

LEASE

TECHNOLOGY COMPANIES HUB AT FEDERAL HILL IN BALTIMORE CITY

180 West Ostend Street Baltimore, MD 21230



LEASE RATE \$22.00 SF/yr

Deniz Senyurt, CCIM
Commercial Real Estate Associate Broker
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PROPERTY DESCRIPTION

Fully renovated building offers unique office and retail space in the heart of Baltimore. Retail spaces on the first floor range from 1,710 - 4,900 SF and are ideal for a coffee shop, medical practice, psychotherapy, urgent care, art gallery, home décor store, education center, fitness center, martial arts, technology firms, and more. Upper-level office spaces ranging from 1,345 – 4,102 SF are ready to accommodate a variety of professional users, from engineering firms and government contractors to architects and technology companies.

LOCATION DESCRIPTION

Located in Baltimore, 180 W Ostend Street is extremely commuter friendly with immediate access to major highways like Interstate 95 and Interstate 395, the MARC train, the Metro, the Light Rail, and bike paths. Within walking distance are numerous dining, shopping, and entertainment hot spots, such as Top Golf, M&T Bank Stadium, and Camden Yards.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Gross)
Available SF:	1,345 - 4,102 SF

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PROPERTY HIGHLIGHTS

- Technology Companies Hub in Federal Hill in Baltimore City Maryland
- Immediate Access to Major Highways (I-95, I-395), MARC, Metro, Light Rail, Bike Paths
- M&T Bank Stadium, Waterfront, Shops, Restaurants
- On-site Fitness Center, Common Lunch Room/ Meeting Room
- Walking distance to Federal Hill amenities
- State of the art security system
- LEED Gold Certification by U.S. Green Building Council
- Covered Private Parking

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LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,345 - 4,102 SF

Lease Term:	Negotiable
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 122	Available	3,271 SF	Gross	Negotiable
Suite 118	Available	1,710 SF	Gross	Negotiable
Suite 119	Available	3,128 SF	Gross	Negotiable
Suite 129	Available	1,600 SF	Gross	Negotiable
Suite 157	Available	1,742 SF	Gross	Negotiable
Suite 217	Available	1,851 SF	Gross	\$22.00 SF/yr
Suite 244	Available	1,527 SF	Gross	\$22.00 SF/yr
Suite 277A	Available	1,345 SF	Gross	\$22.00 SF/yr
Suite 313	Available	4,102 SF	Gross	\$22.00 SF/yr

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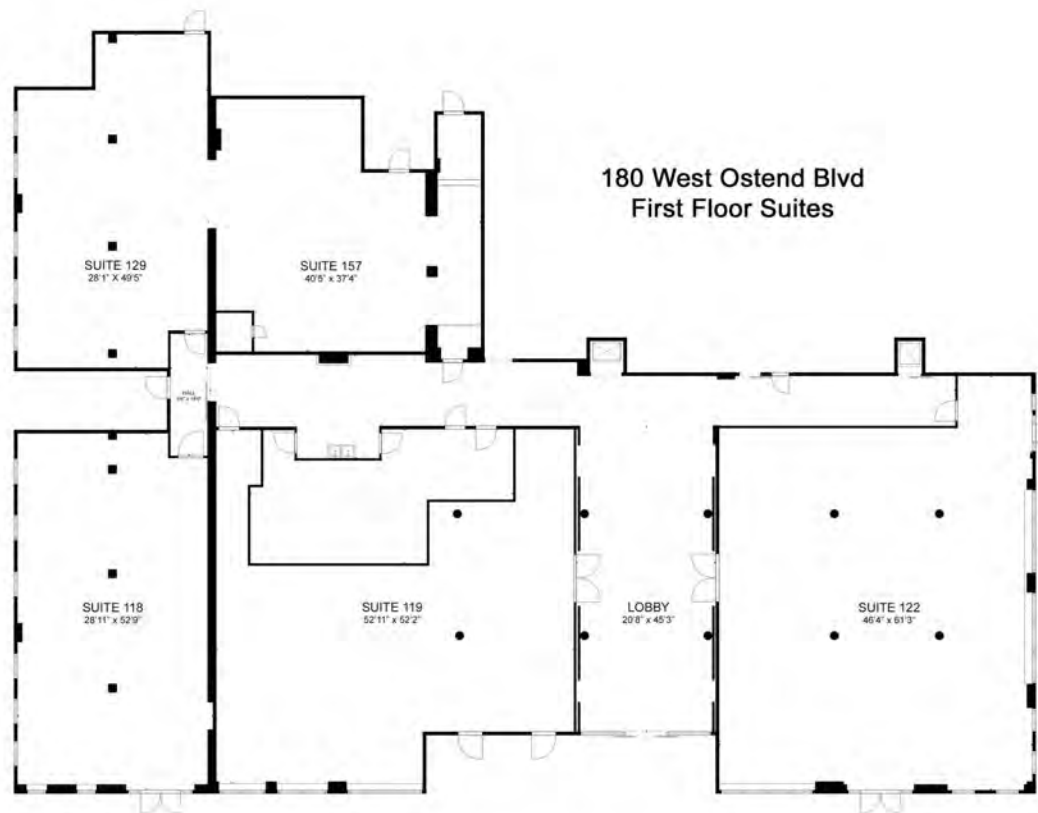


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First Floor Map

Please check the listing detail for the square footage. All measurements are captured via LIDAR scan, but are approximate.

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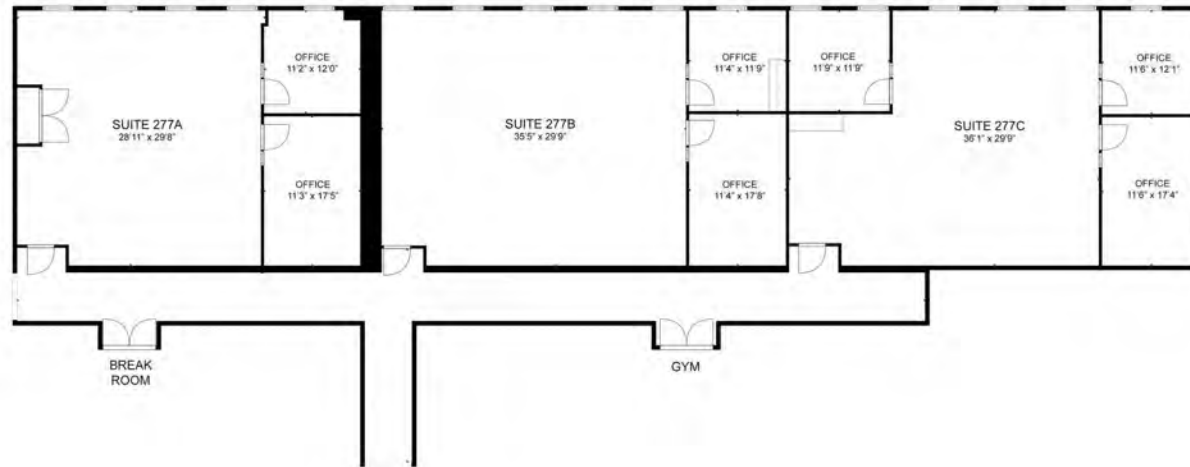


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Second Floor Map

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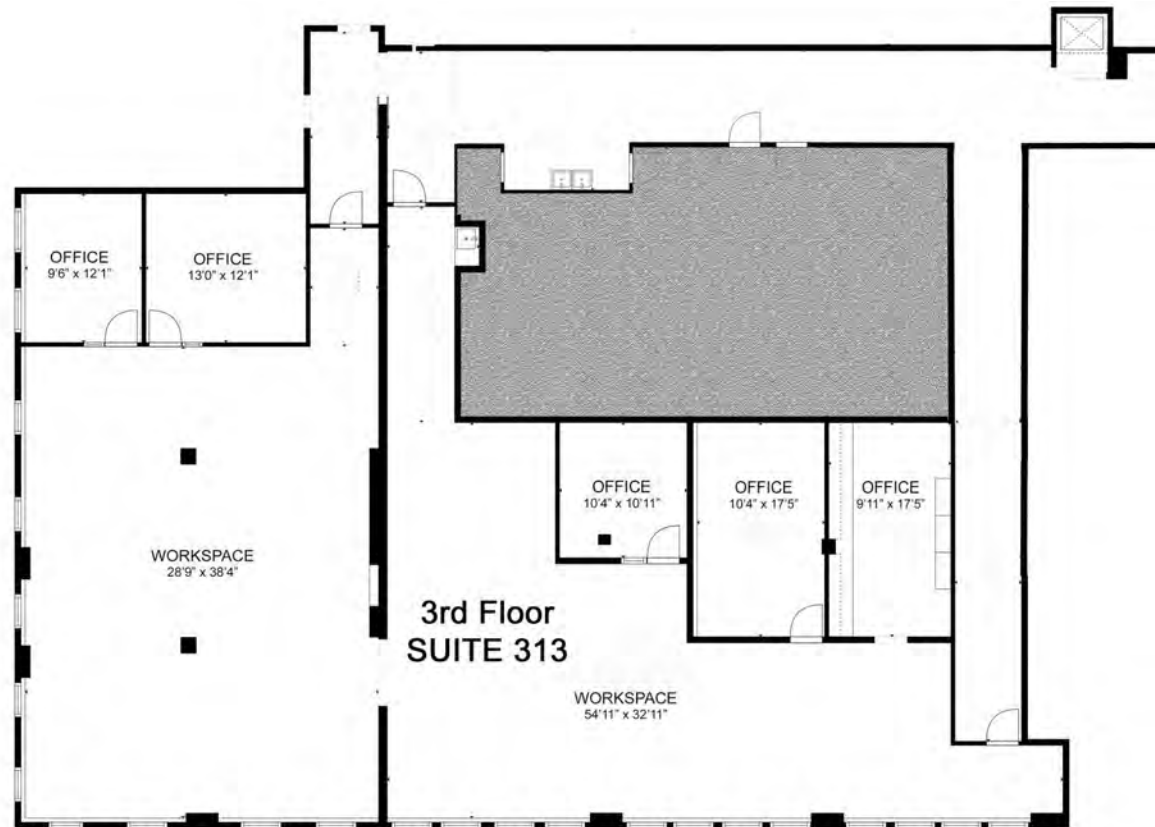


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Third Floor Map

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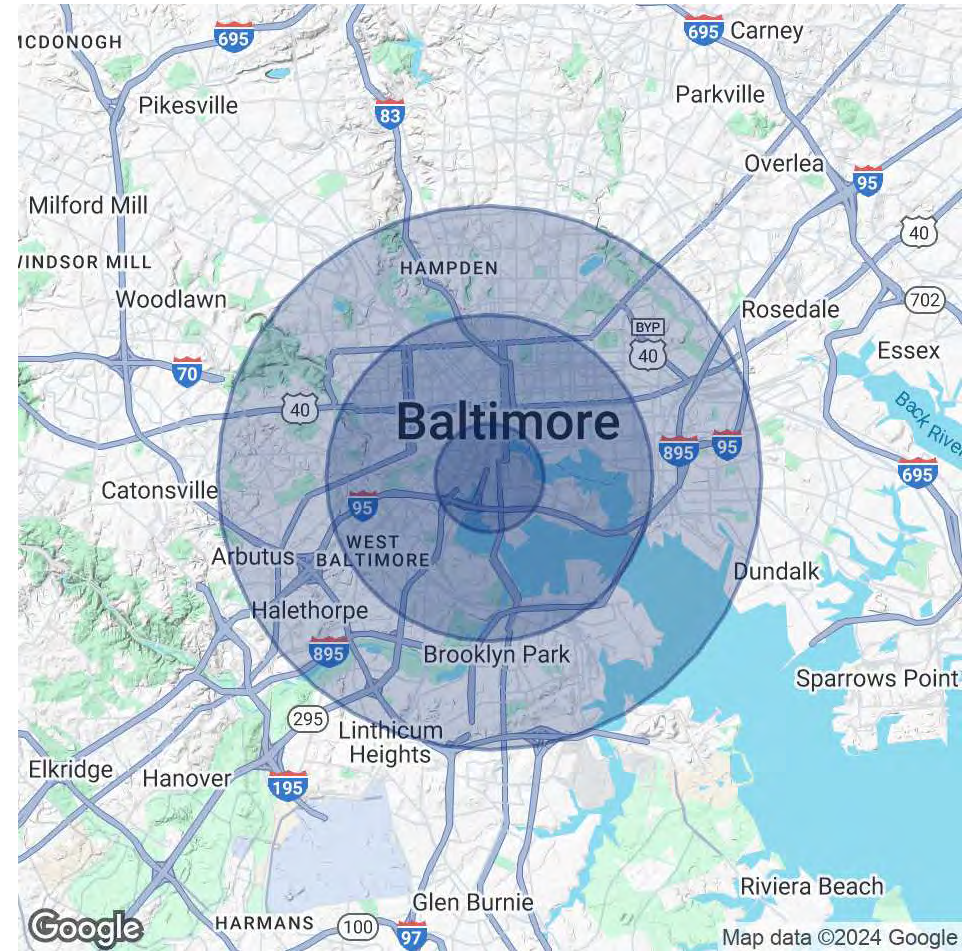
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,057	222,392	467,965
Average Age	37	38	39
Average Age (Male)	37	37	38
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,974	102,755	202,120
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$129,263	\$86,401	\$84,439
Average House Value	\$394,553	\$272,494	\$255,399

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

DENIZ SENYURT, CCIM

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MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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