

**FOR LEASE**



**13990 BALTIMORE AVE.**

LAUREL, MD 20707

# FOR LEASE



# LOCATION REVIEW

**LEASE PRICE:**  
NEGOTIABLE

**AVAILABLE SF:**  
400SF - 2100SF

**YEAR AVAILABLE:**  
APRIL 2023

**LOT SIZE:**  
1.4224 ACRES

## HIGHLIGHTS:

- ▶ RETAIL SPACE 6,000SF AVAILABLE AT 1ST FLOOR
- ▶ 6,000 SF AVAILABLE AT 3RD LEVEL.
- ▶ LOCATED IN THE LAUREL LAKES CORPORATE CENTER IN THE HEART OF LAUREL, MD WITH DIRECT FRONTAGE ON ROUTE 1.
- ▶ INVESTMENT GRADE TENANCY OF LABCORP, A FORTUNE 500 COMPANY.



Ross Conn | ☎ 301-275-5509 | 🌐 AVENUREALESTATELLC.COM | ✉ ROSS@AVENUREALESTATELLC.COM

AVENUE REAL ESTATE, LLC | 📍 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG, MD 20878



# FOR LEASE



# 2ND FLOOR ACCESS

LAUREL, MD 20707



**2ND FLOOR SPACE HAS DIRECT ACCESS FROM THE  
PARKING LOT AND ACCESSIBLE HANDICAP RAMP**

# FOR LEASE



# SITE PLAN

LAUREL, MD 20707



**Site Plan Key**

AVAILABLE

- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- DRIVE THRU

6,000SF AVAILABLE

OFFICE SPACE  
400SF - 2,100SF

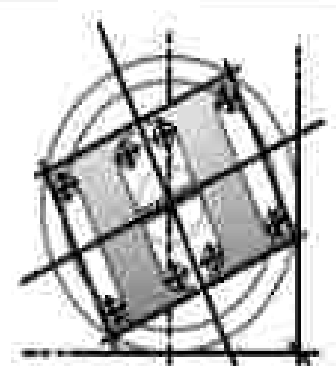
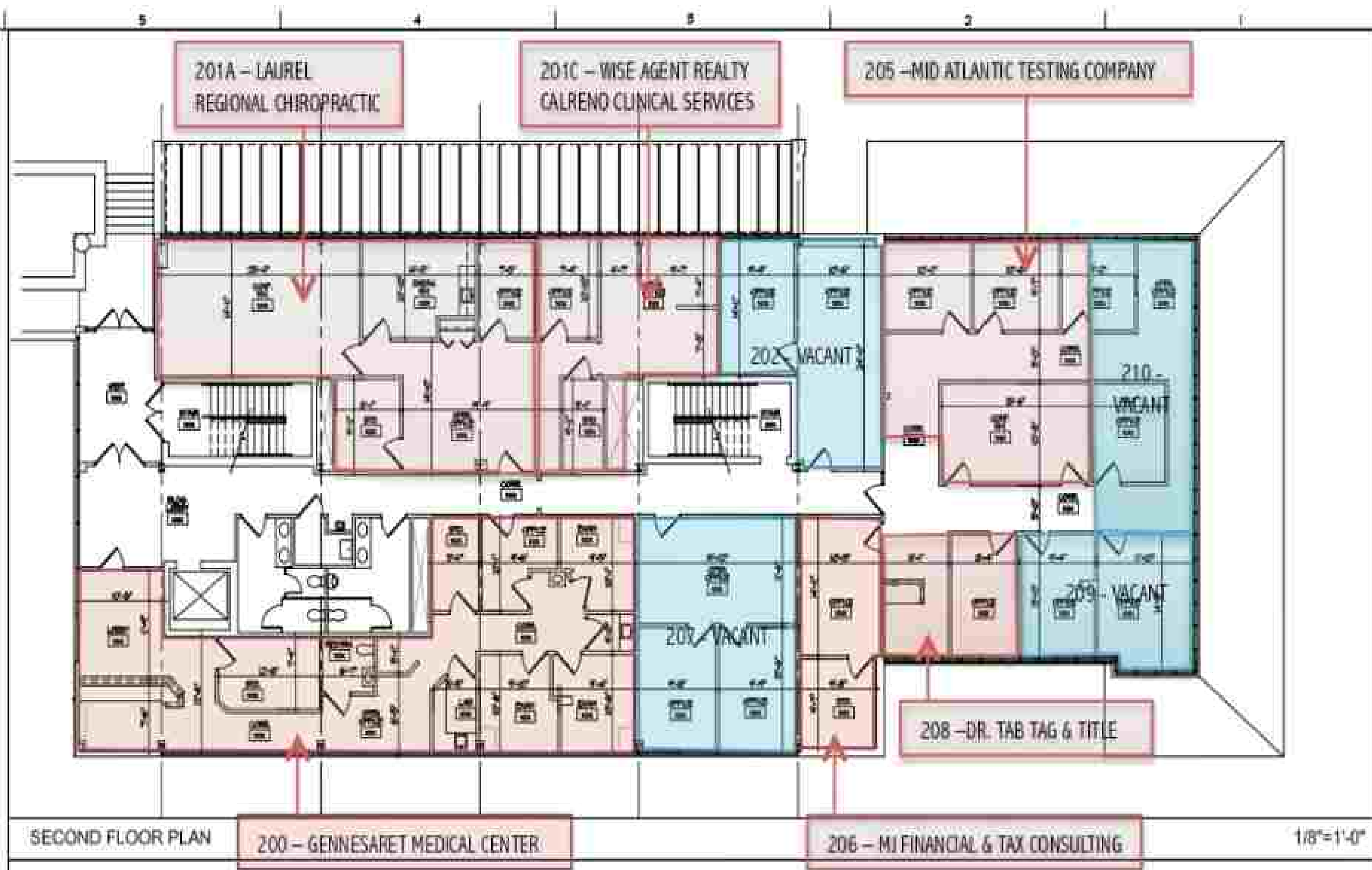
6,000SF AVAILABLE

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# 2ND FLOOR PLAN

LAUREL, MD 20707



CREST DESIGN GROUP, LLC  
516 NORTH CHARLES STREET - SUITE 400  
BALTIMORE, MARYLAND 21201  
PH: 410-762-0700 FAX: 410-762-0702  
www.crestdesigngroup.com  
CONTRACT

## DIPLOMAT BUILDING

13990 BALTIMORE BLVD.  
LAUREL, MD

SECOND FLOOR PLAN

200 - GENNESARET MEDICAL CENTER

206 - MJ FINANCIAL & TAX CONSULTING

1/8"=1'-0"

# FOR LEASE

LAUREL

# MAP

LAUREL, MD 20707



Laurel Lakes  
APARTMENTS

ROBERT J. DIMETRO  
COMMUNITY  
CENTER

CP&A  
LAUREL

FFR



BALTIMORE AVE

SIGNALIZED  
INTERSECTION

CARLAX USED  
CAR DEALER

BALTIMORE AVE



GENERIC  
THE GAP

American Sun  
ADVANTAGE

Bitcoin  
Soul Boat  
Pizza Hut



FedEx  
GameStop

# FOR LEASE



# RETAIL MAP

LAUREL, MD 20707

## WEST LAUREL

- BURMD UPS HUB
- BABY STORKS MD
- UPS COSTUMER CENTER
- SHELL GASOLINE STATION
- DOUBLETREE BY HILTON
- HOTEL LAUREL
- WSSC WATER (WASHINGTON SUBURBAN SANITARY COMMISSION)
- TUBBY'S LIQUORS
- T. HOWARD DUCKETT
- INTOUCH MOBILE SPA
- NICOLAS PELLON PIANO STUDIO

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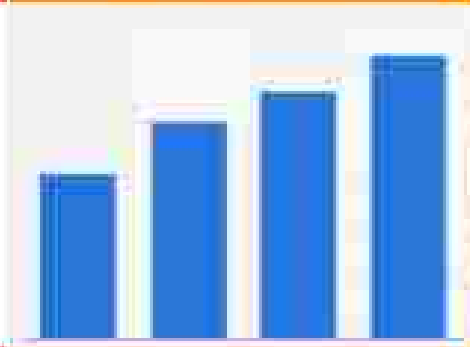
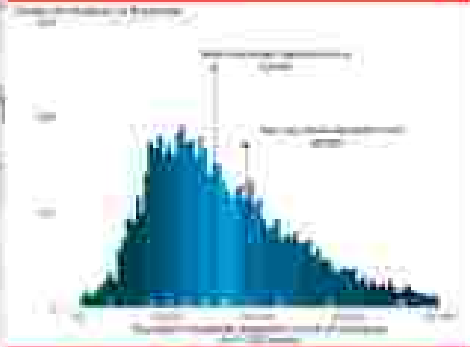
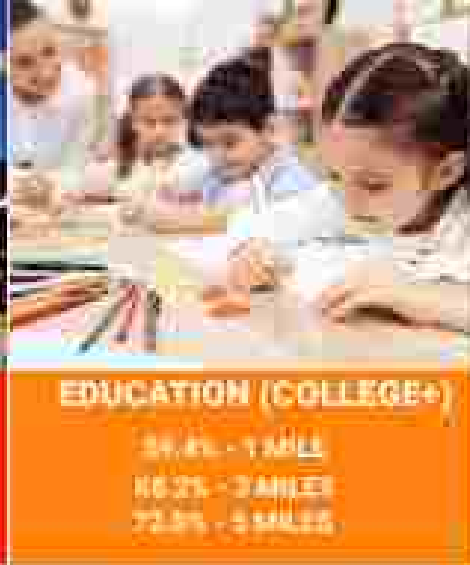
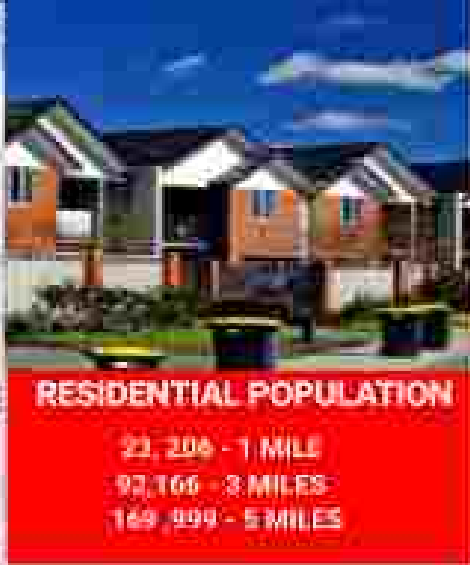
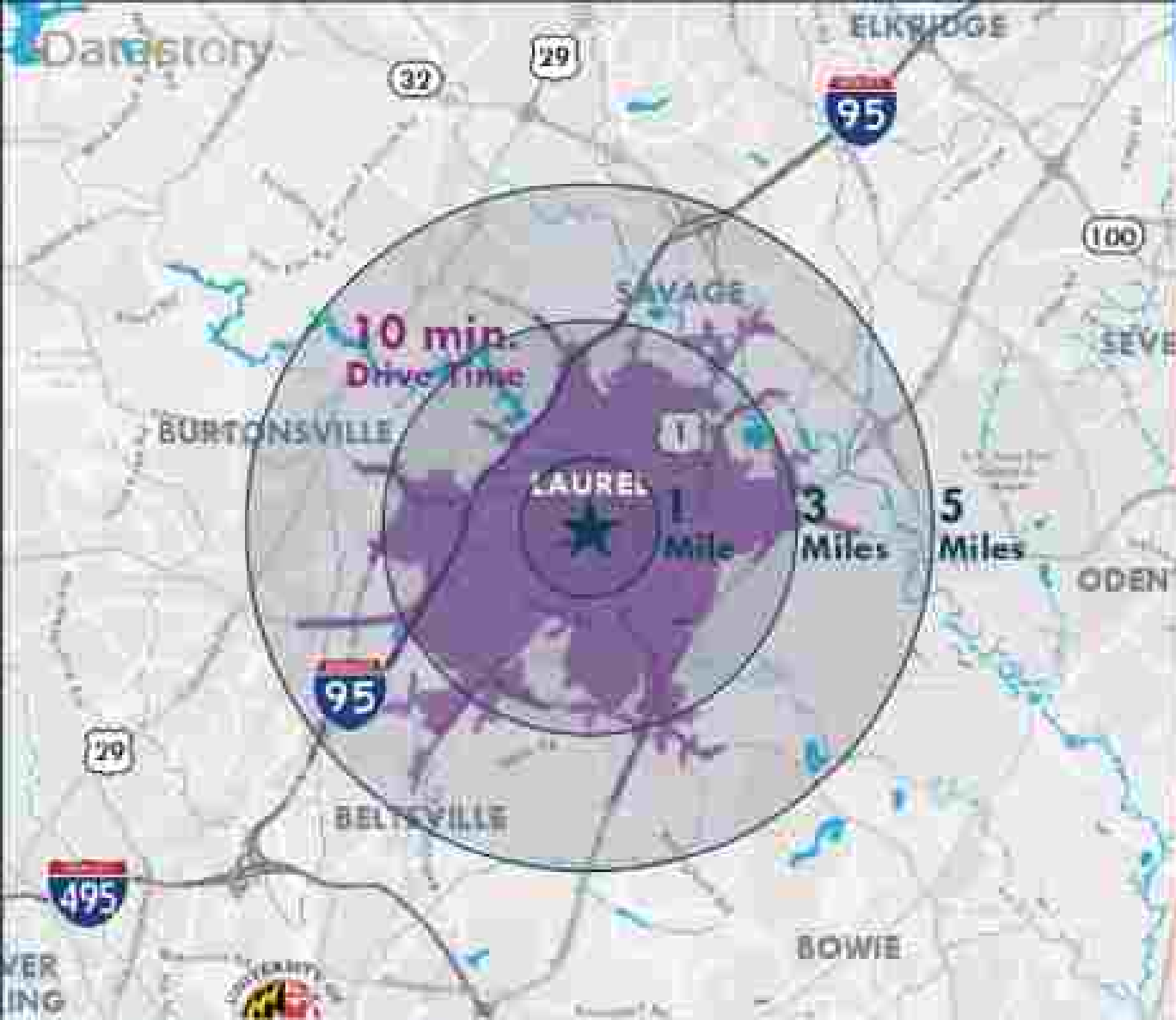
- STARBUCKS
- LE BON GATE
- GOOD STUFF EATERY
- SWEETGREEN CAROL HILL
- NATIONAL CAPITAL BANK
- BANK OF FINANCIAL CENTER
- BALANCEDGYM
- HILL HOUSE APARTMENT
- EASTERN MARKET
- MADISON CAFE
- CONGRESS MARKET
- FEDEX OFFICE PRINT & SHIP CENTER
- UNITED STATE CAPITOL
- LIBRARY OF CONGRESS

## BELTSVILLE

- ATOMIC MUSIC
- HIP HOP FISH
- CARQUEST AUTO PARTS
- WENDY'S FAST FOOD
- EXXON GASOLINE STATION
- TACO BELL
- BANK OF AMERICA
- MOBILITY WORKS
- CAPITAL ONE BANK
- MC DONALD'S
- PET CO PET STORE
- MANDARIN DELIGHT
- AGAPE FAMILY HEALTH CENTER

## SOUTH LAUREL

- MC DONALD'S
- TACOBELL
- TONY'S FURNITURE
- DEERFIELD RUN AND SQUARE NORTH APARTMENTS
- FOOD LION
- CAPITOL TECHNOLOGY UNIVERSITY
- FOOD LION
- CARRIN CONTRACTORS
- ID'S KITCHEN
- MAD COW GRILL
- LAUREL SHOPPING CENTER



**41%**  
**ENTERPRISING PROFESSIONALS**

2.84 AVERAGE HH SIZE  
35.3 MEDIAN AGE  
\$86.6 MEDIAN HH INCOME

These Residents Are Well Educated And Climbing The Ladder In STEM (Science, Technology, Engineering And Mathematics) Occupations. This Young Market Makes Over 1-1/2 Times More Income Than The US Median.

**15%**  
**BRIGHT YOUNG PROFESSIONALS**

2.41 AVERAGE HH SIZE  
33.0 MEDIAN AGE  
\$54,000 MEDIAN HH INCOME

These communities Are Home To Young, Educated, Working Professionals. Labor Force Participation Is High, Generally White-Collar Work. Residents Are Physically Active And Up On The Latest Technology.

**10%**  
**METRO FUSION**

2.65 AVERAGE HH SIZE  
29.3 MEDIAN AGE  
\$35,700 MEDIAN HH INCOME

Metro Fusion Is A Young, Diverse Market Made Up Of Hard-Working Residents That Are Dedicated To Climbing The Ladders Of Their Professional And Social Lives. They Spend Money Readily Unless Saving.

**7%**  
**YOUNG AND RESTLESS**

2.04 AVERAGE HH SIZE  
29.8 MEDIAN AGE  
\$40,500 MEDIAN HH INCOME

These Well-Educated Young Workers, Some Of Whom Are Still Completing Their Education, Are Largely Employed In Professionals/ Technical Occupations. Smartphones. And The Internet Are A Way Of Life.