

TACK FACTORY  
1300 Bank Street @ Central Avenue  
Baltimore, MD 21231



## ADAPTIVE REUSE WITH INDUSTRIAL CHARM



PROPERTY AVAILABLE

### AVAILABLE FOR LEASE

1st Floor: Up to 14,138 SF contiguous

- 3,384SF (Suite 100A)
- 3,219 SF (Suite 102)
- 6,431 SF (Suite 105) - can be demised

Rental Rate: \$19.00/SF, NNN

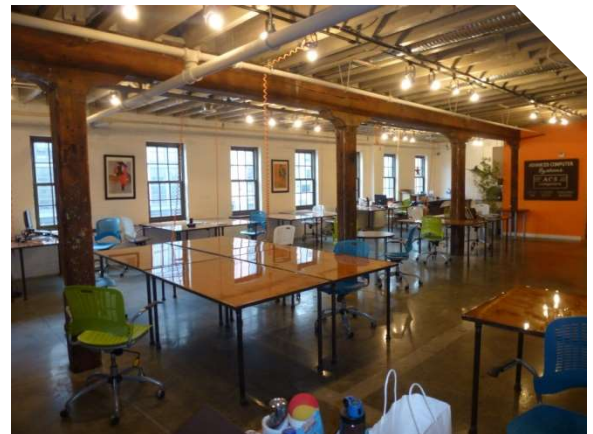
2nd Floor

- 1,632 to 1,891 SF

Rental rate: \$21.00/SF, Net of Utilities

### PROPERTY FEATURES

- Concrete/wood floors, exposed wood columns and joists, operable windows
- Zoned C-2: Retail & Office use including Indoor Recreation, Bank, Health Care, Fitness and many others
- Incentives: Opportunity Zone, Hub Zone, Enterprise Zone and Empowerment Zone
- Easily accessible to I-83, I-95, Downtown, Canton, Harbor East
- Entertainment Corridor with Mustang Alley's & new Fivelron Golf
- 2 Parking garages within a block, monthly spaces available
- Building signage may be available



### FOR ADDITIONAL INFORMATION, CONTACT

DOUGLAS M. KAUFMAN

443.853.3755

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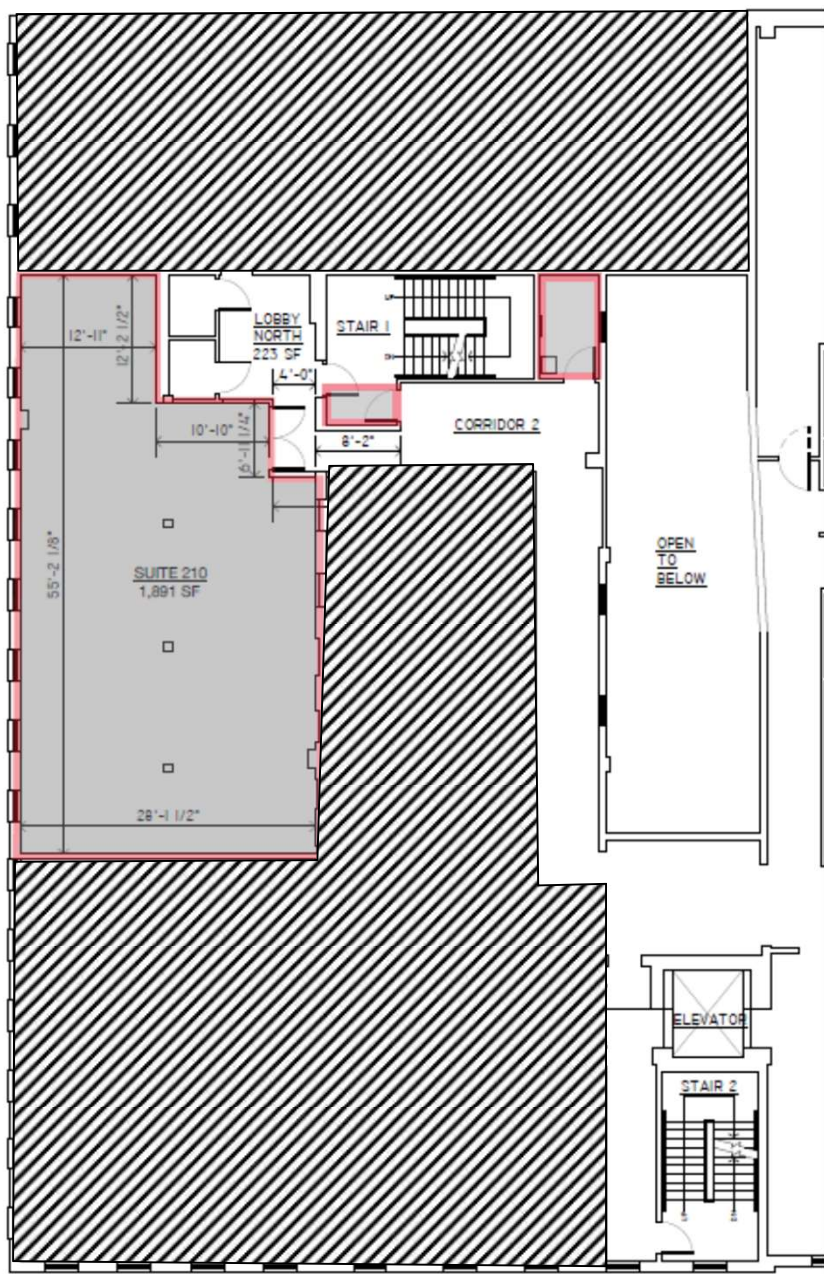
AGM Commercial Real Estate Advisors 921 E. Fort Avenue, Suite 325 Baltimore, MD 21230 [www.agmcommercial.com](http://www.agmcommercial.com)


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## 2<sup>nd</sup> FLOOR PLAN

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 Not available

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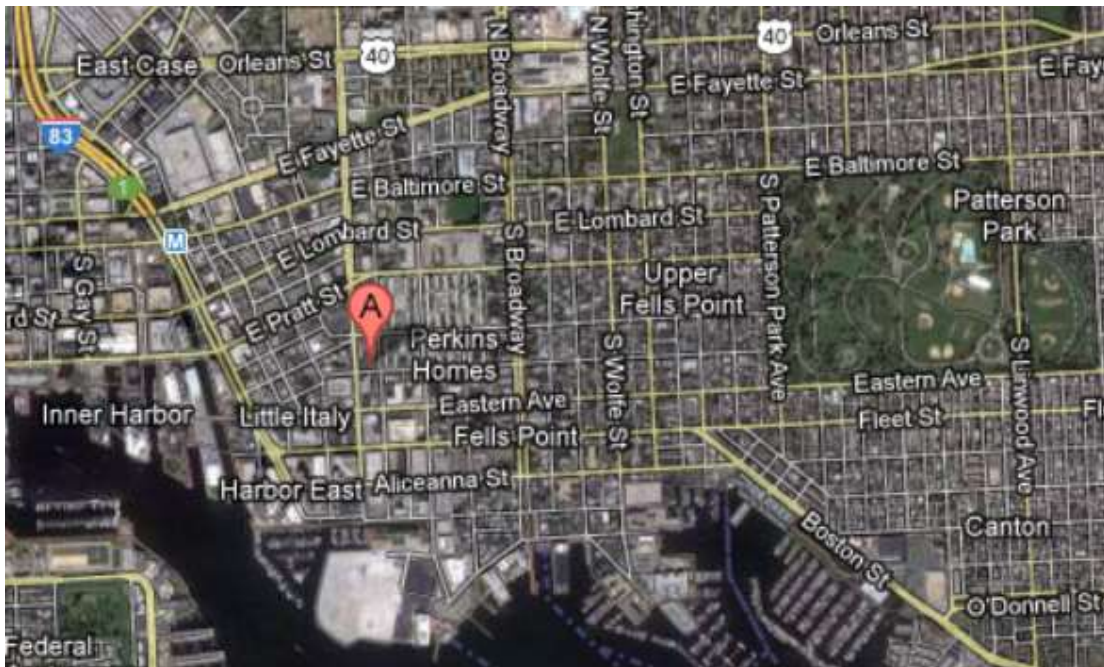
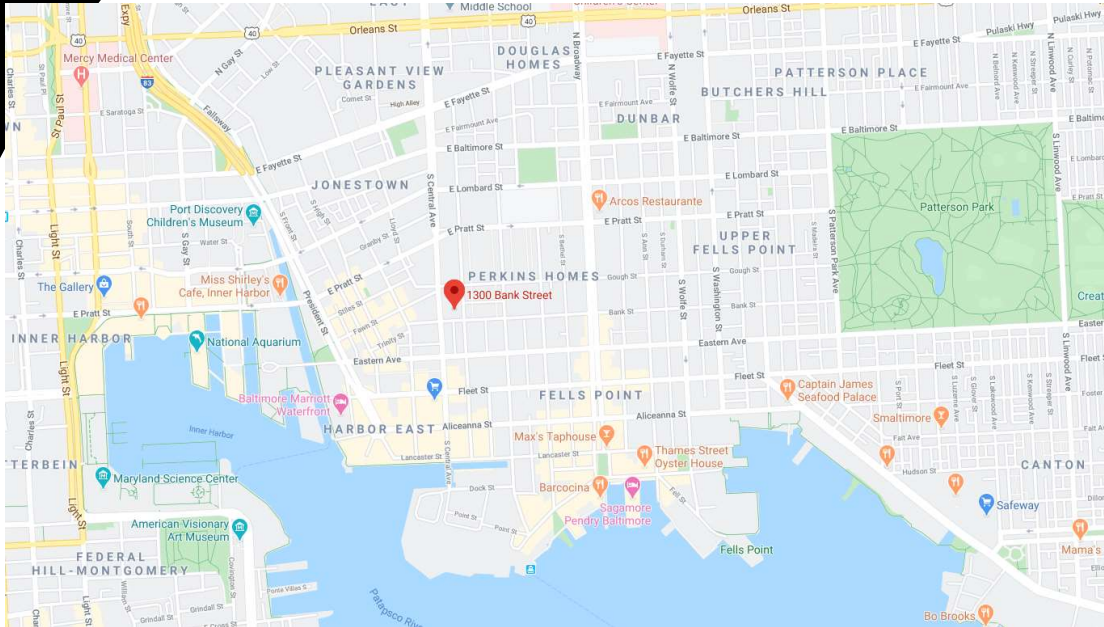
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## MAP & AERIAL

PROPERTY AVAILABLE



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