



# EBERSBERGER BUSINESS CENTER

645 BALTIMORE ANNAPOLIS BLVD | SEVERNA PARK, MD 21146

CONDOS FOR  
**SALE/  
LEASE**

**Price Reduction**  
~~\$755,000~~ **\$675,000**



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**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 645 B&A Blvd offers a rare opportunity: 597 SF up to 3,097 SF of office space for sale or lease in the heart of Severna Park
- Ample parking with both secure underground and a convenient surface lot for easy access
- Fronts B&A Blvd with convenient access to Rt. 2 North and South
- Building access controlled with card key and code entry
- Building is wired with FIOS and Comcast
- New bathrooms
- Offers a variety of the local favorite shops and restaurants, including Adam's Ribs in the Severna Park Village Center, Park Tavern in Park Plaza, and the Severna Park Marketplace

**AVAILABLE:**  
UNITS CAN BE  
PURCHASED OR LEASED  
INDIVIDUALLY  
OR IN TOTALITY

3,097 SF ±  
UNIT 106: 597 SF  
UNIT 107-108: 1,235 SF  
UNIT 109-110: 1,265 SF

**PARKING:**

3.13/1,000 SF

**TOTAL TAXES (2025):**

\$5,248.45/YEAR

**\*TOTAL CONDO  
FEES:**

\$1,431.84/MONTH

**SALE PRICE:**

**\$675,000**  
(CONTACT BROKERS FOR PRICING  
ON DIVISIBLE UNITS)

**RENTAL RATE:**

**NEGOTIABLE**

\*Condo fees do not include any expense associated with individual suites. Electricity, HVAC, cleaning, taxes, insurance and all repairs and maintenance of individual suites are the responsibility of the individual condo owners. The condo fees cover maintenance and repair of the common areas and everything other than the individual suites. All capital projects are completed with special assessments.



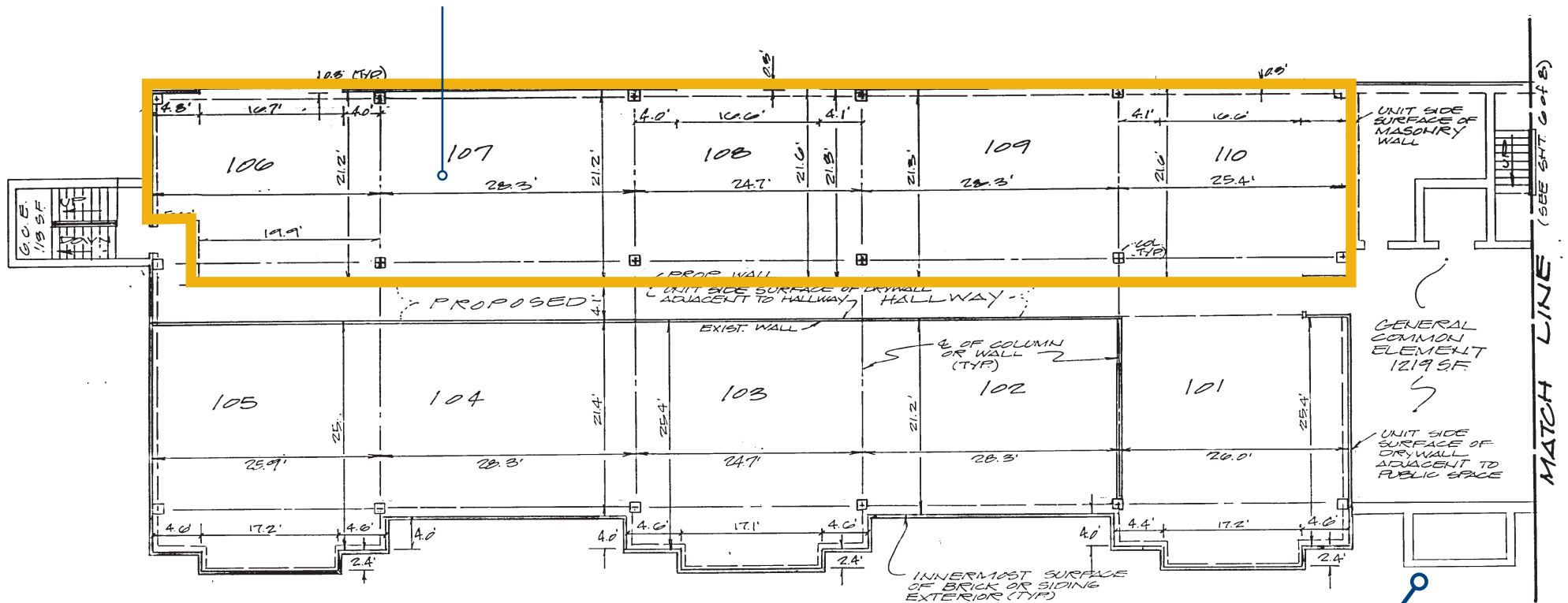
GOOGLE STREET VIEW





# FLOOR PLAN

Units 106 - 110: 3,097 sf ±



Main Building Entrance

# INTERIOR PHOTOS





# MARKET AERIAL



Robinson Crossing



Severna Park Marketplace



Lochmanns Plaza

648

2

BALTIMORE ANNAPOLIS BLVD

SEVERNA PARK  
COMMUNITY CENTER

SEVERN SCHOOL

SITE

GOVERNOR RITCHIE HWY

2



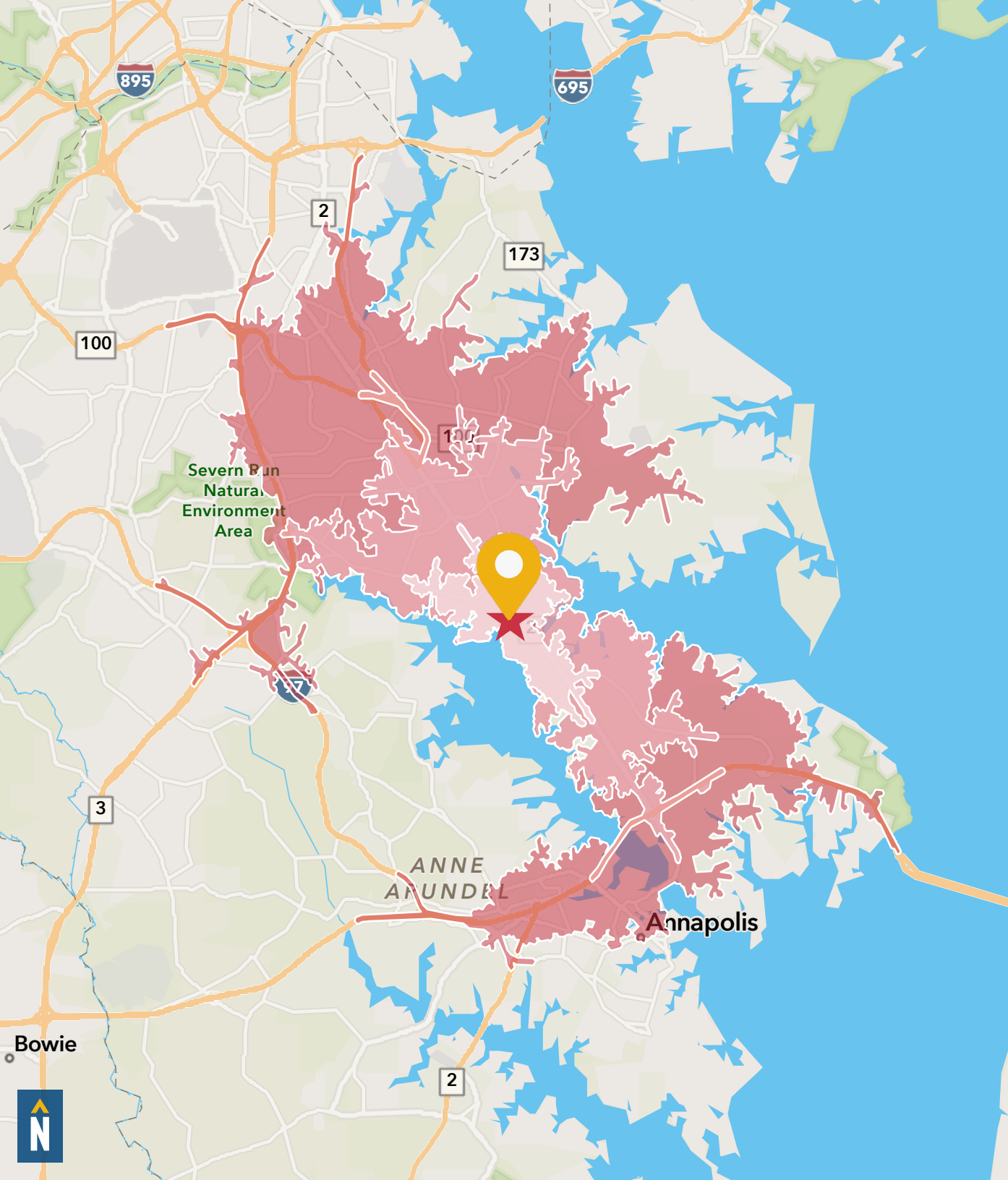
River Reach Shopping Mall

OLDE SEVERNA PARK  
COMMUNITY BEACH

648







# DEMOGRAPHICS

2024

RADIUS:

5 MIN

10 MIN

15 MIN

## RESIDENTIAL POPULATION



6,433

23,062

83,181

## DAYTIME POPULATION



15,679

43,865

176,984

## AVERAGE HOUSEHOLD INCOME



\$243,249

\$212,841

\$158,401

## NUMBER OF HOUSEHOLDS



4,530

17,316

69,200

## MEDIAN AGE



43.1

41.9

39.3

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



## **DAVID MCCLATCHY**

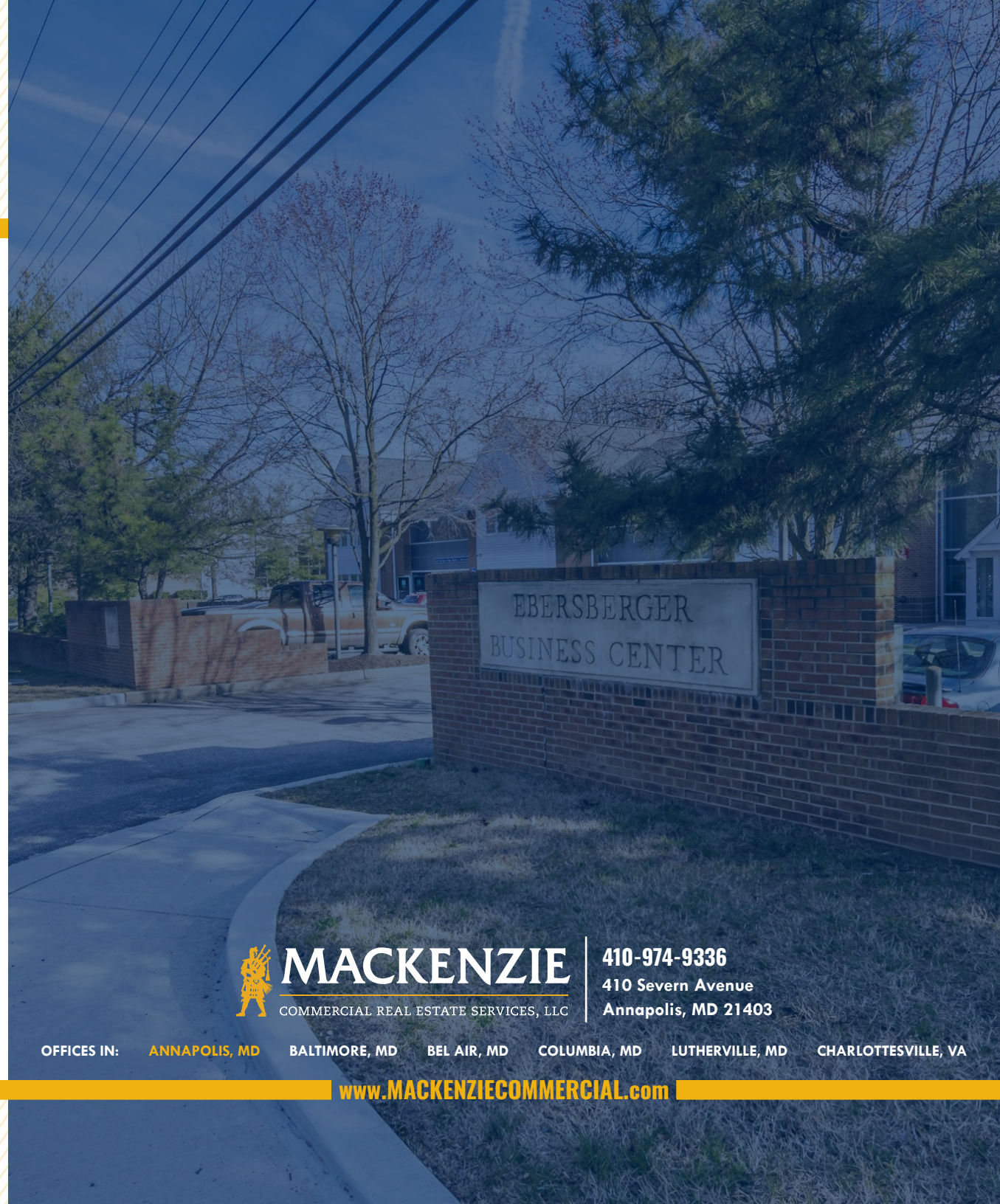
*SENIOR VICE PRESIDENT & PRINCIPAL*

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



## **MACKENZIE**

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