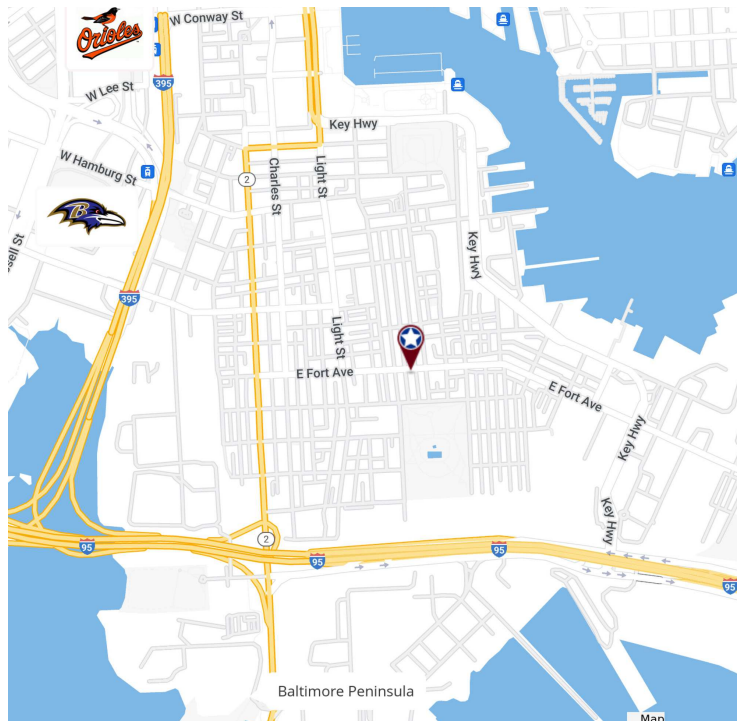


# OFFICE SUITES FOR LEASE 301 EAST FORT AVENUE

Baltimore, MD 21230

Available: 2,486 - 4,972 SF

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LISTING DATA

**AVAILABLE SF:** 2,486 - 4,972 SF

## ECONOMIC DATA

**LEASE RATE:** \$17.00 SF/yr + utilities

## PROPERTY INFORMATION

**COUNTY:** Baltimore City

**MARKET:** Baltimore

**SUBMARKET:** Baltimore Southeast

## BUILDING DATA

**TOTAL BUILDING SF:** 12,198 SF

**YEAR BUILT:** 1964

**ZONING:** C2

## PROPERTY OVERVIEW

Historic property in the heart of Federal Hill with high ceilings and potential access to a roof deck.

## PROPERTY HIGHLIGHTS

- Free/ abundant street parking
- Adjacent public transportation
- Wide open, light-filled space
- Loft style office spaces
- Roof: 3300sf with sweeping views of the city, potential for roof deck
- 100% HVAC
- Signage available
- Join Childtime Daycare

Kate Jordan, SIOR  
Principal  
410.336.5314  
kjordan@lee-associates.com

Samantha Eckels  
Associate  
443.741.4047  
seckels@lee-associates.com

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,486 - 4,972 SF	Lease Rate:	\$17.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	2,486 - 4,972 SF	Modified Gross	\$17.00 SF/yr

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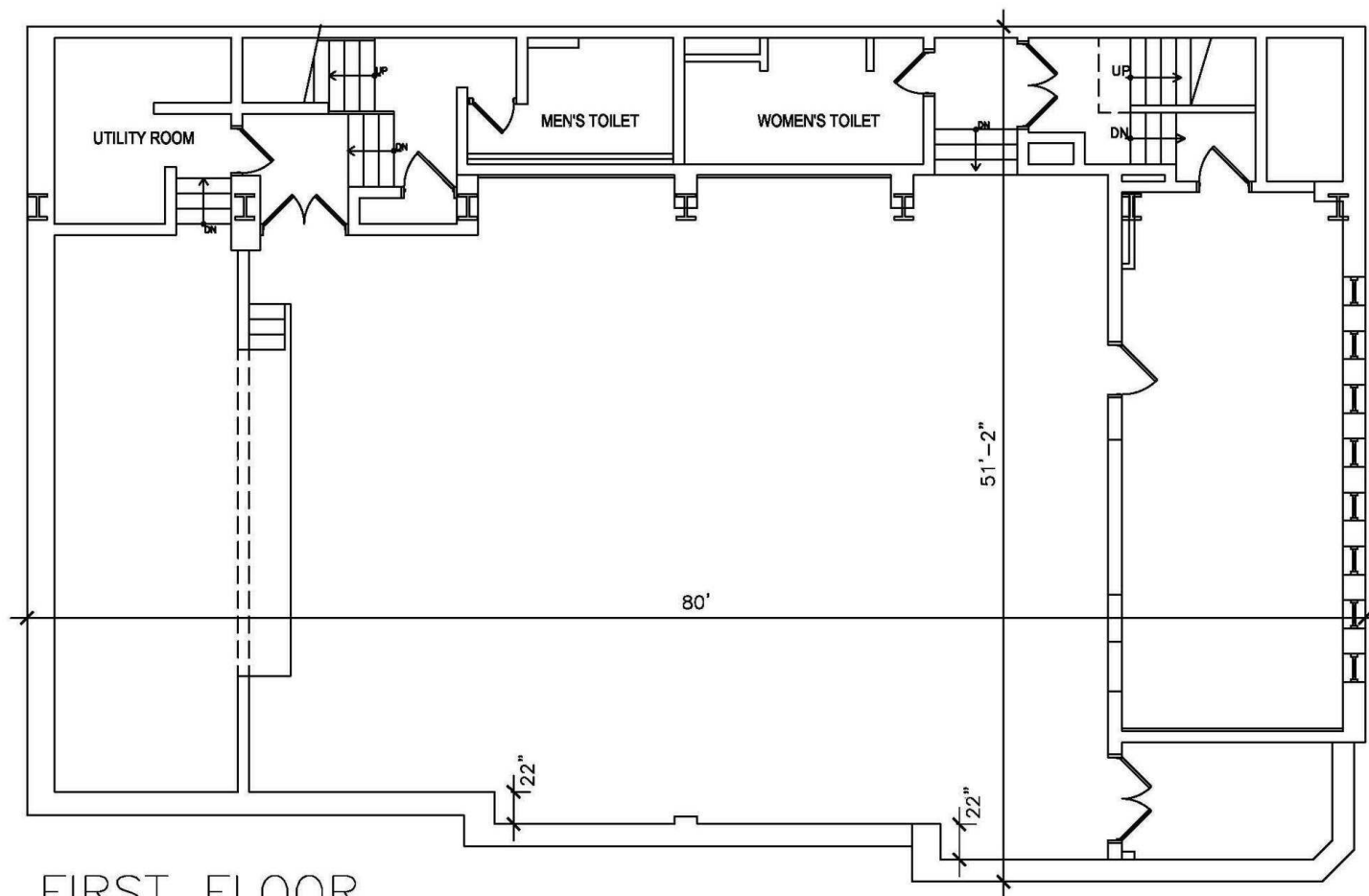
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FIRST FLOOR

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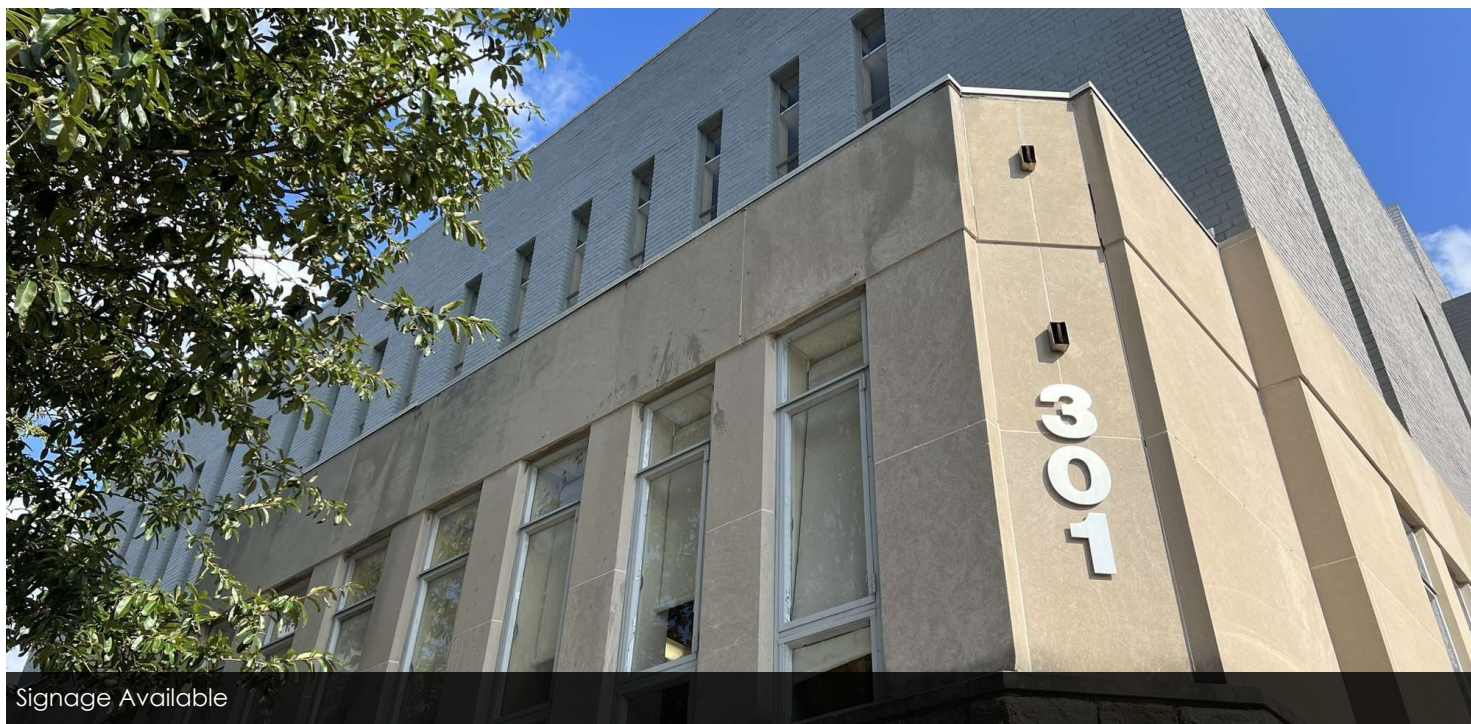
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1st Floor



Roof



Signage Available

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