



# For Lease

**3,000 – 35,000 s.f.**



Planned Lobby Renovation

- Originally the historic headquarters for Baldwin Locomotive Works, a successful producer of steam locomotives
- Planned lobby, common areas and bathroom renovations scheduled in 2019
- Excellent visibility from I-95 and I-476
- Key card access and on-site security
- 10' ceiling heights
- Open floor plans
- Full height windows
- 4.5/1,000 s.f. parking ratio
- Café located in the building with outdoor patio seating
- Located 0.7 miles south of Exit on I-95 and Exit 1 mile of the Blue Route (I-476)
- Internet ready conference rooms

## *Baldwin Tower*

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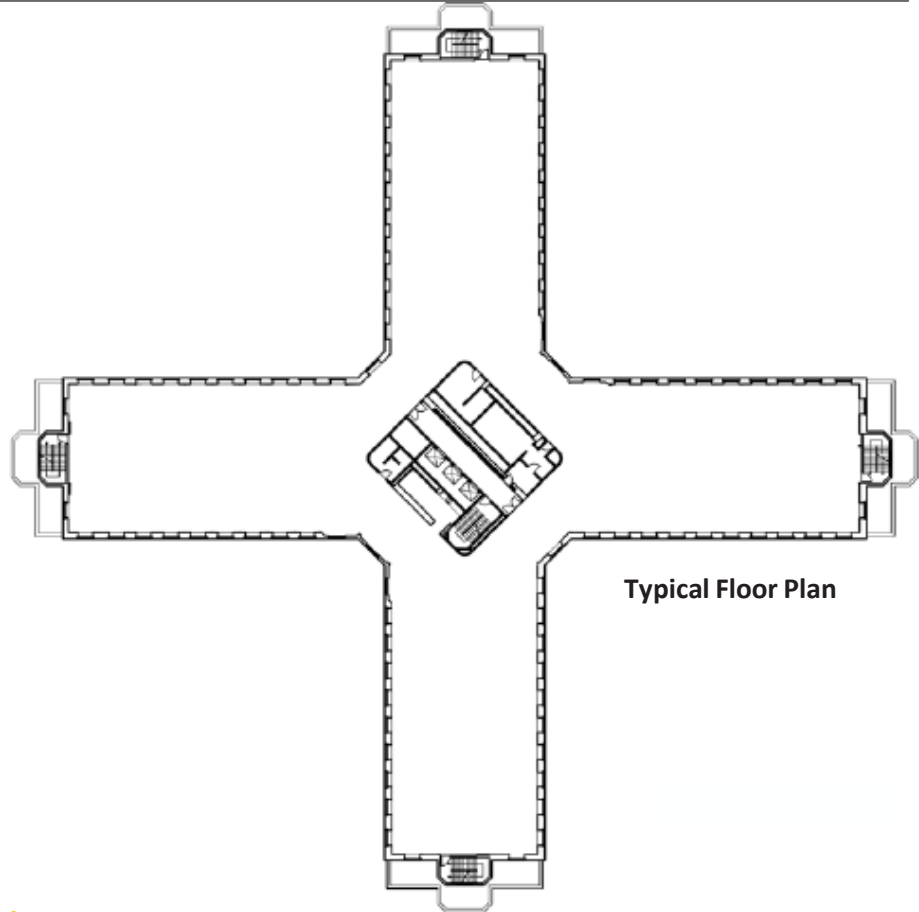


## Common Area Renovation



### Availabilities

LEVEL	AVAILABLE SF
1 <sup>ST</sup> Floor	3,011 s.f. 3,000 s.f. 6,825 s.f.
2 <sup>nd</sup> Floor	6,825 s.f.
3 <sup>rd</sup> Floor	6,907 s.f.
4 <sup>th</sup> Floor	8,238 s.f.
6 <sup>th</sup> Floor	6,011 s.f.
7 <sup>th</sup> & 8 <sup>th</sup> Floor	35,088 s.f.



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