



OFFICE BUILDING

901 N. BROADWAY | BALTIMORE, MARYLAND 21205

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,160 SF \pm office building on .16 Acres \pm in Northeast Baltimore
- Entire building is elevator served
- Rear dedicated parking lot (fenced and gated) with 10 spaces \pm
- Corner location at the signalized intersection of N. Broadway and Ashland Avenue
- Walking distance from The Johns Hopkins Hospital



BUILDING SIZE:

8,160 SF \pm

LOT SIZE:

.16 ACRES \pm

YEAR BUILT:

1989

STORIES:

3

PARKING:

10 SURFACE SPACES \pm

ZONING:

OR-1 (OFFICE-RESIDENTIAL DISTRICT)

SALE PRICE:

\$1,200,000

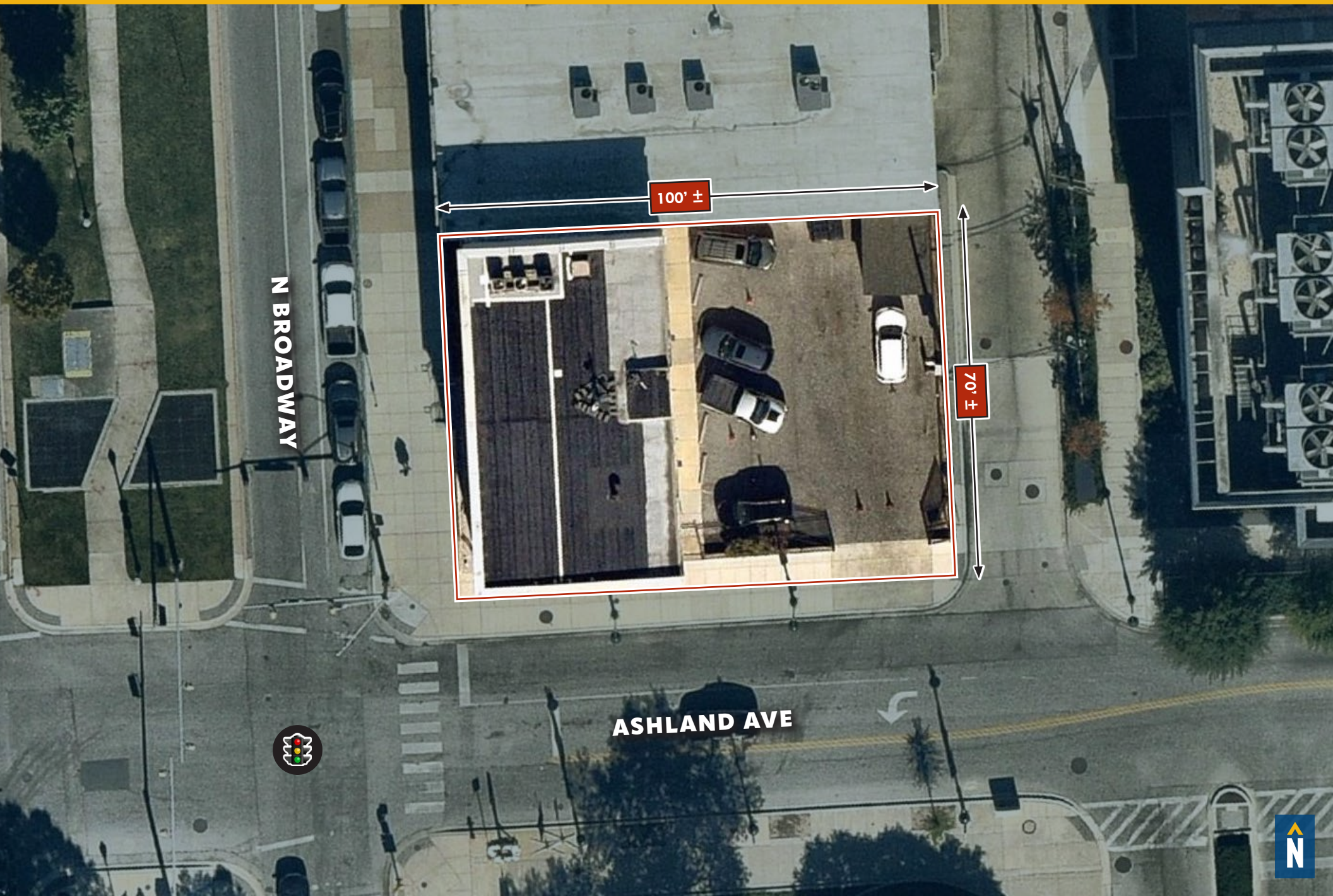
RENTAL RATE:

\$15.00 PSF, NNN



GOOGLE STREET VIEW

AERIAL



N BROADWAY

ASHLAND AVE

100' ±

70' ±



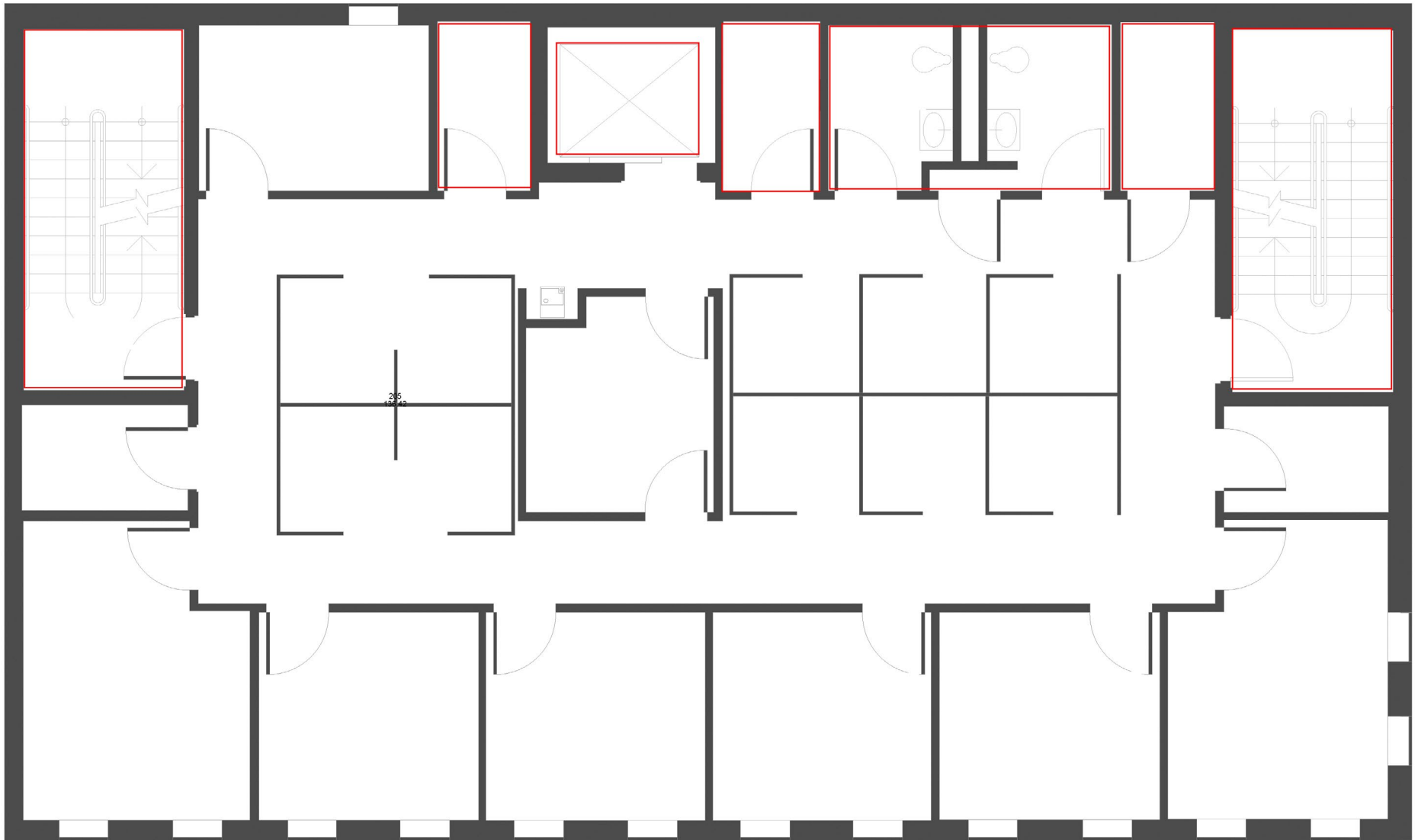
FLOOR PLAN: 1ST FLOOR

 COMMON AREAS



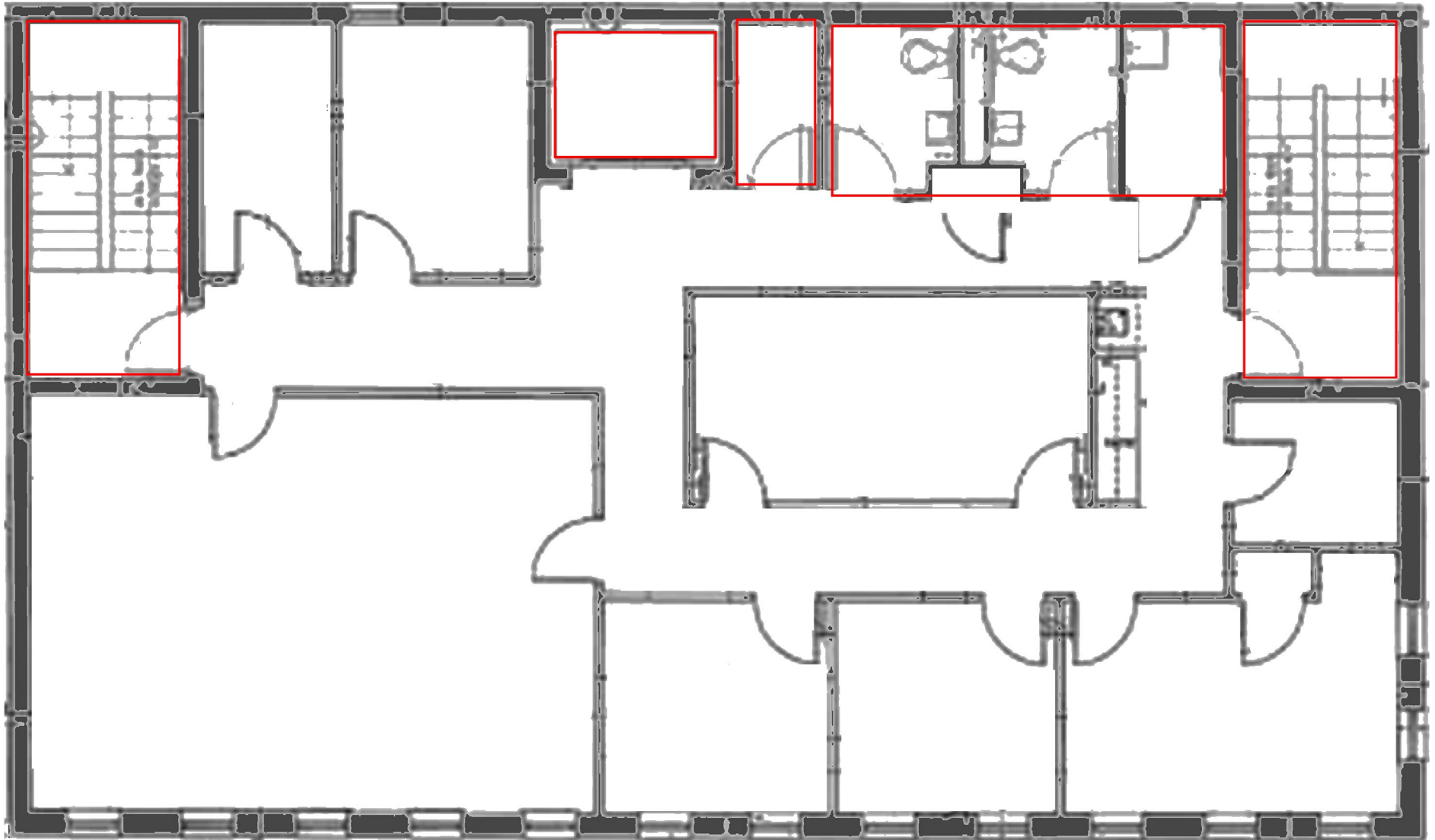
FLOOR PLAN: 2ND FLOOR

 COMMON AREAS



FLOOR PLAN: 3RD FLOOR

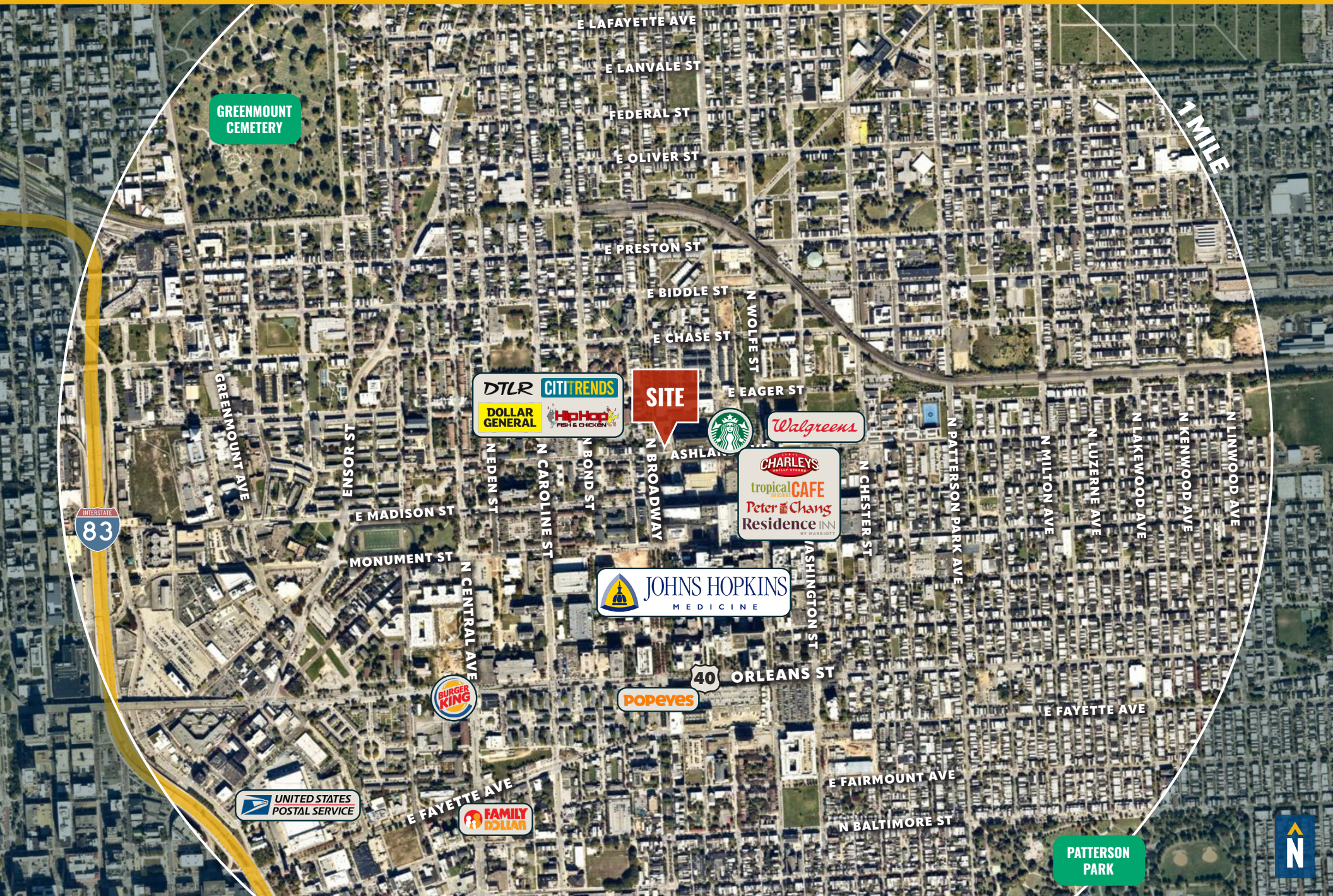
 COMMON AREAS



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



41,130

147,142

261,791

DAYTIME POPULATION



65,992

262,534

371,479

AVERAGE HOUSEHOLD INCOME



\$71,715

\$94,320

\$93,389

NUMBER OF HOUSEHOLDS



17,291

72,719

125,305

MEDIAN AGE



34.6

34.2

34.4

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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