

FOR LEASE

Locust Point

1644 Beason St

Baltimore, MD 21230



LEASE PRICE: **\$24PSF/MG**

AVAILABLE SF: **1,800SF**

ZONING: **C**

PROPERTY TYPE:
INDUSTRIAL/FLEX

LOCATION REVIEW

HIGHLIGHTS

- ▶ VERSATILE SPACE IDEAL FOR A VARIETY OF USES, INCLUDING INDUSTRIAL, RETAIL, FITNESS, OR CREATIVE WORKSPACES.
- ▶ PRIME LOCUST POINT LOCATION NEXT TO SILO POINT WITH QUICK ACCESS TO I-95.
- ▶ 16FT CLEAR HEIGHT AND THREE LARGE SKYLIGHTS FOR NATURAL LIGHT.
- ▶ OVERSIZED GARAGE DOOR FOR EASY ACCESS AND FREE STREET PARKING.



PHOTOS



PHOTOS



AERIAL MAP



National Aquarium

Little Italy



BLUE MOON CAFE

Harbor East

Fells Point



Oriole Park at Camden Yards



Federal Hill

Patapsco River



1644 Beason St



Patapsco River



WATER TAXI

M&T Bank Stadium

Baltimore Museum of Industry

Tide Point



Riverside



McHenry Row
(Harris Teeter, Easy Like Sunday, F45, Tribe Cycle)

Silo Point

Southside Marketplace
(Giant, Merritt Clubs, Chipotle, Starbucks, Southside Diner)

MTA Maryland MARC

South Baltimore

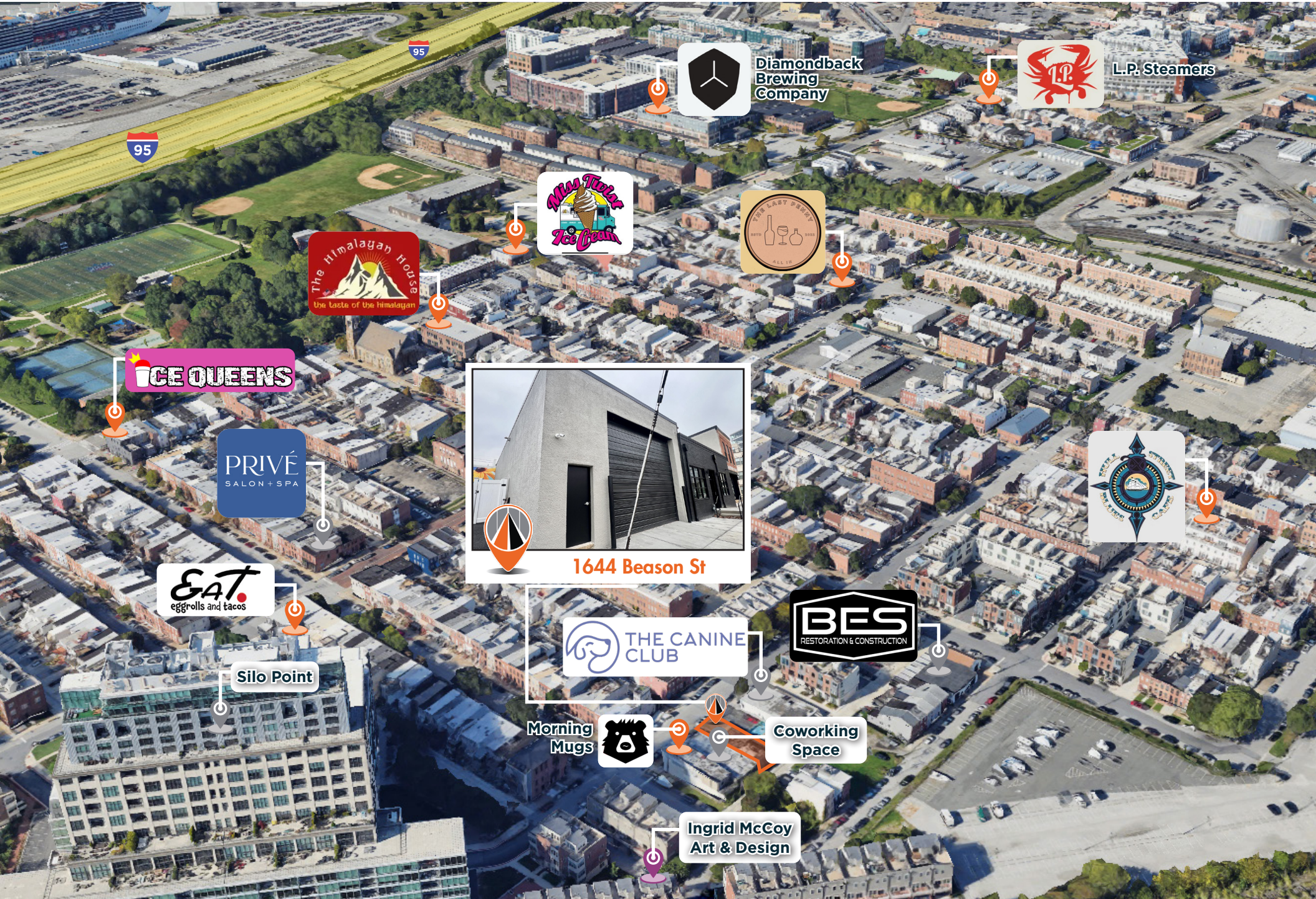
ICE QUEENS

395

95

95

LOCATION MAP



LOCATION MAP



ICE QUEENS

PRIVÉ
SALON + SPA

EAT
eggrolls and tacos

Silo Point

Morning Mugs



Ingrid McCoy
Art & Design

Coworking
Space

THE CANINE
CLUB

BES
RESTORATION & CONSTRUCTION

The Himalayan House
the taste of the himalayan

Miss T's
Ice Cream

THE BABY BEER



Diamondback
Brewing
Company



L.P. Steamers

AREA MAP



Coworking Space



Morning Mugs

Ingrid McCoy Art & Design

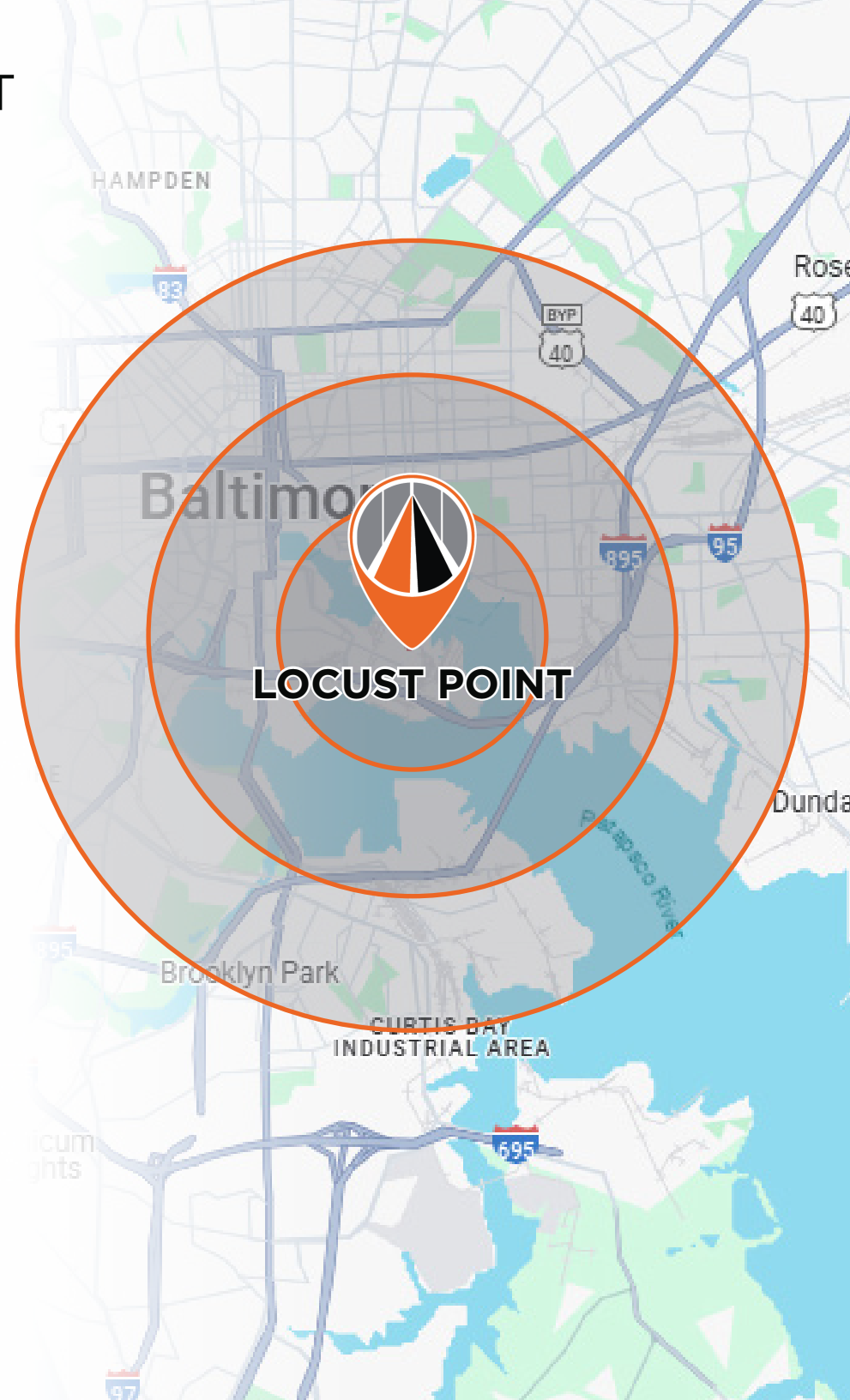
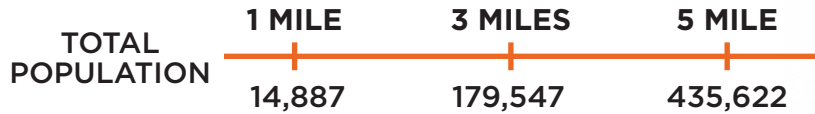
BEASON ST

ANDRE ST

CUBA ST

DEMOGRAPHICS | 1644 BEASON ST

HOUSEHOLDS & INCOME



LOCUST POINT



1644 BEASON ST BALTIMORE, MD 21230

CONTACT

Ross Conn *Broker*

Cell: 301-275-5509

email: Ross@AvenueRealEstateLLC.com

Kyle Leibowitz *Leasing and Sales*

Cell: 410-303-2721

email: Kyle@AvenueRealEstateLLC.com



9711 Washingtonian Blvd STE 550

Gaithersburg MD 20878

410-342-5263

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