

FOR LEASE | OFFICE SPACE

608 WATER STREET, BALTIMORE, MD 21202



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

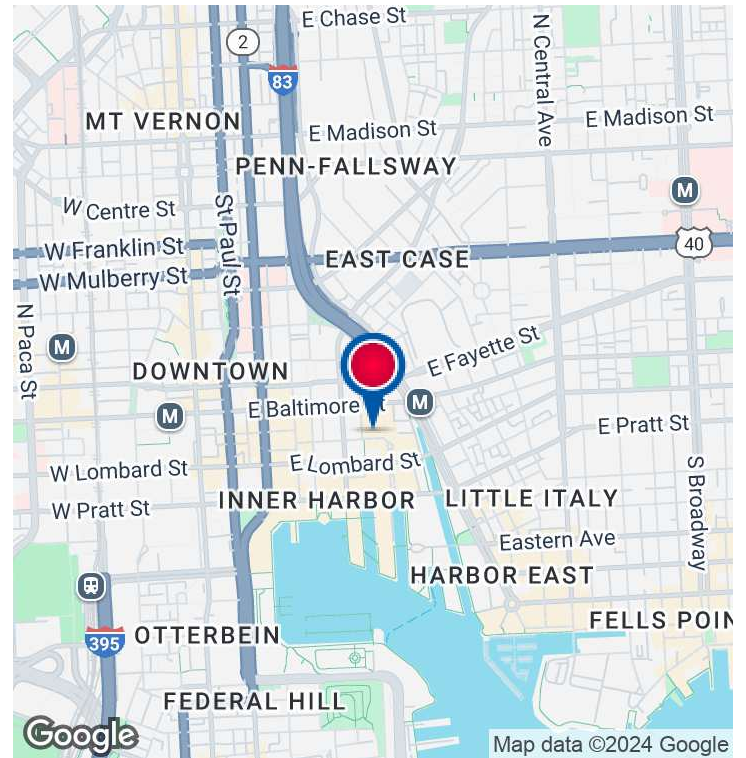
Peter Coe

443.921.9322

pcoe@troutdaniel.com

TD&A
TROUT DANIEL & ASSOCIATES

Property Summary



PROPERTY DESCRIPTION

Modern offices located in an historic building featuring a front entrance intercom system, private elevator lobby, full floor suite, exposed brick walls, high ceilings, kitchenette, individually controlled thermostats, two ADA restrooms within the suite, and large windows. Numerous parking structures within a block of the building.

PROPERTY HIGHLIGHTS

- Sublease Available through June 14, 2026
- 2nd Floor Office: 2,706 SF (Sublease)
- 4th Floor Office: 2,706 SF
- Kitchenette, 2 HC Restrooms, Glass Entrance Door
- Newly Remodeled Space
- Next to the Cordish Companies' Power Plant Live Entertainment District
- Abundance of parking nearby
- Two blocks from the Inner Harbor
- Zoned C5-DC
- Exposed brick walls
- Complete renovations to building including newly renovated entrance lobby and common areas

Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

Peter Coe

443.921.9322

pcoe@troutdaniel.com

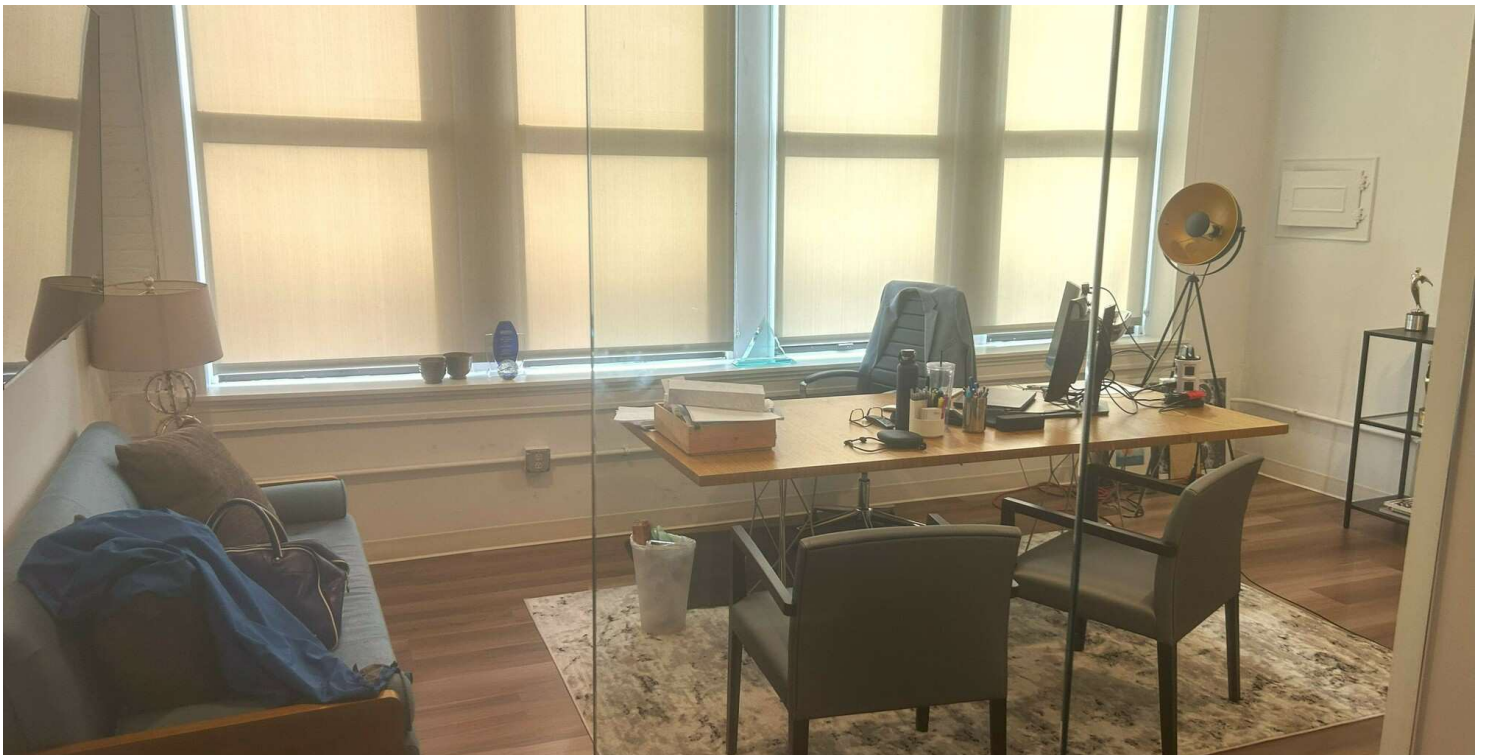
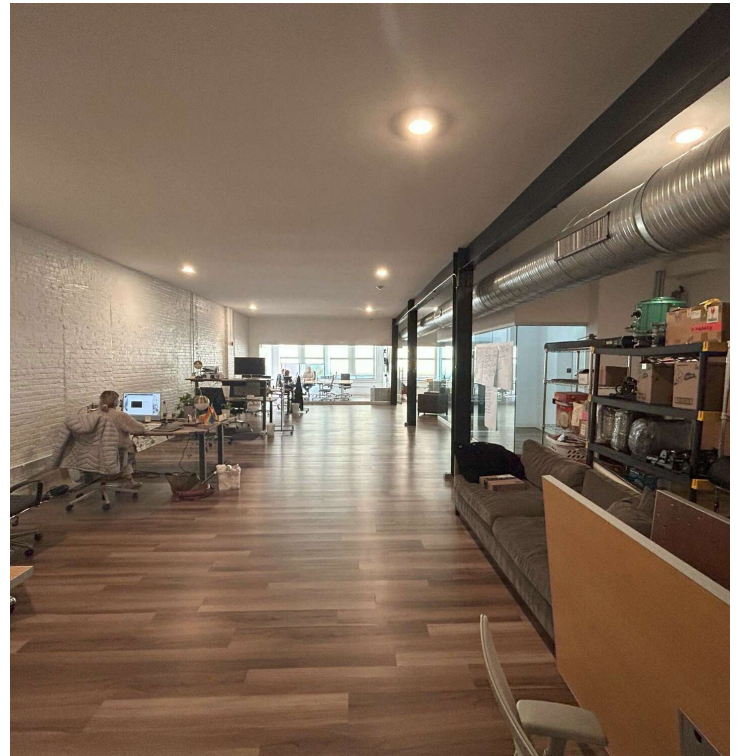
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

608 WATER STREET, BALTIMORE, MD 21202

FOR LEASE | OFFICE SPACE



Additional Photos



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

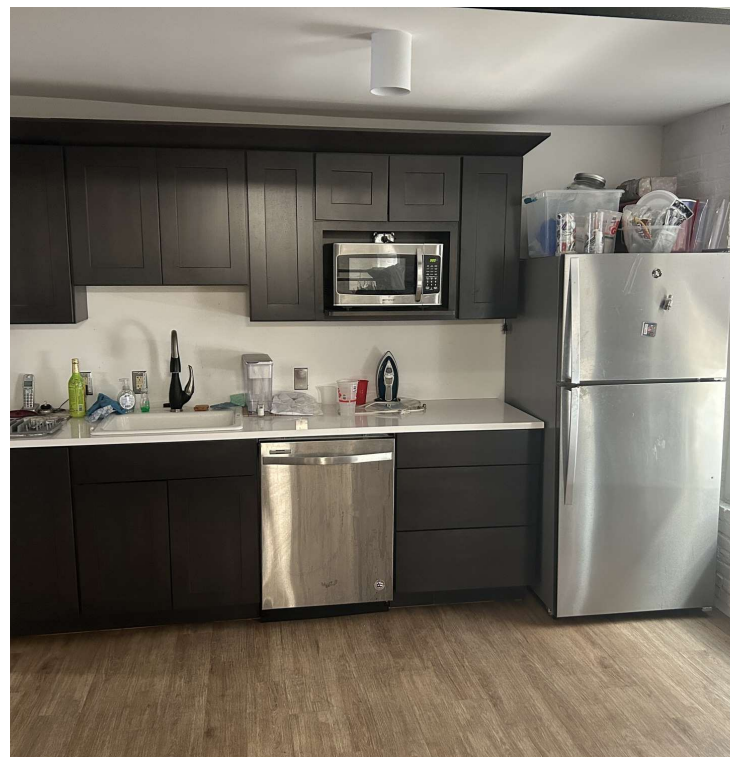
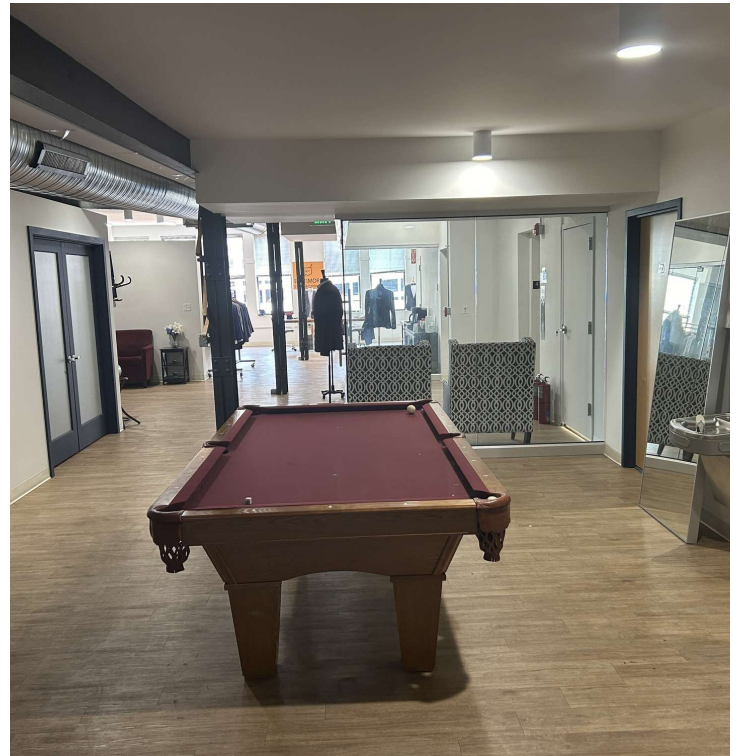
Peter Coe

443.921.9322

pcoe@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

4th Floor - Photos



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

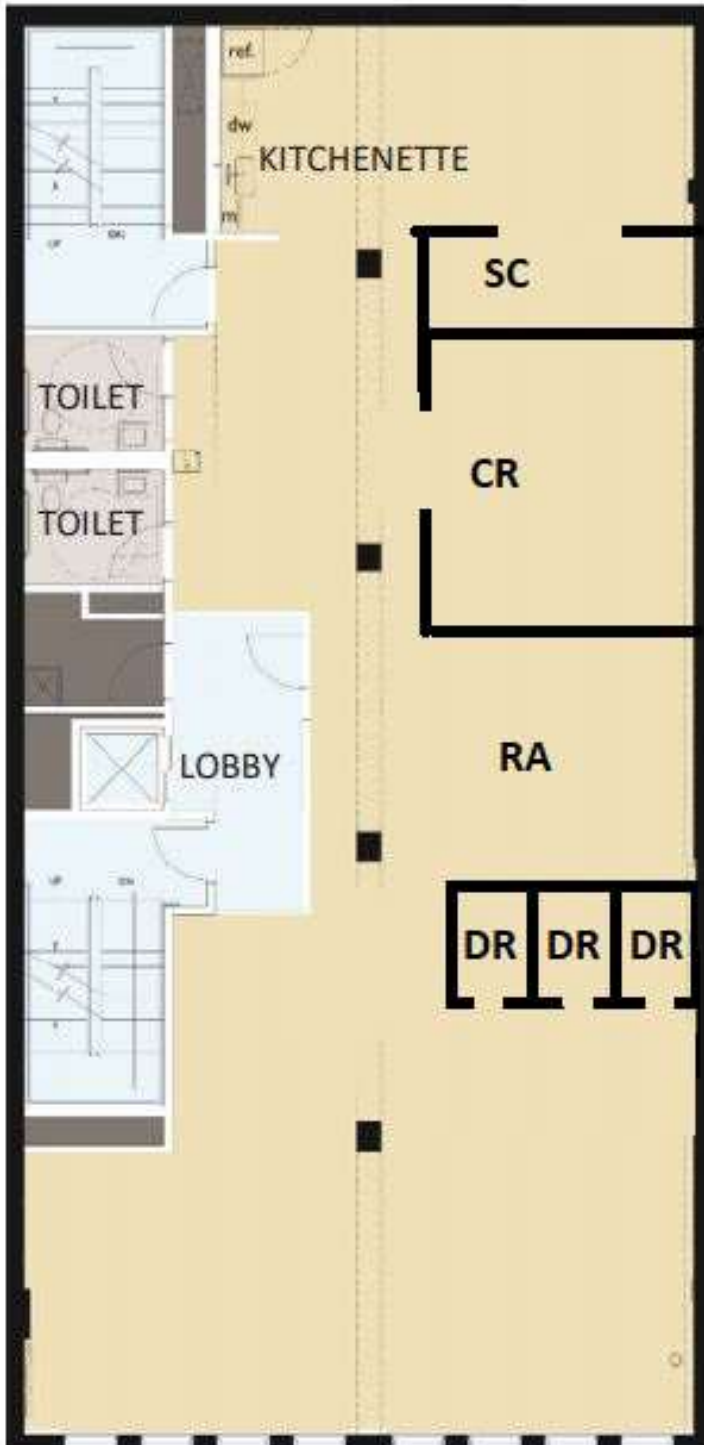
Peter Coe

443.921.9322

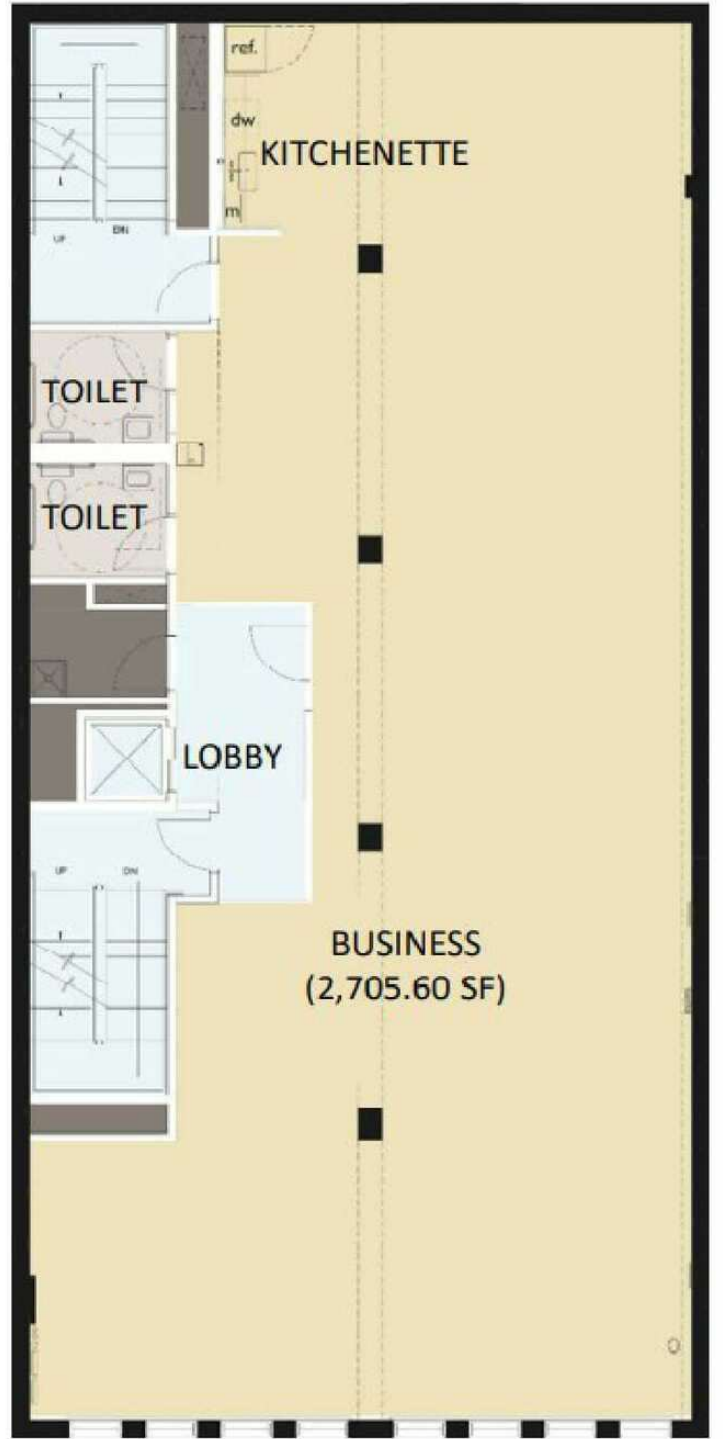
pcoe@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

Floor Plans



4th Floor plan



2nd Floor Plan

Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

Peter Coe

443.921.9322

pcoe@troutdaniel.com

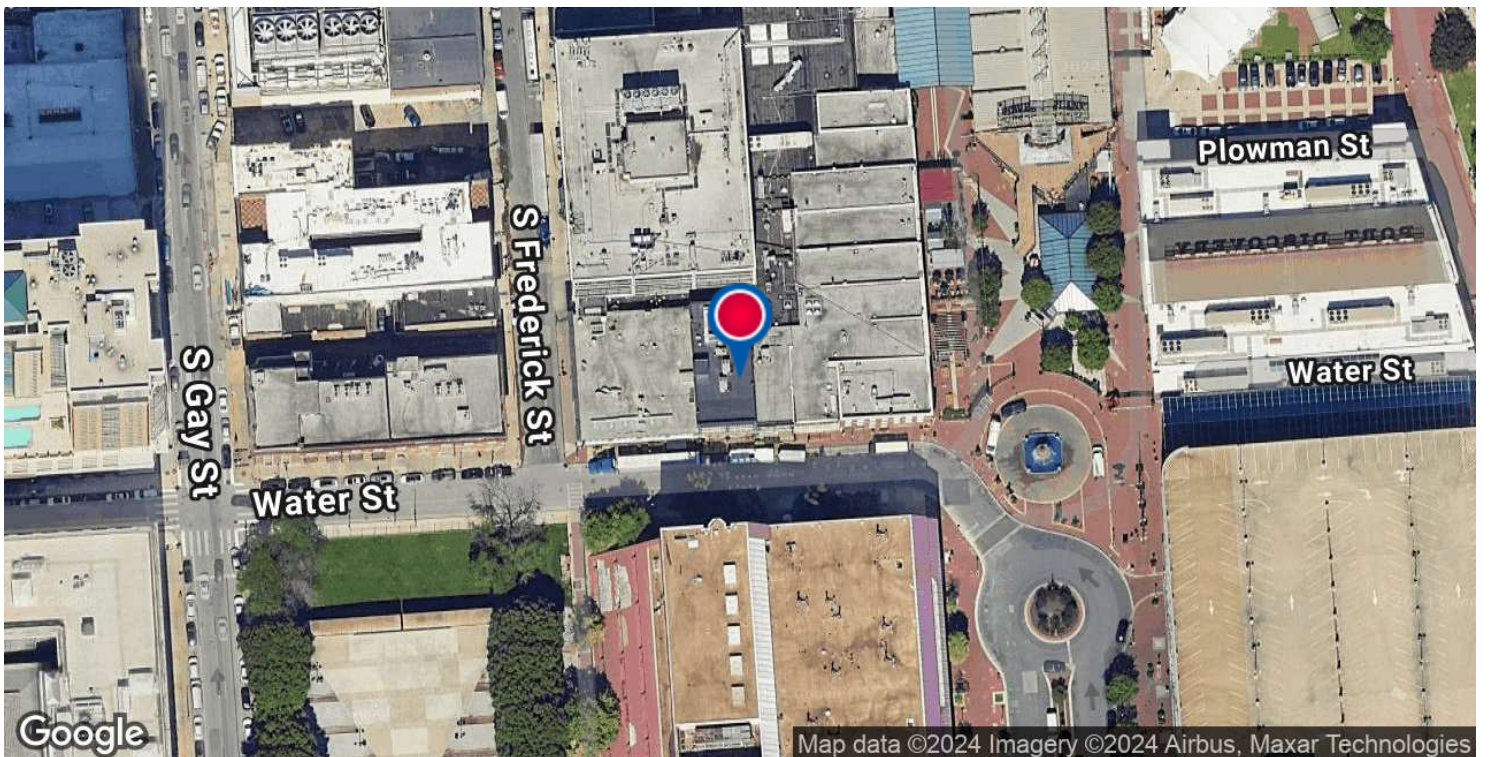
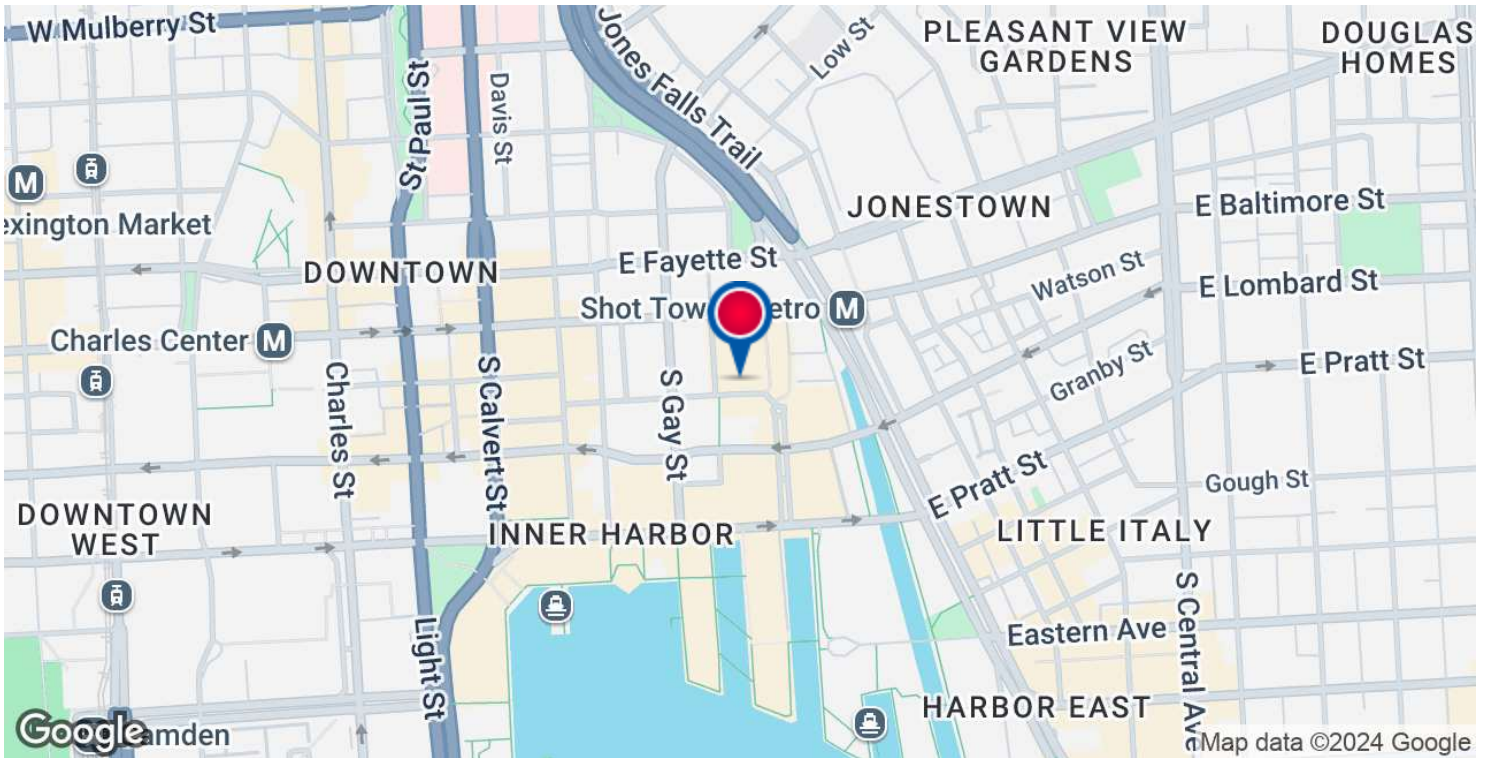
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

608 WATER STREET, BALTIMORE, MD 21202

FOR LEASE | OFFICE SPACE



Location Maps



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

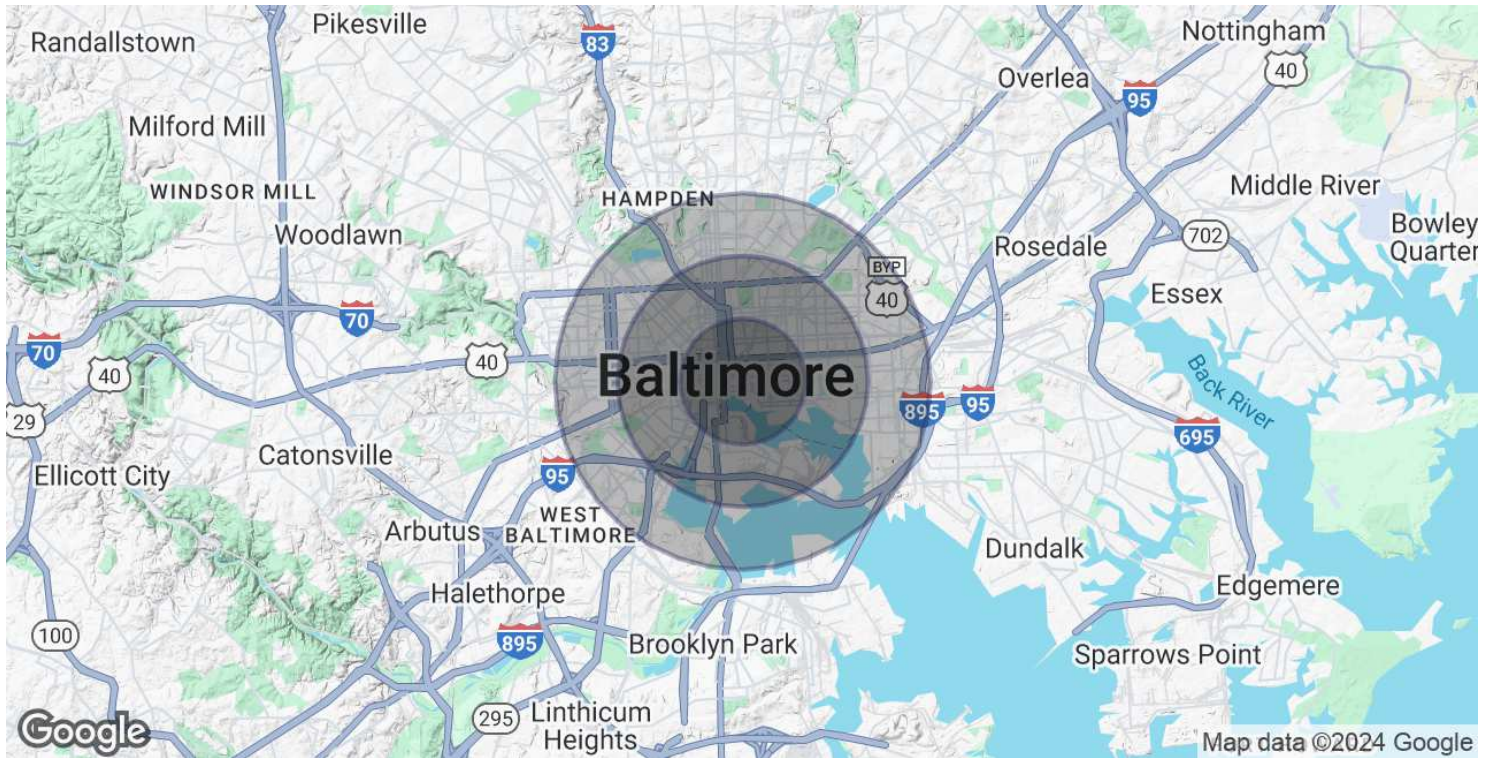
Peter Coe

443.921.9322

pcoe@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,718	133,018	278,816
Average age	32.4	32.6	33.3
Average age (Male)	32.5	32.6	32.3
Average age (Female)	32.3	32.5	34.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,030	56,679	110,984
# of persons per HH	2.3	2.3	2.5
Average HH income	\$62,295	\$58,903	\$54,758
Average house value	\$353,014	\$282,849	\$239,472

* Demographic data derived from 2020 ACS - US Census

Leo McDermott
202.744.6910
lmcdermott@troutdaniel.com

Peter Coe
443.921.9322
pcoe@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.