



2601 N. ROLLING ROAD

BALTIMORE, MARYLAND 21244

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Sublease expires August 31, 2027



AVAILABLE:

SUITES 101-103: 11,250 SF ±

CLEAR HEIGHT:

22'

DOCKS:

2

DRIVE-INS:

2 OVERSIZED

ZONING:

ML-IM

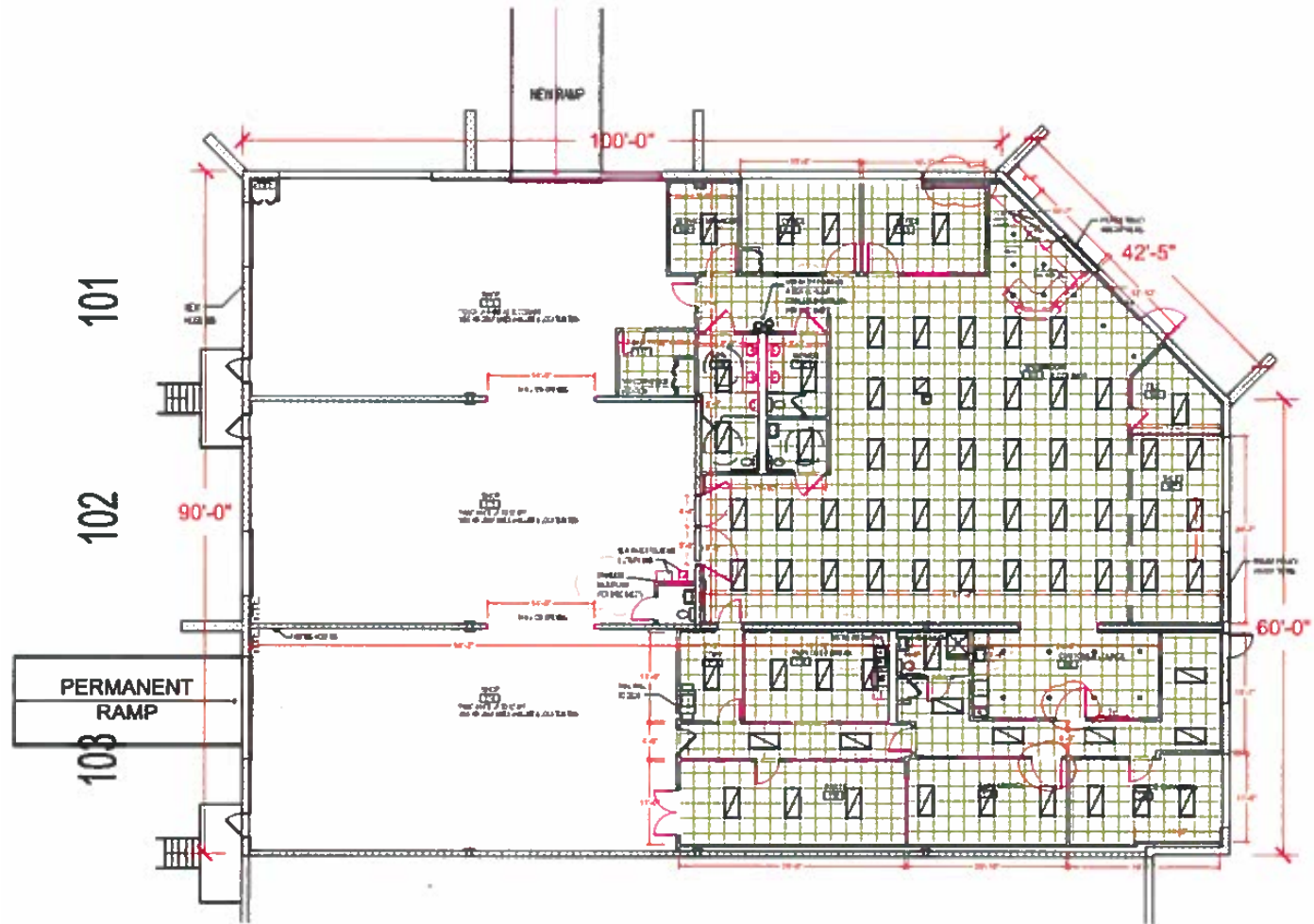
RENTAL RATE:

UNPRICED



GOOGLE STREET VIEW

FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



WINDSOR
CORPORATE PARK

SITE

FBI BALTIMORE
FIELD OFFICE



U.S. DEPT. OF HEALTH
& HUMAN SERVICES

Security Square Mall



Meadows Plaza



BETH TFILOH
CEMETERY

SOCIAL SECURITY
ADMINISTRATION



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



12,045

101,909

304,109

DAYTIME POPULATION



16,584

97,219

281,684

AVERAGE HOUSEHOLD INCOME



\$93,469

\$96,900

\$101,694

NUMBER OF HOUSEHOLDS



4,694

39,320

121,088

MEDIAN AGE

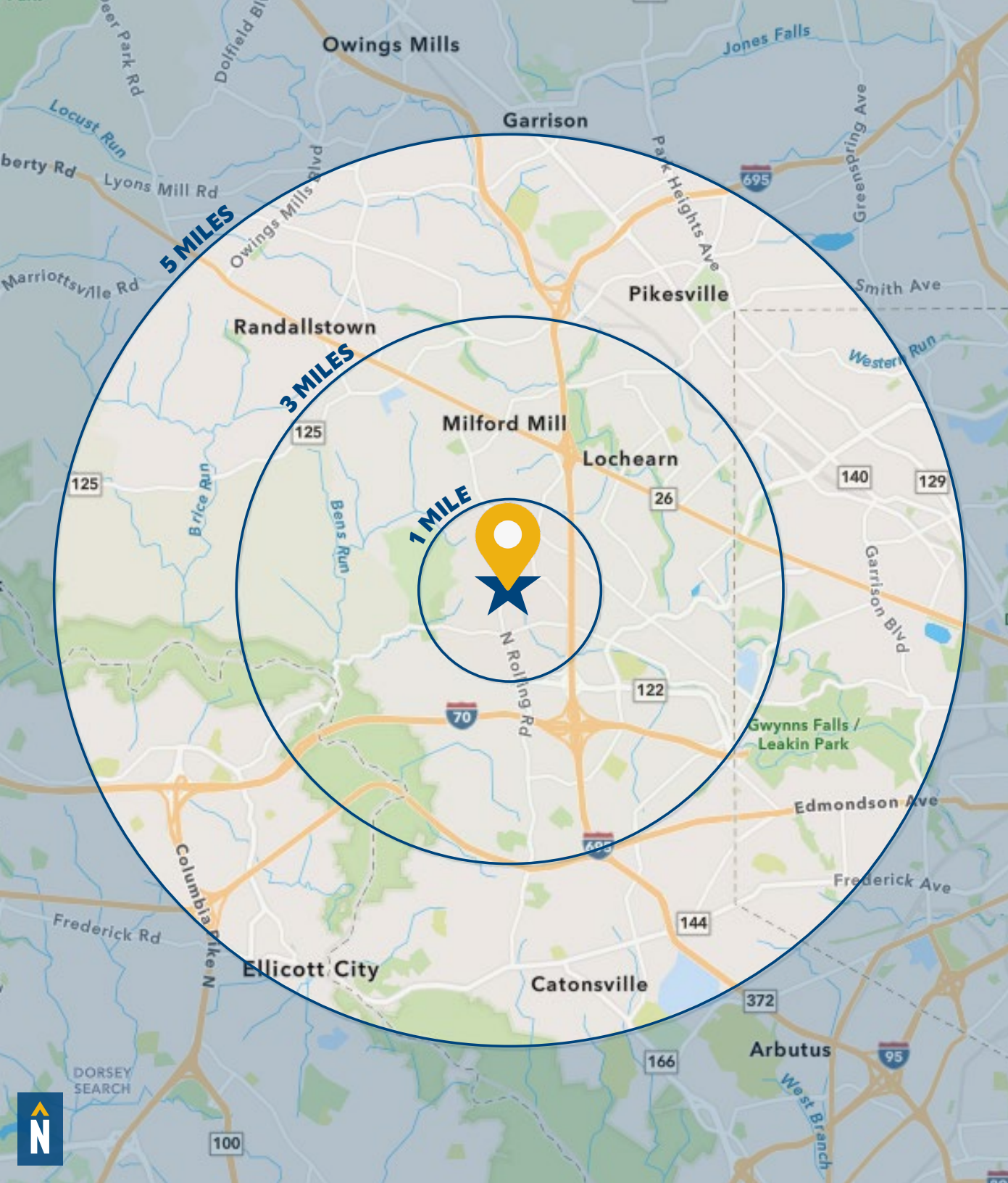


36.4

39.9

40.8

FULL DEMOS REPORT



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