



CREATIVE, LOFT STYLE OFFICE SPACE FOR LEASE

This top-floor suite offers an expansive, creative open space designed to inspire. Featuring 3 private offices, 2 semi-private offices, 2 restrooms, a full kitchen, storage room, and a spacious conference room, this layout is perfect for fostering productivity and collaboration.

Soaring vaulted ceilings, hardwood floors, and direct elevator access add to the elegance of this space, while large windows flood the area with natural light.



- *3,315 Square Feet*
- *Ample Off-Street Parking*
- *Exquisite Lobby with Elevator Access to Suite*
- *\$18.57/sq. ft. + NN \$5,129/month + \$931 NN*

The Castle

At 34th & Keswick

Office / Retail – First Class Historic Restoration



- 509 to 6,077 Sq. Ft.
- First class renovation with superior attention to detail
- Create space: skylights, vaulted ceilings, dormers
- 35 free off-street parking spaces (some covered)
- 16-camera exterior surveillance system
- 3 blocks to “The Avenue”
- 6 blocks to recently redeveloped “Rotunda” on 40th Street, featuring apartments, retail and restaurants
- Easy in-and-out via I-83



Address: 3355 Keswick Road
Baltimore City, MD 21211
Hampden Neighborhood

Lot: 46,400 Sq. Ft. (1.07 acres)

Building: 28,370 Sq. Ft., including Copula, Stable and Carriage House. Originally constructed as the Northern District Police Station in 1899, including a stable, firing range, jail cells and court rooms, the building was tastefully renovated in 2008. Typical finishes include hardwood, carpet or laminate flooring, crown molding, energy efficient replacement windows, new drywall, all new electric, plumbing, and forced air heating systems with central air conditioning.

Zoning: B-2 with a PUD “Planned Unit Development” Zoning which allows additional uses outside the normal zoning code.

Utilities: Each suite has its own separately metered heat and air conditioning system.

Janitorial: Common areas maintained by landlord.

Term: Negotiable

Occupancy: Suite 300 available immediately. Suite 201 available 2/1/2025.

Nets: 13.1% NN for Suite 300.