



OFFICE BUILDING

901 N. BROADWAY | BALTIMORE, MARYLAND 21205

FOR
**SALE/
LEASE**



PROPERTY OVERVIEW

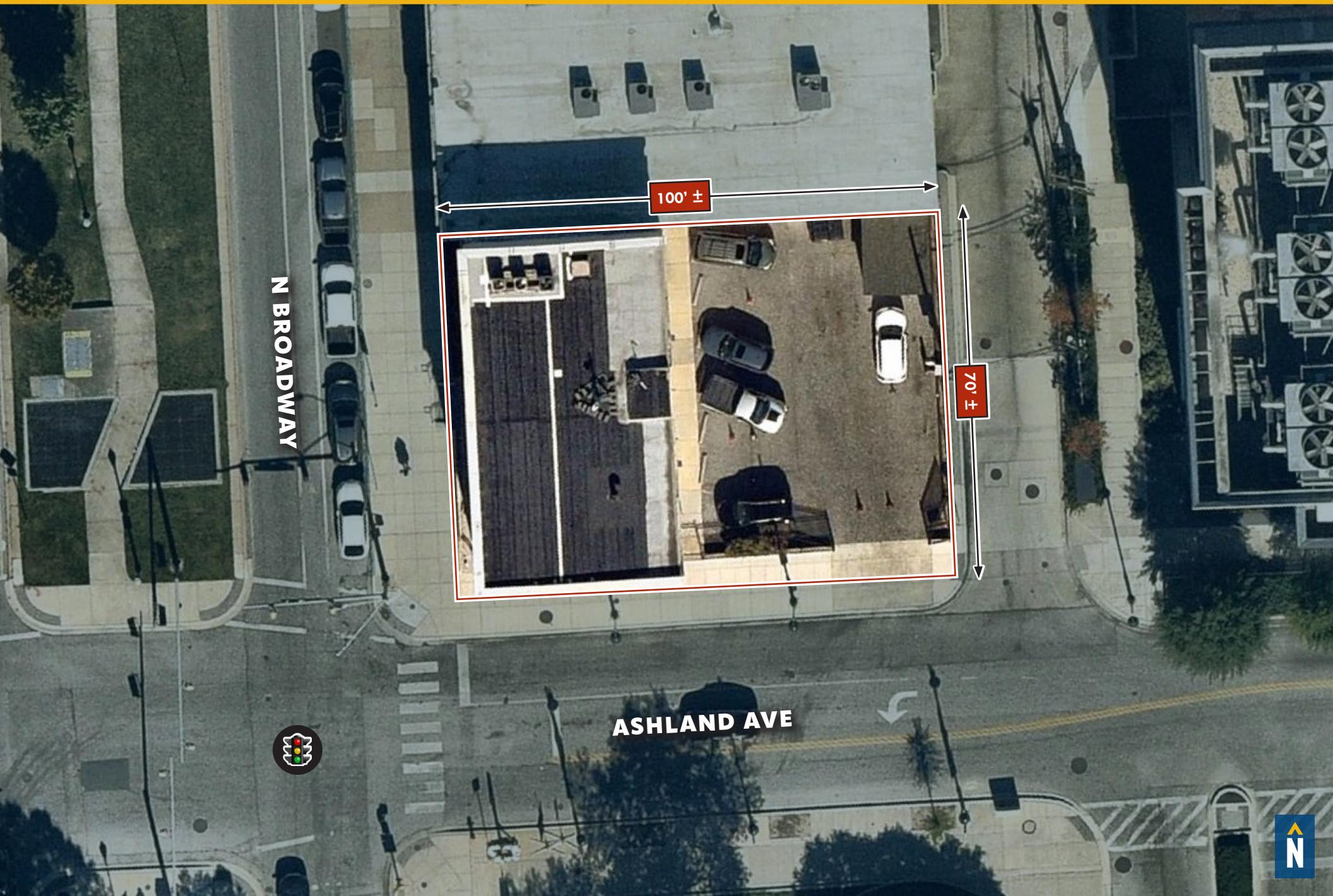
HIGHLIGHTS:

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

BUILDING SIZE:	8,160 SF ±
LOT SIZE:	.16 ACRES ±
YEAR BUILT:	1989
STORIES:	3
PARKING:	10 SURFACE SPACES ±
ZONING:	OR-1 (OFFICE-RESIDENTIAL DISTRICT)
SALE PRICE:	\$1,200,000
RENTAL RATE:	\$15.00 PSF, NNN



AERIAL



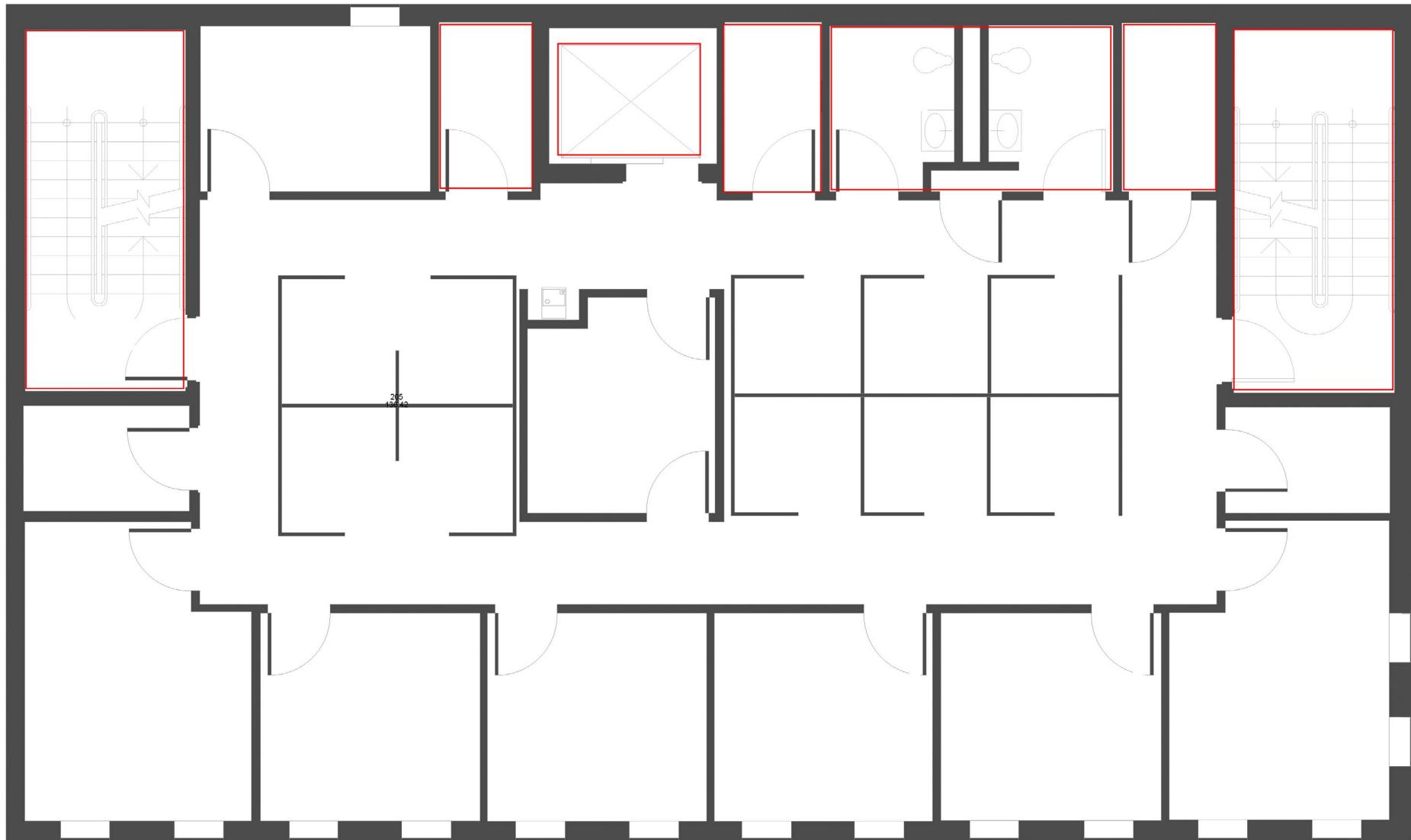
FLOOR PLAN: 1ST FLOOR

 COMMON AREAS



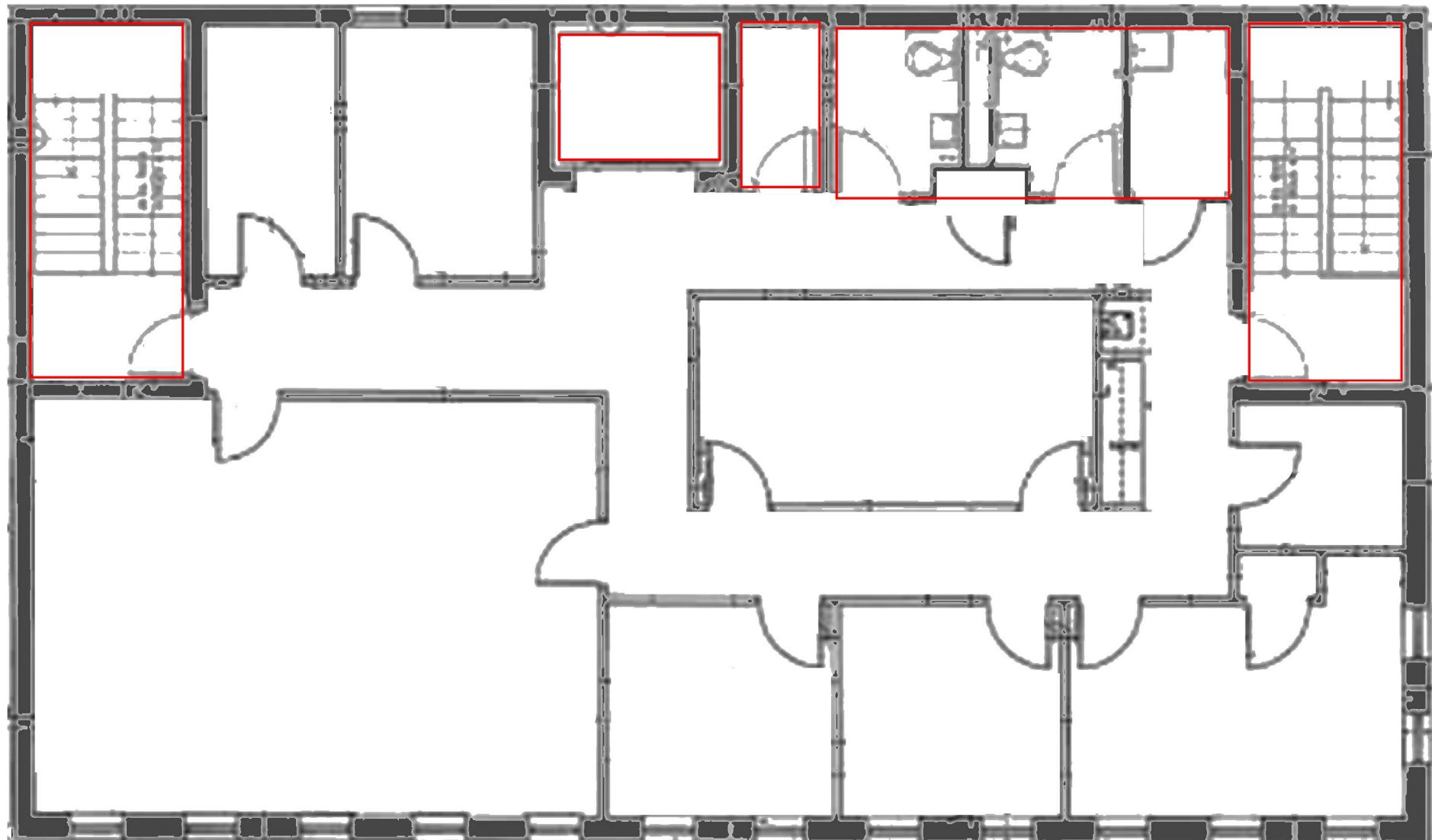
FLOOR PLAN: 2ND FLOOR

 COMMON AREAS



FLOOR PLAN: 3RD FLOOR

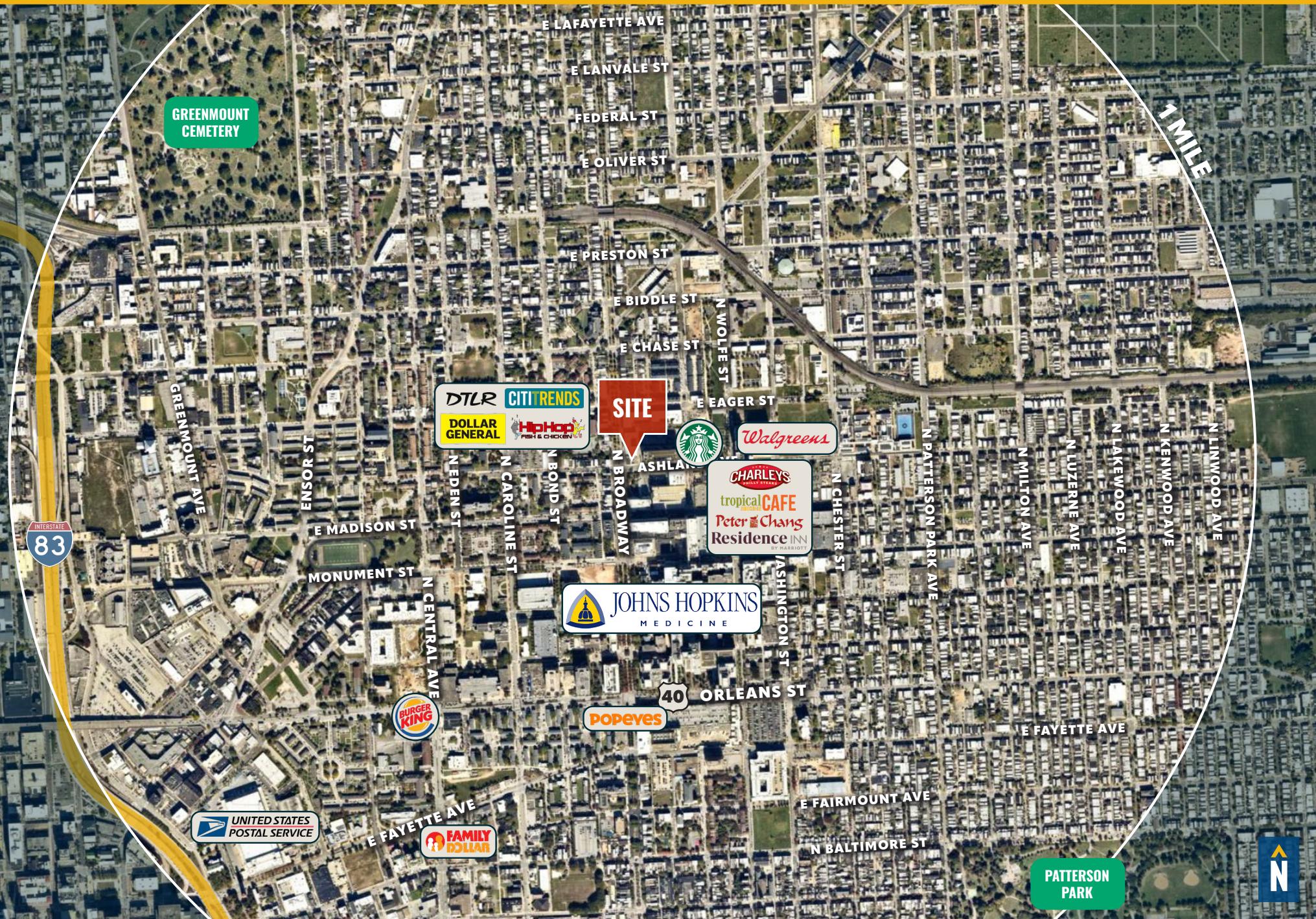
COMMON AREAS



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

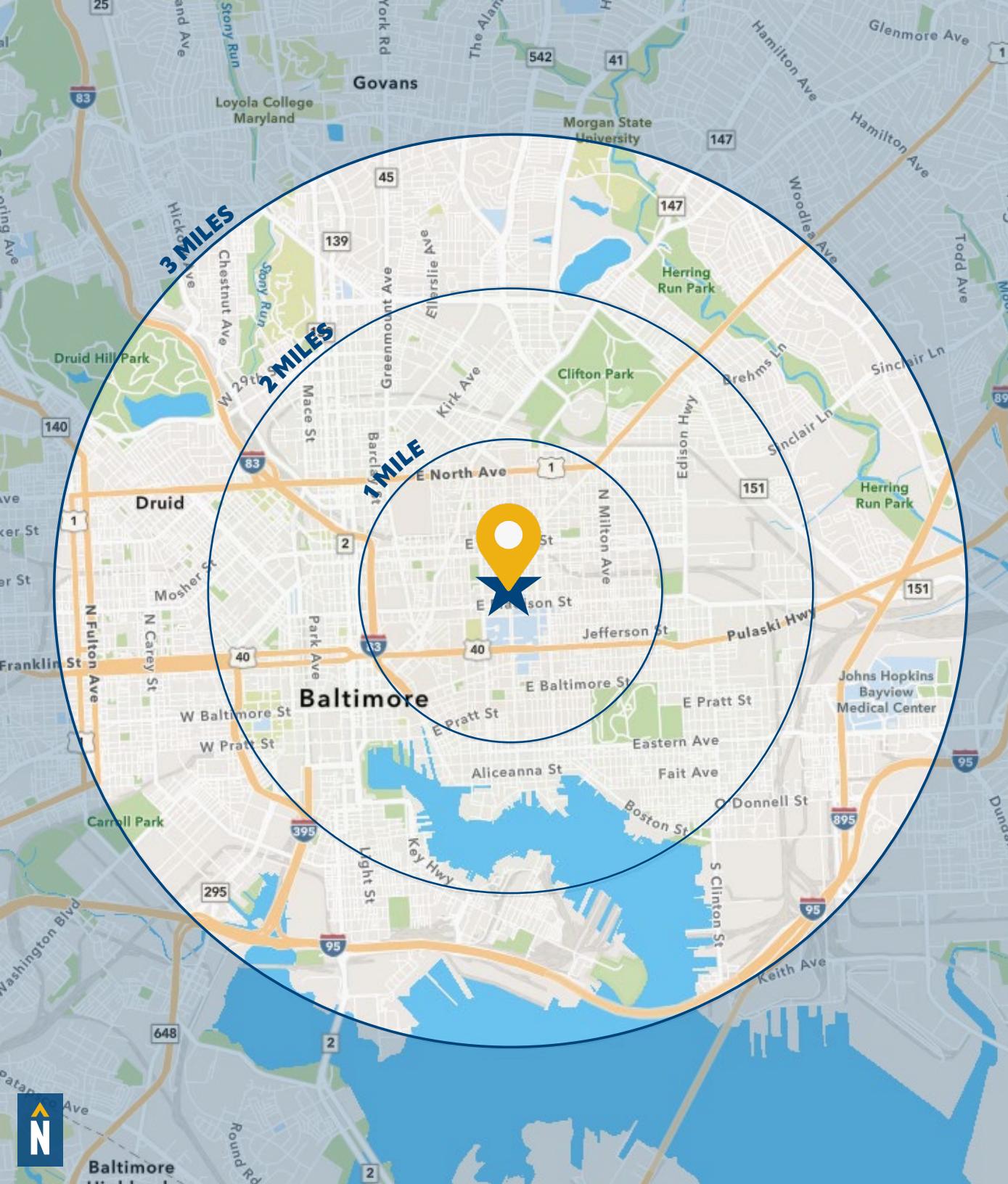


34.6

34.2

34.4

FULL DEMOS REPORT



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