

FOR LEASE
3700 Falls Rd
Baltimore, MD 21211



LOCATION REVIEW

LEASE PRICE:
\$30 SF/YR NNN

AVAILABLE SF: **2,500 - 12,500SF**

BUILDING SIZE: **12,500SF**

ZONING: **C-1**

PARKING: **20 SPACES/1.6 RATIO**

TYPICAL FLOORS: **12,500SF**

HIGHLIGHTS

- ▶ 12,500 SF BUILDING (10,000 SF PLUS 2,500 SF BASEMENT)
- ▶ NEXT TO "THE AVENUE"
- ▶ CAN BE DEMISED
- ▶ 21 PARKING SPACES
- ▶ CORNER BUILDING AT LIGHT
- ▶ LOADING DOCK
- ▶ HIGH CEILINGS



AERIAL MAP



Falls Road

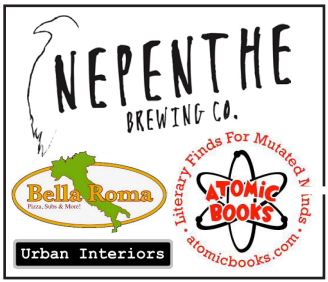


Johns Hopkins University

AERIAL MAP



wicked sisters



ADDITIONAL PHOTOS



PHOTO DETAIL



PROPOSED RENOVATIONS



PLAT MAP

O.G. Survey C.S. 3803
 D. C.S. 4250
 876.
 per App. 1501 C.S. 6050.
 La. Per Dec. C.S. 6069.

UNION

AVE.

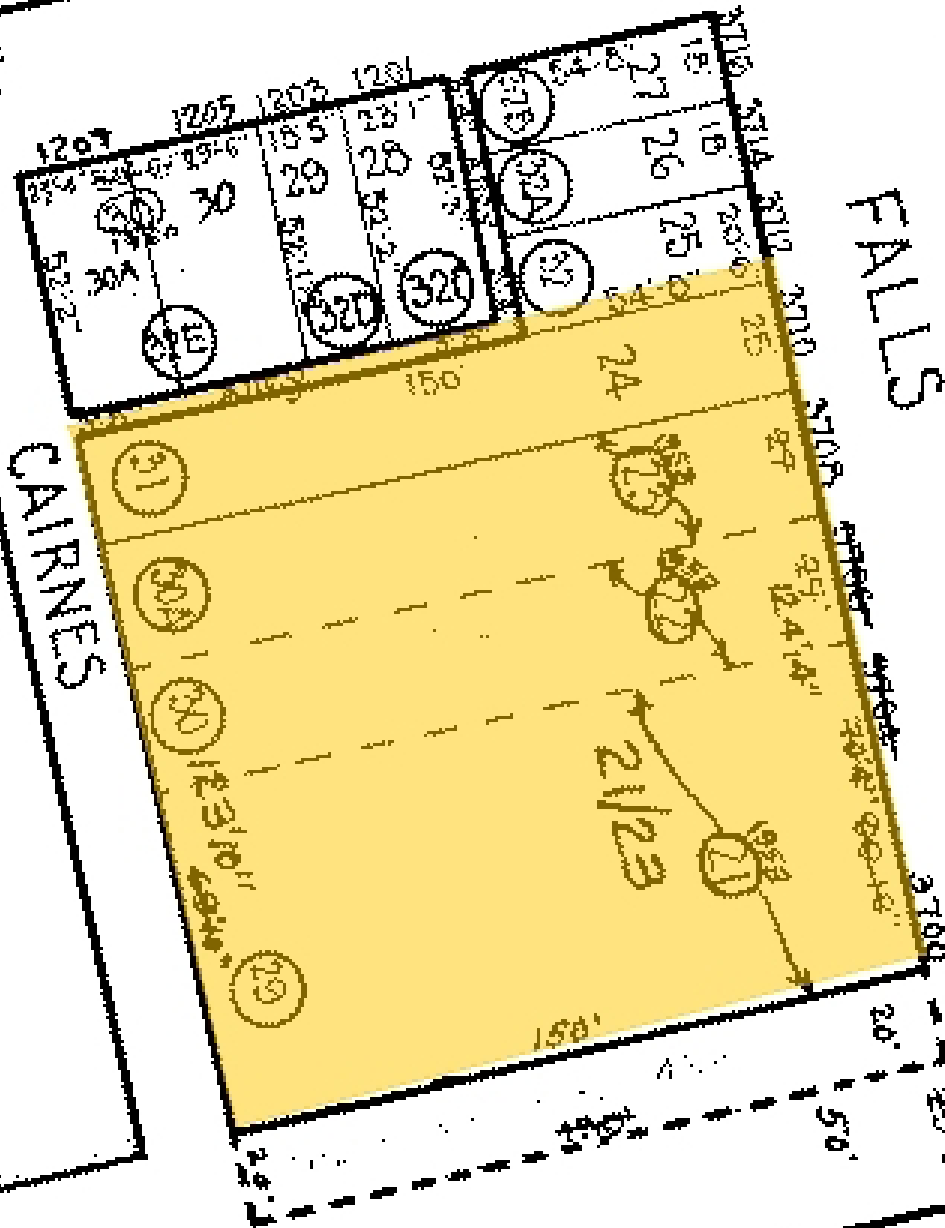
CAIRNES

FALLS

W. 37TH ST.

W. 37TH ST.

Lot 30A
 Lots 3, 3
 Lots 31
 Lots 4/8



DEMOGRAPHICS | 3700 FALLS RD

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS



1 MILE

10,680

2 MILES

104,953

3 MILE

245,566

TOTAL POPULATIONS



1 MILE

24,441

2 MILES

271,269

3 MILE

642,621

AVERAGE HOUSEHOLD INCOME



1 MILE

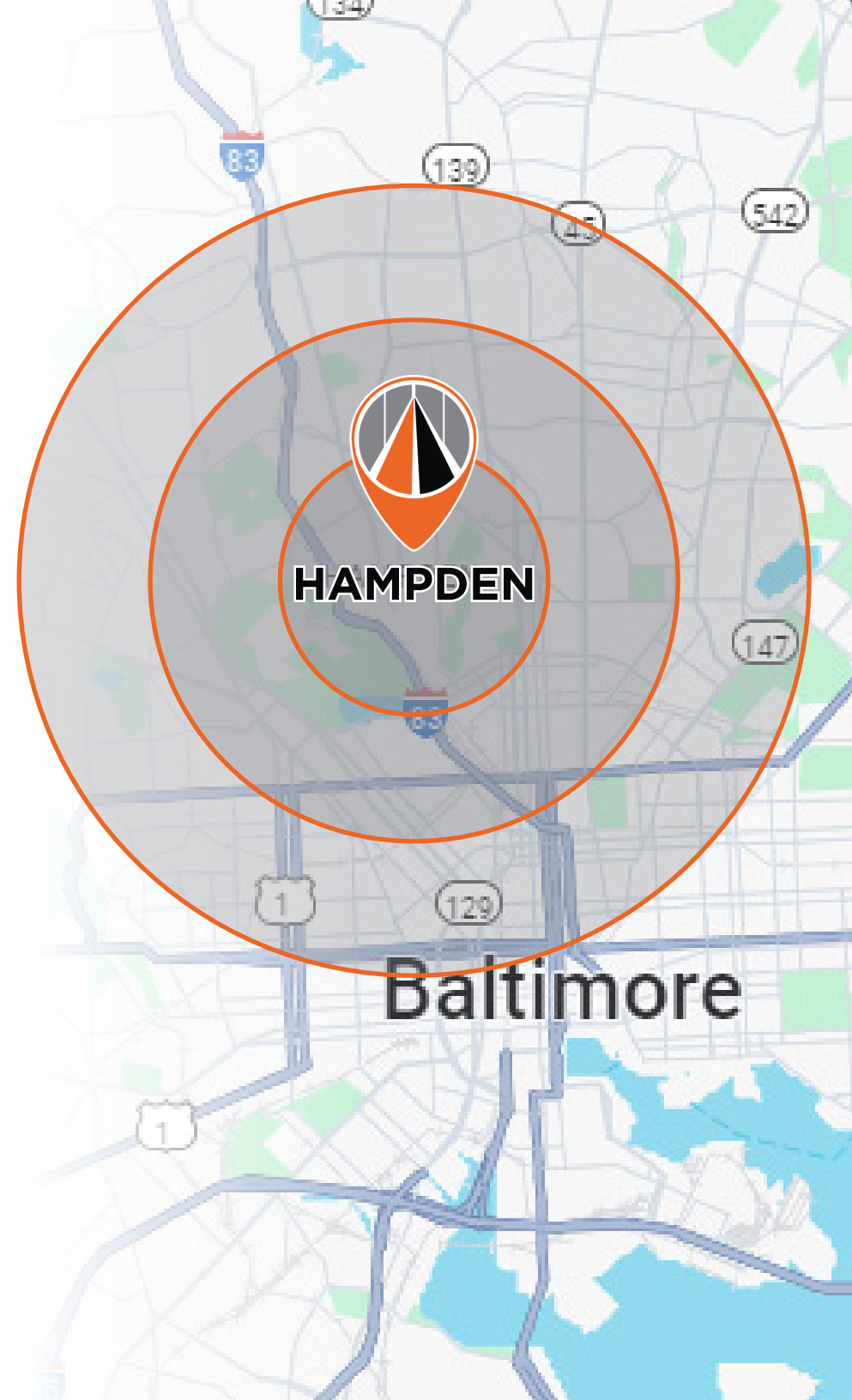
71,061

2 MILES

58,784

3 MILE

61,049





**3700 FALLS RD
BALTIMORE, MD 21211**

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