

HQ Office | For Sale



900 S Wolfe St.

The American Timber Building



Purchase Opportunity In Historic Fells Point



Gary S. Olschansky

Investment Sales

O: 443.921.9348 | C: 443.465.6594

golschansky@troutdaniel.com

www.troutdaniel.com



Leo McDermott

Senior Associate

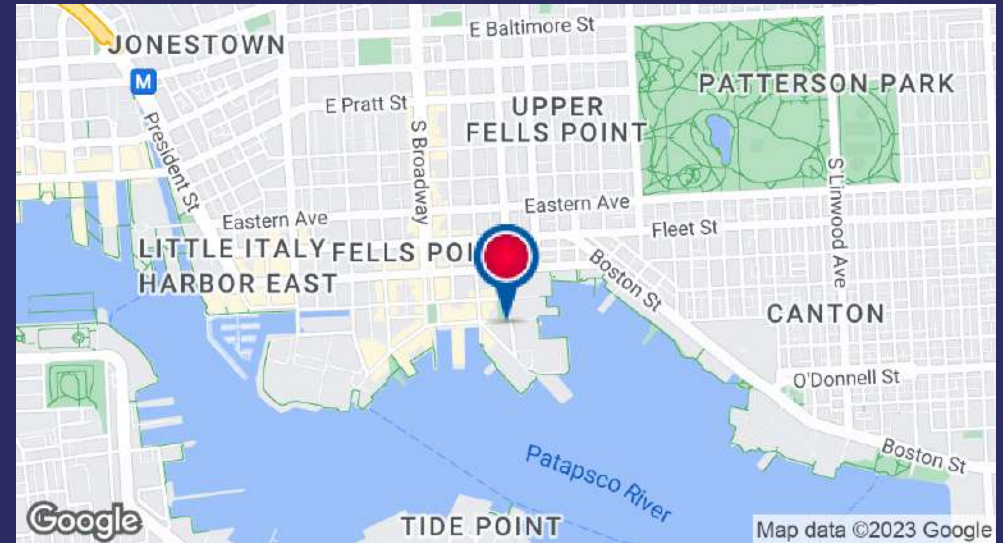
O: 202.744.6910

lmcdermott@troutdaniel.com

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900 S Wolfe St.
Baltimore, MD

Property Summary



HISTORY

A beautifully appointed 3-story commercial building situated on a corner lot in the trendy Fells Point neighborhood. The asset was intricately constructed in 2003 and pays homage to the historical architecture that defines the Fells Point neighborhood.

OFFERING SUMMARY

Sale Price:	Call to discuss
Building Size:	32,500 SF
Lot Size:	0.27 Acres
Year Built:	2003
Zoning:	C-1
Market:	Baltimore/Fells Point

STORY

A large advertising agency occupied the building from 2003-2020 at which time they downsized and relocated to another part of the city. This building was then scheduled to become a co-working office. The co-working company experienced world-wide trouble and did not occupy the building. Perfect for an owner user who wants their own building and identity within the Baltimore market. Call to discuss sale price.

PROPERTY HIGHLIGHTS

- 3 Floors
- Elevator Served
- 2 Double Restrooms Per Floor
- Exposed Brick
- Wood Floors
- Exterior Decks
- Water/City View
- Corner Location
- Near Water
- Across Street from Park
- Quiet Setting



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Available Space



AVAILABLE SPACES

SUITE	SIZE (SF)
First Floor	10,500 SF
Second Floor	11,000 SF
Third Floor	11,000 SF



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Interior Photos



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Aerial Map



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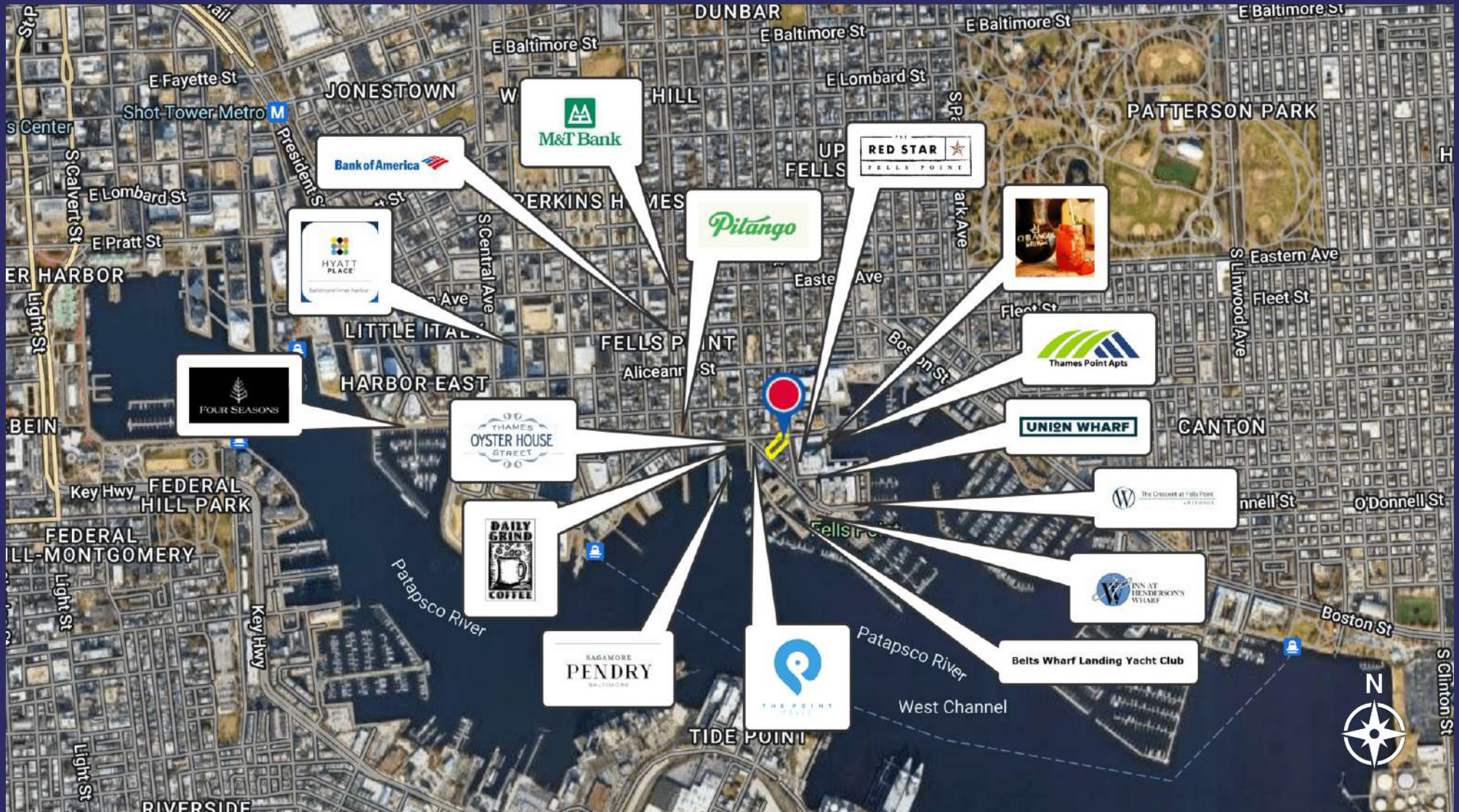
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Demographics Map & Report

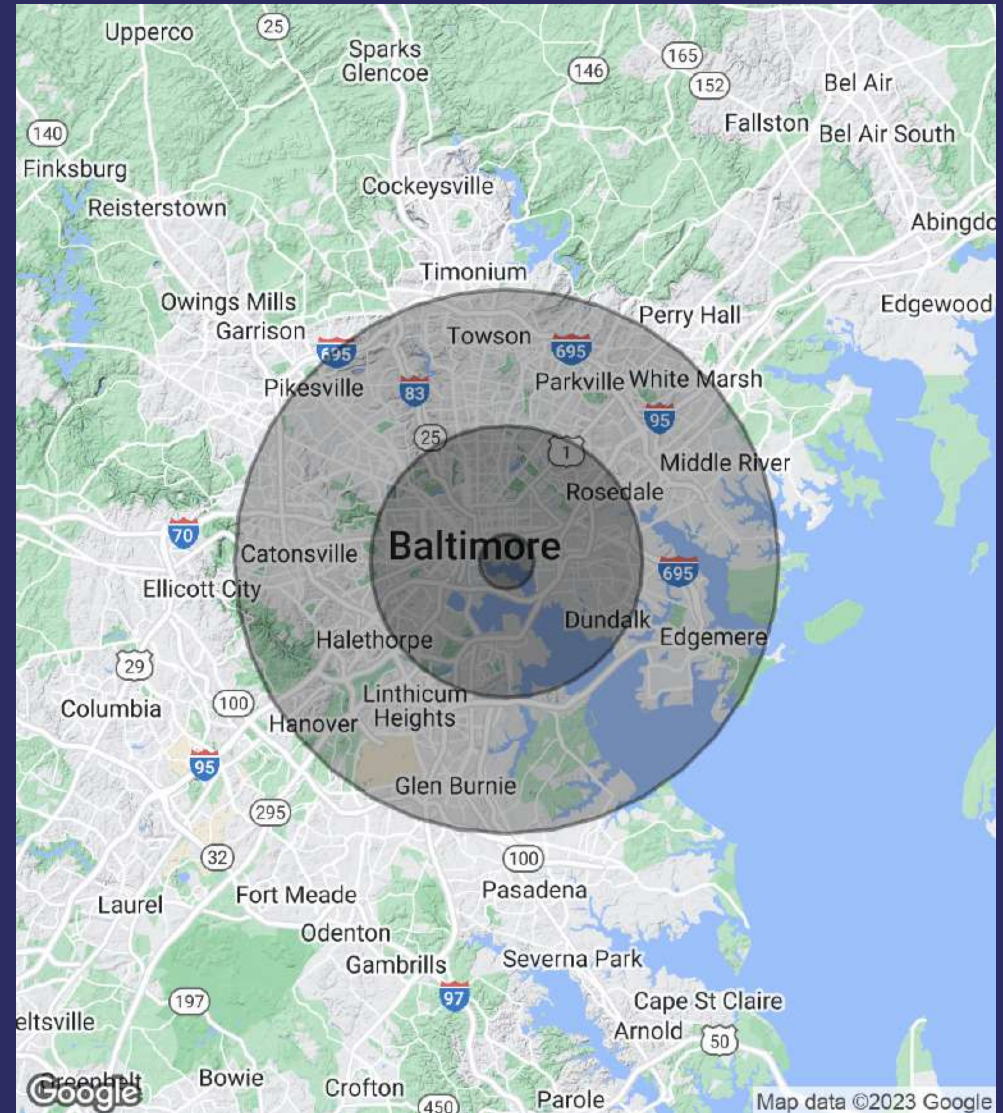
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	32,496	487,622	1,208,976
Average Age	38.2	38.2	39.3
Average Age (Male)	37.7	36.9	37.8
Average Age (Female)	38.6	39.4	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	16,010	195,017	480,785
# of Persons per HH	2	2.4	2.4
Average HH Income	\$135,509	\$74,763	\$85,318
Average House Value	\$340,622	\$176,770	\$228,907

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	11.8%	7.3%	6.3%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	23,470	191,033	579,458
Total Population - Black	6,565	264,842	536,059
Total Population - Asian	1,481	15,444	53,205
Total Population - Hawaiian	35	524	1,282
Total Population - American Indian	200	2,888	6,059
Total Population - Other	745	12,892	32,914

* Demographic data derived from 2020 ACS - US Census



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COMMUTER RAIL

Camden Station Commuter Rail
(Camden Line)



7 Minutes



2.2 Miles



AIRPORT

Baltimore-Washington
International Airport



23 Minutes






11.8 Miles



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