



# **HISTORICAL OFFICE BUILDING FOR LEASE**

**3000 FALLS RD – MILL NO. 1**  
**BALTIMORE, MD**

# HUNTER BREWER

## DIRECTOR

# THORNHILL PROPERTIES INCORPORATED

# LOCATION OVERVIEW

3000 FALLS RD – MILL NO. 1

BALTIMORE, MD

## Available SF:

2nd Floor : 4,080 SF

3rd Floor : 3,940 SF

3rd Floor : 4,491 SF

FULL BROKER  
COOPERATION TO  
OUTSIDE BROKERS!

## Highlights:

- Turn-Key Offices and 1st generation spaces available!
- Parking: Ample secure parking on site
- Occupancy: We are doing build-outs
- Generous build-out allowance
- \$45 Million Redevelopment Project
- Waterfront views on and over the Jones Falls
- 84 Luxury Residences
- On site restaurant Cosima
- Pool and fitness center. Membership included in rent.

**HUNTER BREWER**

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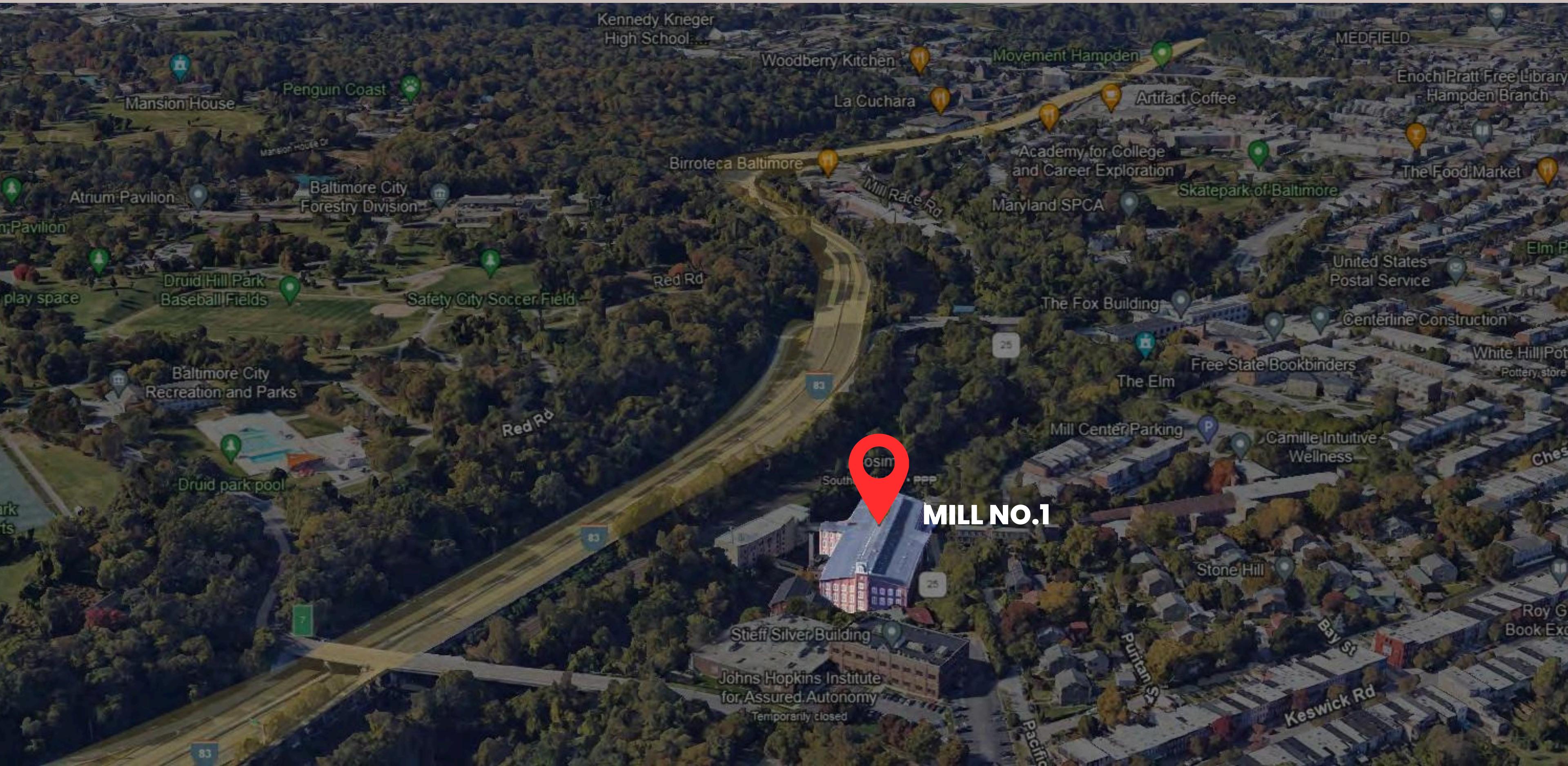
# PHOTOS

3000 FALLS RD –  
MILL NO. 1  
BALTIMORE, MD



# LOCAL MAP

# 3000 FALLS RD - MILL NO. 1, BALTIMORE, MD



# DEMOGRAPHICS AND MAP

3000 FALLS RD – MILL NO. 1, BALTIMORE, MD

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>	
Avg Household Income	\$70,867	\$81,448	\$89,209	• • • •
2023 Households	56,001	229,336	488,649	• • • •
2023 Population	133,153	571,880	1,228,041	• • • •



# 3000 FALLS RD - MILL NO. 1 BALTIMORE, MD

**HUNTER BREWER**

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