

FOR LEASE

3350 WILKENS AVE. | BALTIMORE MD 21229

ASKING PRICE:

\$20.00 PSF

MODIFIED GROSS

PROPERTY SUMMARY

AVAILABLE:

Suite 201: 4,307 SF

Suite 202: 1,226 SF

~~Suite 301: 637 SF~~ **Leased**

~~Suite 302: 850 SF~~ **Leased**

Suite 307: 2,319 SF **Now Available!**

BUILDING CLASS: B

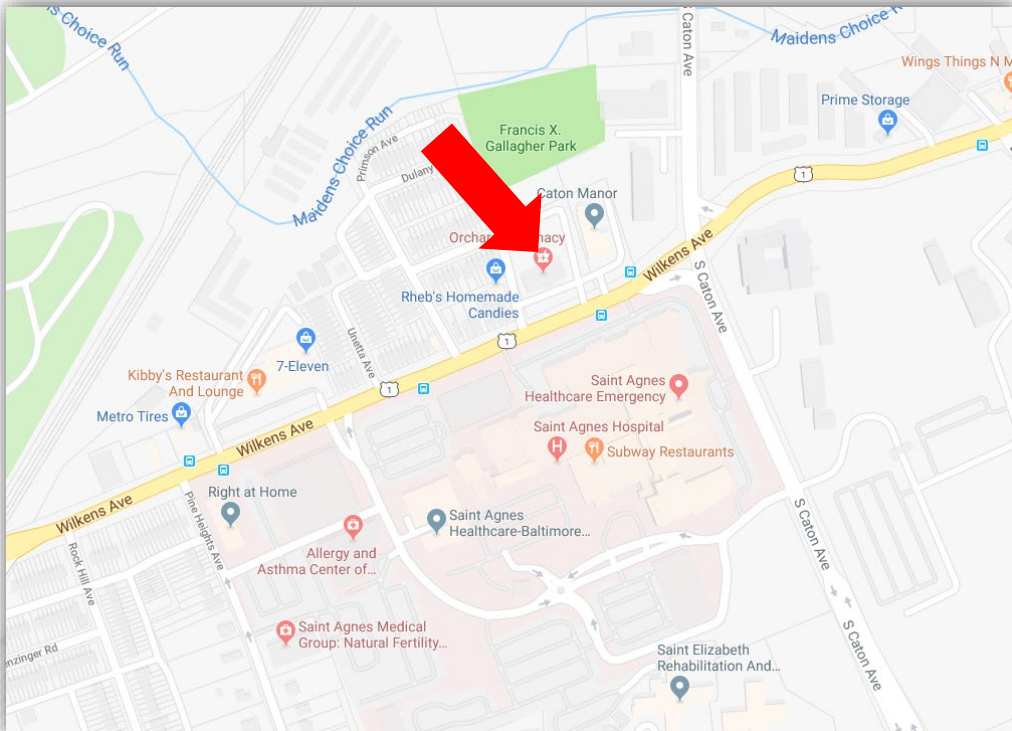
PARKING RATIO: 6 : 1,000 SF

YEAR BUILT: 1961

SPACE USE: Medical/Office

ZONING: OR-2, Office Residential

SUBMARKET: Saint Agnes



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PROPERTY INFO.

PROPERTY ADDRESS:	3350 Wilkens Avenue, Baltimore, Maryland 21229
TAX ID:	20-05-2118-001A
OWNER:	3350 Wilkens Mesk, LLC
COMMUNITY:	Saint Agnes
TOTAL BUILDING AREA:	22,587 SF
LAND PARCEL:	1.54 Acres
BUILT :	1961
HEIGHT:	Three (3) Stories
CONSTRUCTION:	Brick and Masonry Block
ZONING:	OR-2, Office Residential
CURRENT USE:	Medical / Office
PARKING:	136 free surface spaces; Ratio: 6 : 1,000 SF

DEMOGRAPHICS (1 Mile Radius)

POPULATION:

2018 Total Population: 15,498
2023 Population: 15,203
Population Growth 2018-2023: 1.90%
Average Age: 38.80

HOUSEHOLDS:

2018 Total Households: 6,028
Median Household Income: \$42,925
Average Household Size: 2.50

TRAFFIC COUNT:

Wilkens Avenue – 19,112 (2017 ADT)

AMENITIES

- Across Wilkens Avenue from Ascension Saint Agnes Hospital
- 10-minute drive to West Baltimore Commuter Rail (Penn Line).
- Service Retail within 2 blocks
- ½ mile north of Royal Farms convenience store with 14 gas pumps, 5 Tesla charging stations and car wash
- Convenient access to I-95 and I-695
- 1.2 block from Caton Avenue, a major north-south route to Baltimore City
- Wilkens Avenue is US Route 1, a major truck route connecting Maine to Florida
- 9 minute, 3.4 mile drive away from UMBC campus
- Served by CityLink Purple and Yellow routes as well as LocalLink 76.

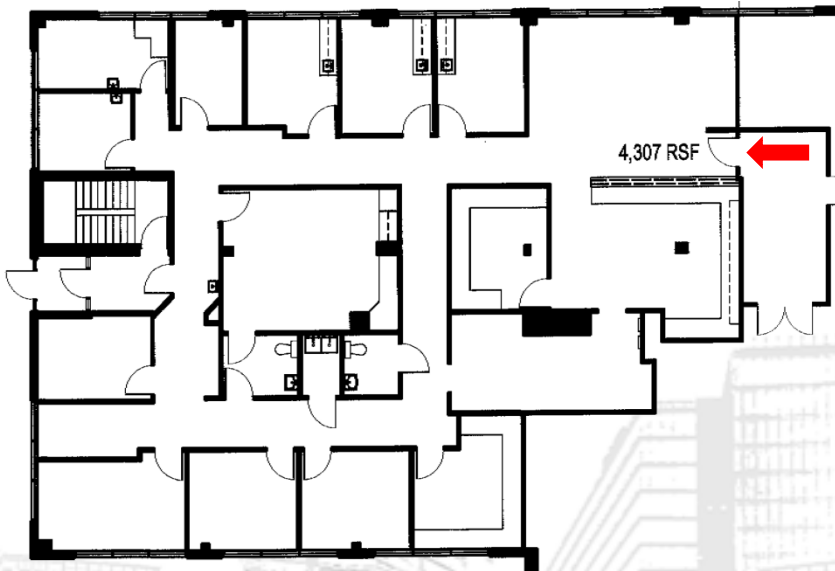
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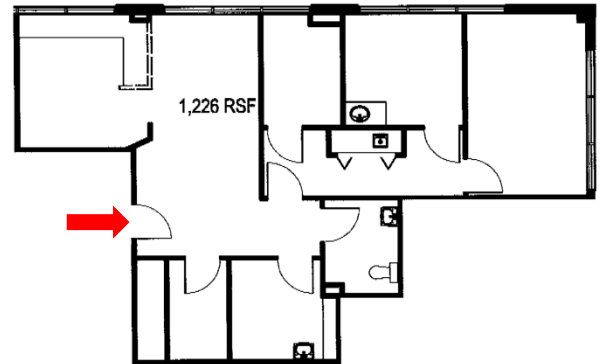
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FLOOR PLANS



SUITE 201



SUITE 202

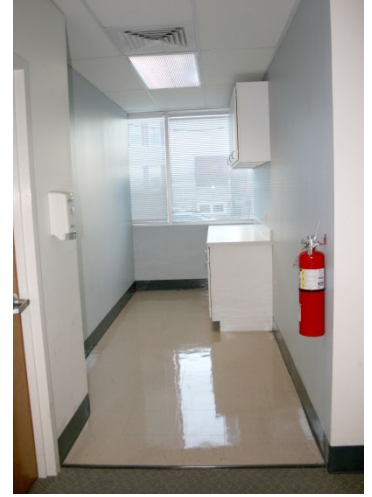
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PHOTOGRAPHS



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