

FOR LEASE

3169 BRAVERTON ST, EDGEWATER, MD 21037



1st Floor Professional Offices For Lease

Judith Buffington

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HIGHLIGHTS

- Tenant-controlled HVAC (gas heat, central A/C)
- Class A finishes in common areas
- Natural light with operational windows
- Outdoor seating areas
- High-speed Wi-Fi throughout
- Former medical use in space.
- Abundant parking
- Quick walk to shopping and restaurants
- public water and sewer



OFFERING



FOR LEASE OFFICE SPACE

Building Size	11,888 SF
Price	\$26 - 28 SF/yr (Full Service; MG)
Zoning	C2

SPACES	SPACE SIZE
3169 Braverton	1,600 SF
3169 Braverton	3,000 SF



INTERIOR PHOTOS

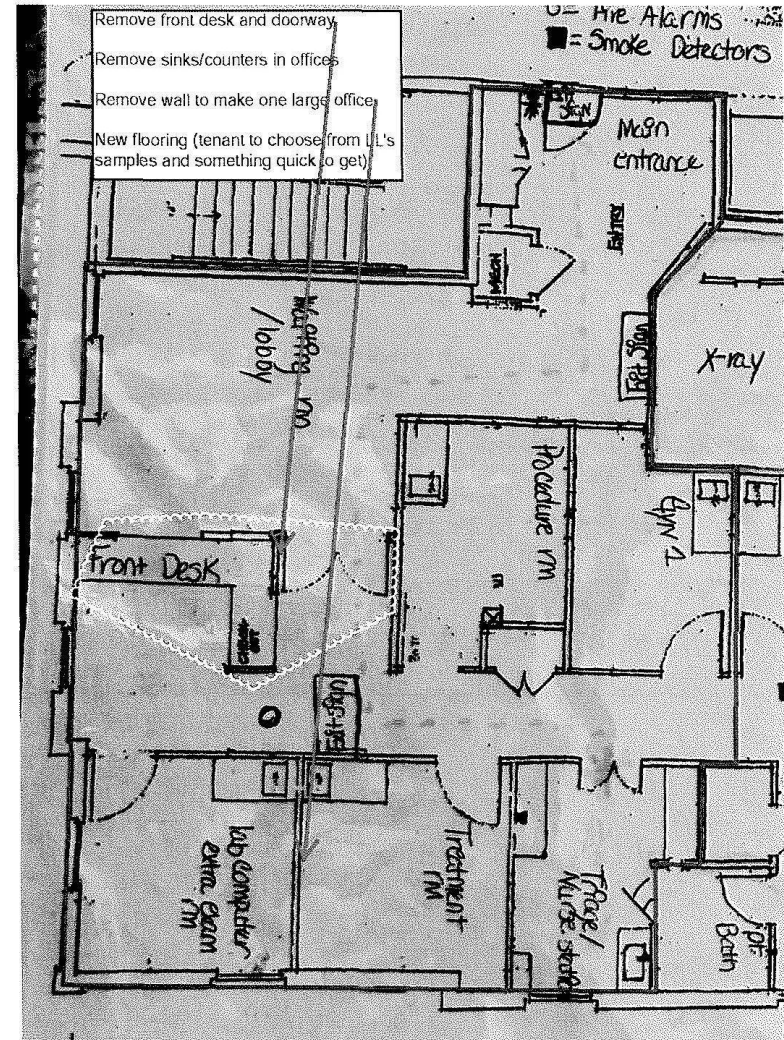


LANDLORD'S WORK

The floor plan illustrates the layout of a 10,000-sq-ft office building. Key areas include:

- Executive Offices:** C.E.O., OPS. MAN., and OFF. MAN.
- Support Spaces:** COPY, MECH., and CL.
- Central Area:** CONF, KITCHEN, and BREAK.
- Engineering and Technical:** SNR. ENG., COMP. CL., TECH TEAM, and three ENG. TEAM workspaces (#1, #2, #3).
- Other Areas:** SALES, CL., and MECH.

② FURNITURE & USE PLAN
1/4" = 1'-0"



RETAILER MAP



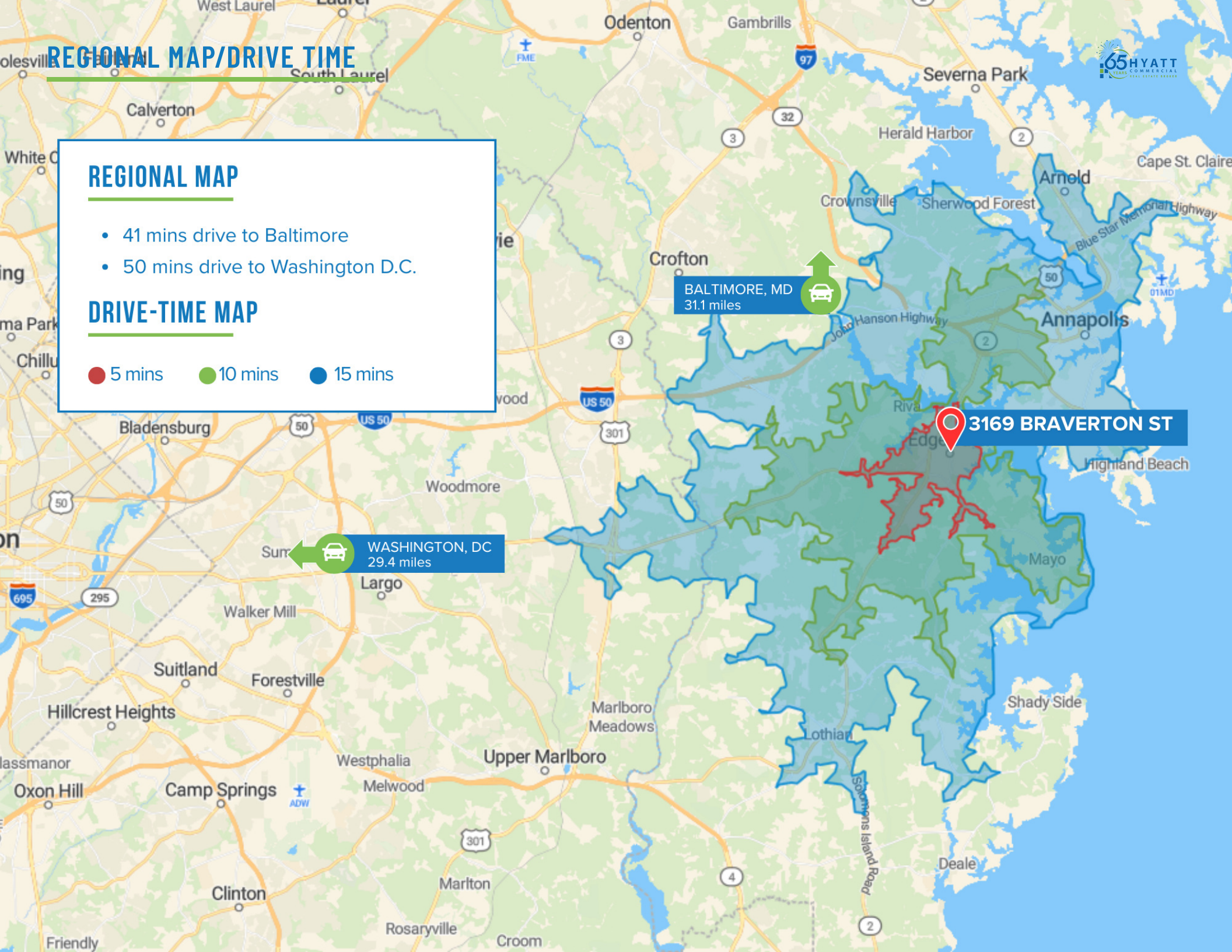
REGIONAL MAP/DRIVE TIME

REGIONAL MAP

- 41 mins drive to Baltimore
- 50 mins drive to Washington D.C.

DRIVE-TIME MAP

● 5 mins ● 10 mins ● 15 mins



DEMOGRAPHICS

2025 SUMMARY

	3 MILES	5 MILES	10 MILES
Population	28,871	87,174	248,555
Households	11,398	36,374	97,076
Average Household Size	2.5	2.4	2.6
Average Age	44.8	44.7	43.4
Average Household Income	\$189,617	\$166,143	\$172,736



248,555

Population



2.6

Average HH Size



43.4

Average Age



\$172,736

Average HH Income



CONTACT

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