

OFFICE FOR LEASE 3700 FLEET STREET

Baltimore, MD 21224

Available: 4,000 SF



LISTING DATA

AVAILABLE SF: 4,000 SF

ECONOMIC DATA

LEASE RATE: \$28.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Baltimore City

MARKET: Baltimore

SUBMARKET: Baltimore City East

BUILDING DATA

TOTAL BUILDING SF: 60,000 SF

YEAR BUILT: 2010

ZONING: B-2-2

PROPERTY OVERVIEW

Highlandtown Healthy Living Center

LOCATION OVERVIEW

Located in the densely populated Canton/Highlandtown area

PROPERTY HIGHLIGHTS

- All medical office building
- Former PT space
- Existing aqua therapy pool
- Large, bright open space
- Parking garage on-premises

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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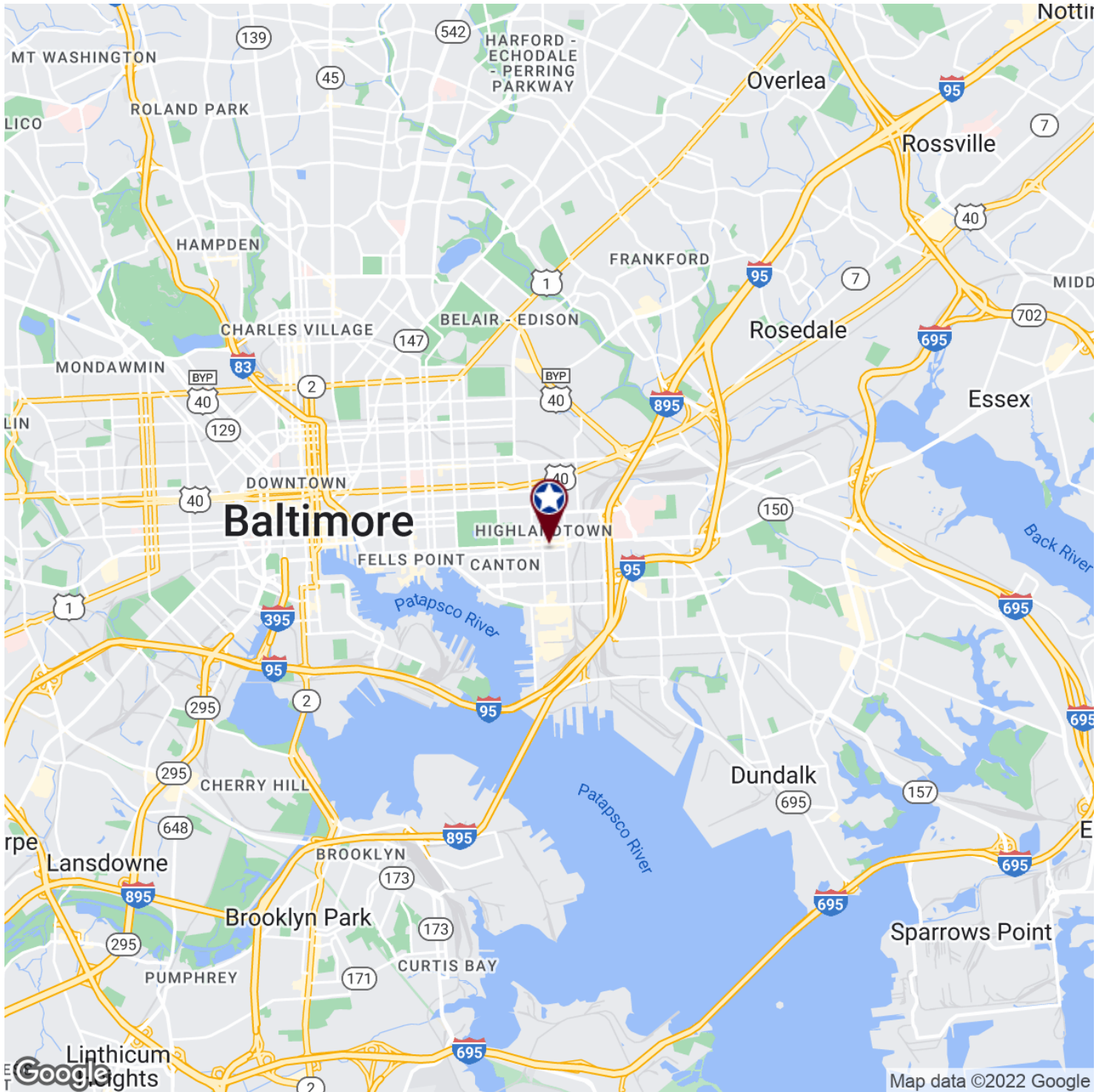
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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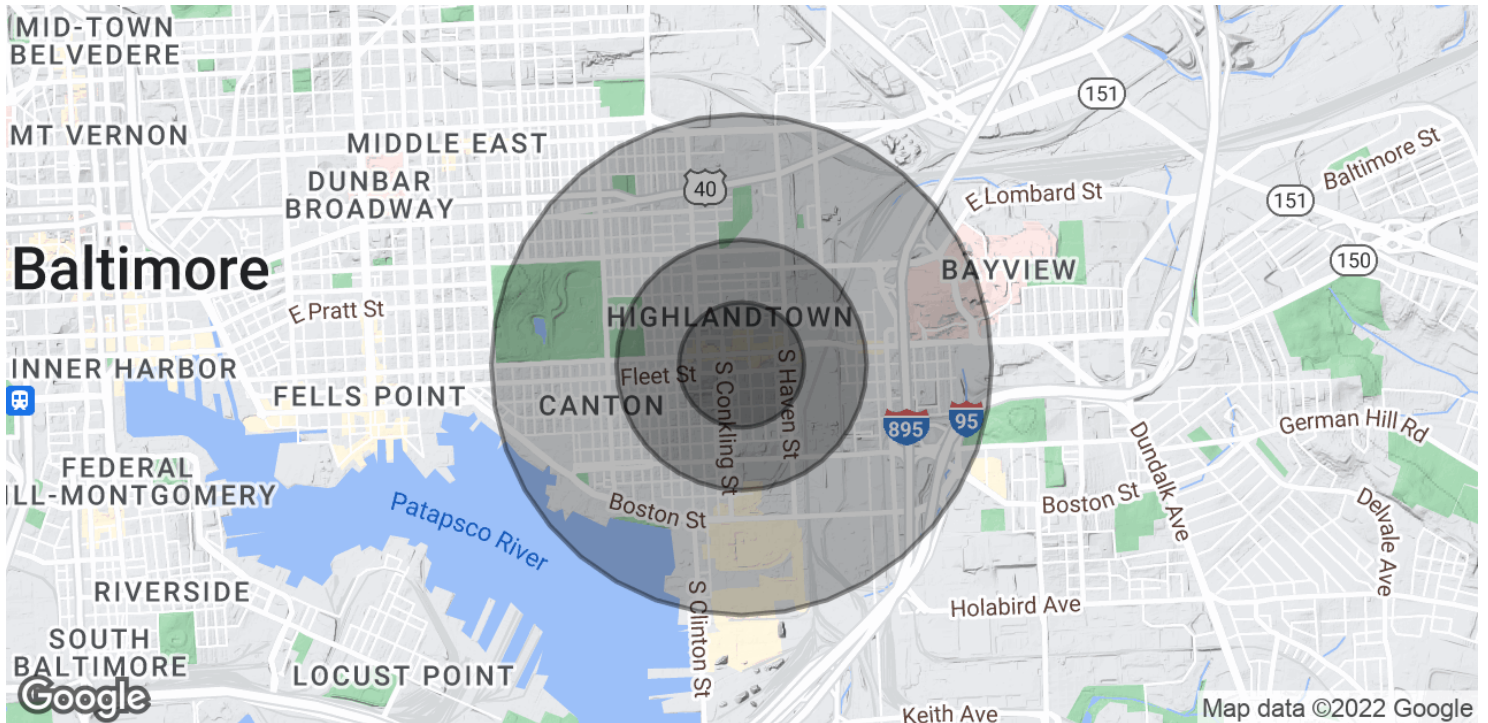
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 2,875 | 11,994 | 28,291 |
| Average Age | 31.6 | 32.2 | 34.5 |
| Average Age (Male) | 32.0 | 32.0 | 33.7 |
| Average Age (Female) | 31.9 | 32.6 | 34.9 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 1,412 | 6,134 | 14,181 |
| # of Persons per HH | 2.0 | 2.0 | 2.0 |
| Average HH Income | \$97,443 | \$108,258 | \$95,277 |
| Average House Value | \$526,485 | \$327,331 | \$340,631 |

* Demographic data derived from 2020 ACS - US Census

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