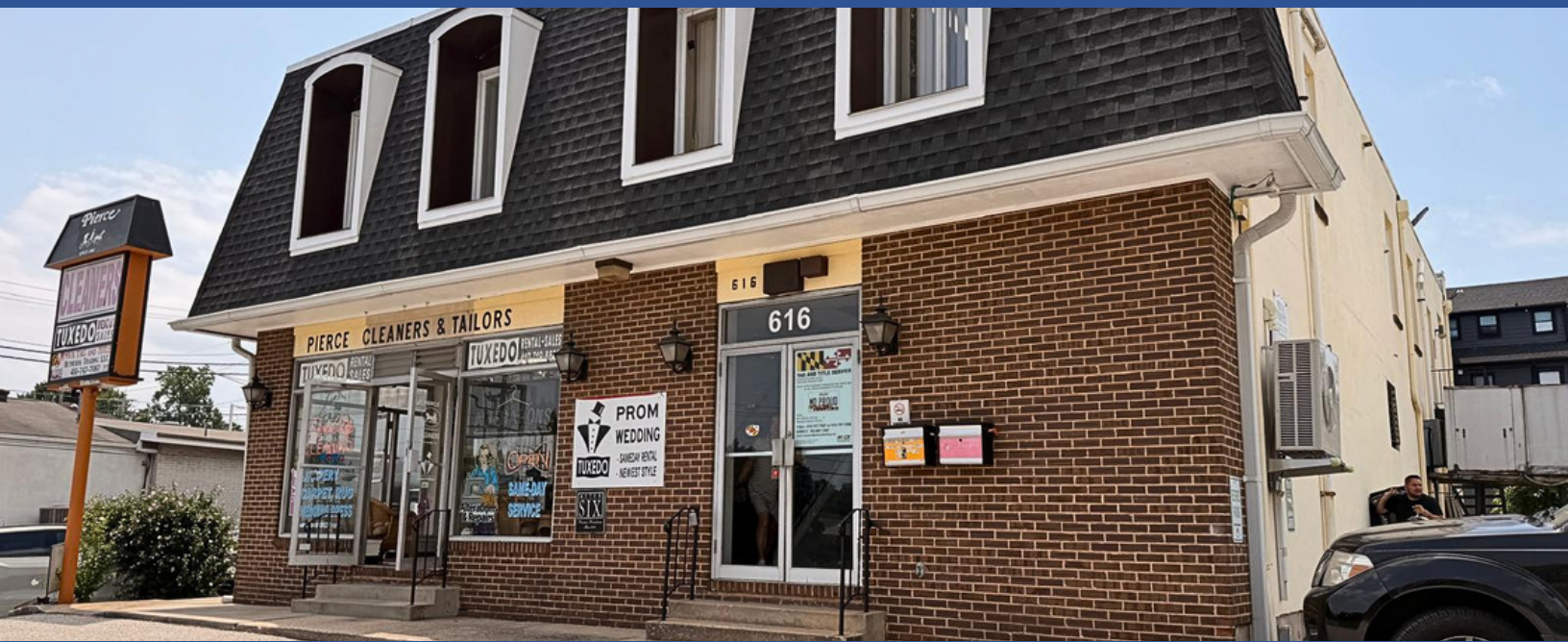


Move-In Ready Office & Retail Suites • Prime Catonsville Location



616 OLD EDMONDSON AVE, CATONSVILLE, MD

OFFERING SUMMARY

UNIT SIZES

- SUITE 4 1,021 SF
- SUITE 5 383.08 SF

AVAILABLE UNITS

2

LEASE RATE \$14 PSF

YEAR BUILT 1969

RENOVATED 2020

ZONING BL (Business Local)

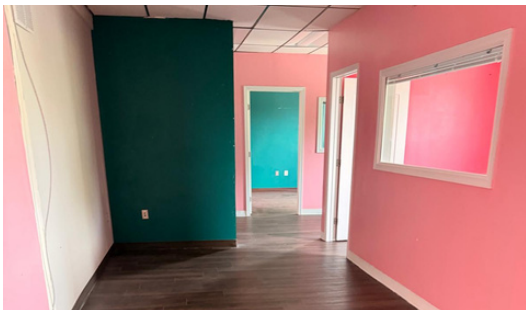
LOT SIZE 0.31 Acres

PARKING 25 Surface Parking Spaces

PROPERTY OVERVIEW AND LOCATION HIGHLIGHTS

- Professional two-story 6,400 SF office and retail building available for lease in the heart of Catonsville.
- Flexible suite sizes ranging from 1,021 SF to 2,837 SF, ideal for office, medical, retail, and professional service businesses.
- Recently renovated in 2020 with move-in-ready office suites featuring modern finishes and functional layouts.
- Excellent visibility and signage opportunities along Old Edmondson Avenue in a well-established commercial corridor.
- Ample on-site parking with 25 surface parking spaces for tenants and visitors.
- Convenient access to I-695 (Baltimore Beltway), Route 40, and I-95, providing outstanding regional connectivity.
- Surrounded by established residential communities, restaurants, retail centers, financial institutions, and professional offices.
- Strong surrounding demographics with over 17,000 residents within a one-mile radius and a median household income exceeding \$97,000.
- Business Local (BL) zoning allows for a variety of office, medical, retail, and service-oriented uses.
- An excellent opportunity for businesses seeking a highly visible, move-in-ready location in one of Baltimore County's most desirable commercial markets.

UNIT PHOTOS



SUITE 4



SUITE 5



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