



Sale / Lease Office Flex



5808 York Road Baltimore, Maryland 21212

Property Features:

- 8,550 SF Divisible
- \$17.00 psf. Base Rent 1st Level +NNN
- \$14.00 psf. 2nd Level + NNN
- Zoned: B-2-2
- \$2.16psf. NNN Expenses (\$18,486.00) Annually
- Central City location, Bus Stop



CONTACT AGENT

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Sale Lease Office Flex

Building Specifications:

<u>Building Size:</u>	8,550± square feet	Utilities:	BGE: gas & electric
Lower level:	Office: 3,175 SF Warehouse: 2,200 SF	City:	water & sewer
Upper level:	Office: 3,175 SF	Zoning:	B-2-2 Commercial
Lot Size:	0.2167 acres± /1	Heat:	Gas fired forced air
Construction:	Masonry construction	Parking:	Off street parking
Age:	1979	Outside Storage:	Area in rear of building
Loading:	One (1) at grade drive-in door		
Roof:	Built-up roof Replaced 2022		

