

THE WEBERMESSICK BUILDING

1740 E. JOPPA ROAD | BALTIMORE, MARYLAND 21234



TEASER OFFERING



BUILDING SIZE:

16,875 SF ±



STORIES:

3 (+ LOWER LEVEL)



OCCUPANCY:

91%



PARKING:

53 SURFACE SPACES



LOT SIZE:

1.00 ACRE ± (2 PARCELS)



ZONING:

BLR
(BUSINESS LOCAL RESTRICTED)



YEAR BUILT:

1972



CLASS:

B



VALUE ADD:

.20 AC ± PARCEL INCLUDED
IDEAL FOR ADDITIONAL PARKING,
REDEVELOPMENT OR SALE



E JOPPA RD



GOOGLE STREET VIEW

- Owner/user investment opportunity with building naming rights
- A mix of established local and national tenants (banking, financial services, insurance, medical)
- Varying suite sizes ranging from 281 SF to 3,909 SF, accommodating a wide variety of occupants
- Strong in-place income with long-term tenant history
- 1st floor retail suites with end cap drive-thru (currently occupied by WesBanco and State Farm Insurance)
- Abundant on-site parking available (53 surface spaces)
- Direct visibility with building and pylon signage facing E. Joppa Road (25,692 cars per day)
- Conveniently located in close proximity to I-695 and Downtown Towson
- Nearby amenities include Gavigan's Furniture, Public Storage, Goodwill, Total Wine & More, McDonald's, Sonic, Comfort Inn, Guitar Center, Dollar Tree, Merritt Clubs and more!



Exclusively represented by:



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For more information please **sign** and **return**:

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