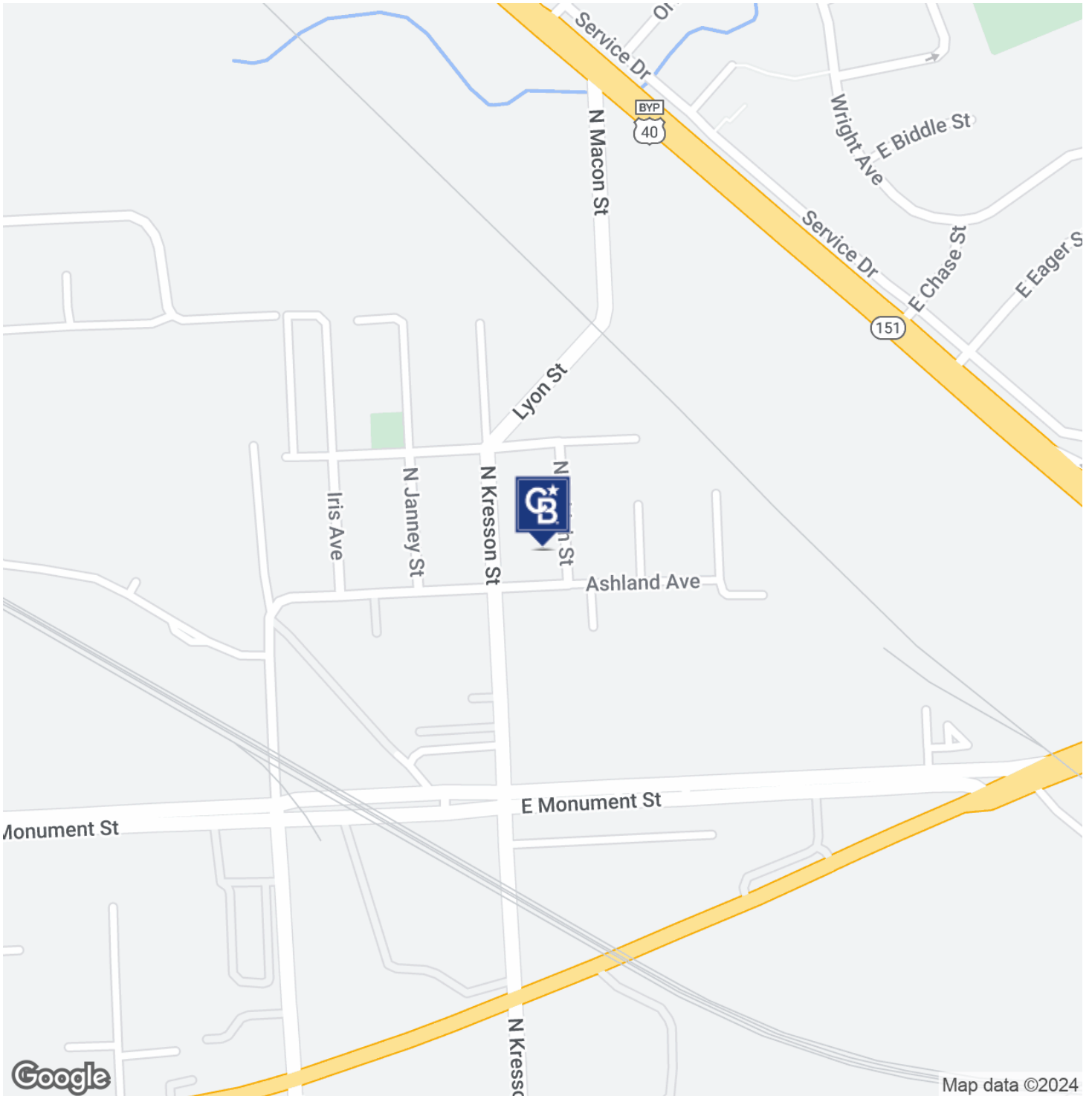


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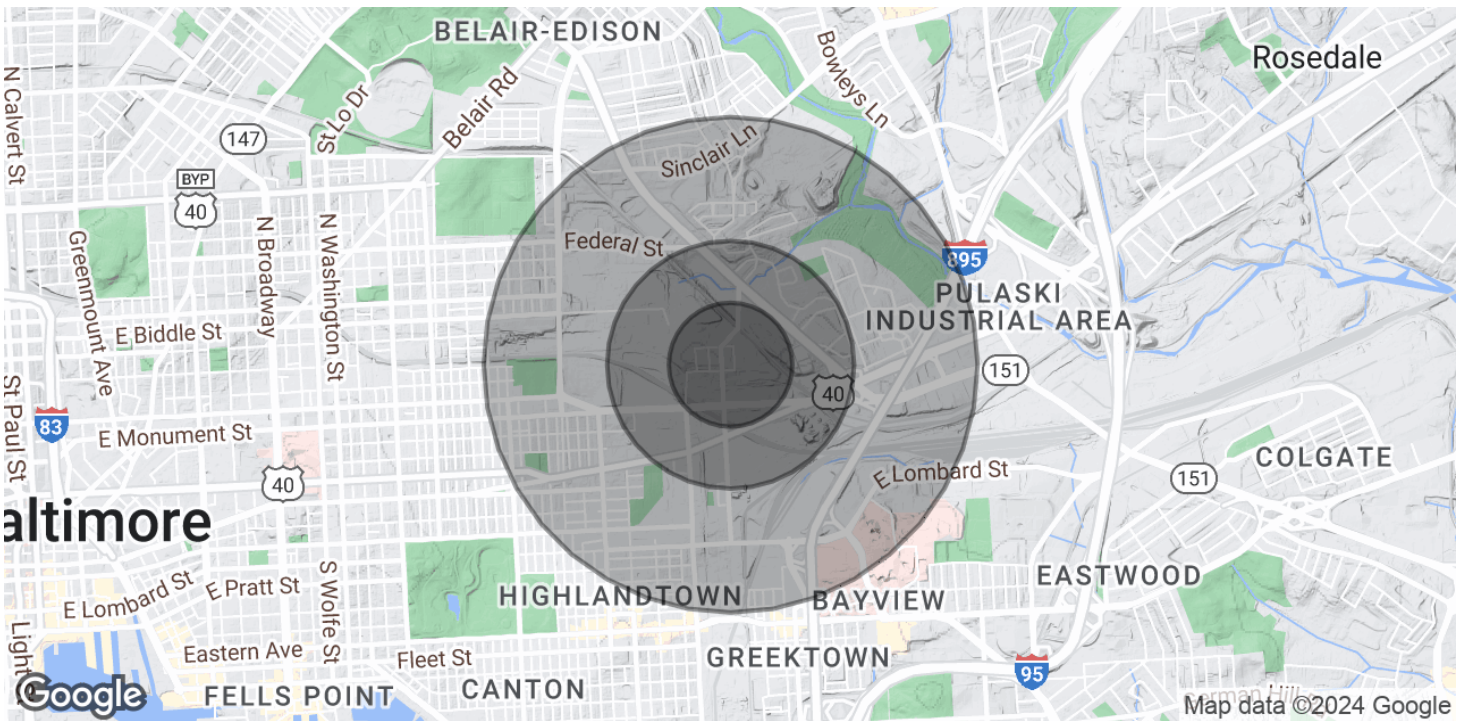


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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	365	2,395	19,194
Average Age	39	37.7	34.5
Average Age (Male)	36	34.7	31.1
Average Age (Female)	46.3	44.4	38.2
HOUSEHOLDS & INCOME			
Total Households	141	894	8,504
# of Persons per HH	2.6	2.7	2.3
Average HH Income	\$52,231	\$50,584	\$49,480
Average House Value	\$51,441	\$48,634	\$129,465

2020 American Community Survey (ACS)

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