



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

180 WEST OSTEND STREET

Baltimore, MD 21230



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

Deniz Senyurt
571 271 6604
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11911 Freedom Dr Ste 520, Reston, VA 20190
555.555.5555



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OFFERING SUMMARY

Lot Size: 51,813 SF

Building Size: 112,374 SF

Zoning: IMU-1

Market: Baltimore

PROPERTY OVERVIEW

This unique historical building went through a major renovation in 2011 and turned into a state-of-the-art locally sustainable "green" building while its original ancient look kept for admiring. With its architecturally unique look, exposed interior brick walls and LEED Gold Certification, 180 W. Ostend is the best-kept secret of the City of Baltimore. If you are looking for making a statement, 180 W. Ostend is the address to have on your business card.

PROPERTY HIGHLIGHTS

- Immediate Access to Major Highways (I-95, I-395), MARC, Metro, Light Rail, Bike Paths
- M&T Bank Stadium, Waterfront, Shops, Restaurants
- On-site Fitness Center, Common Lunch Room/ Meeting Room
- Walking distance to Federal Hill amenities
- 10,000 SF Retail , 10,000 SF Office space available
- State of the art security system
- LEED Gold Certification by U.S. Green Building Council
- Covered Private Parking

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 122	Available	3,271 SF	Gross	Negotiable
Suite 118	Available	1,710 SF	Gross	Negotiable
Suite 119	Available	3,128 SF	Gross	Negotiable
Suite 129	Available	1,600 SF	Gross	Negotiable
Suite 157	Available	1,742 SF	Gross	\$25.00 SF/yr
Suite 217	Available	1,851 SF	Gross	\$25.00 SF/yr
Suite 244	Available	1,527 SF	Gross	\$25.00 SF/yr
Suite 277A	Available	1,345 SF	Gross	\$25.00 SF/yr
Suite 313	Available	4,102 SF	Gross	\$25.00 SF/yr

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Please check the listing detail for the square footage. All measurements are captured via LIDAR scan, but are approximate.

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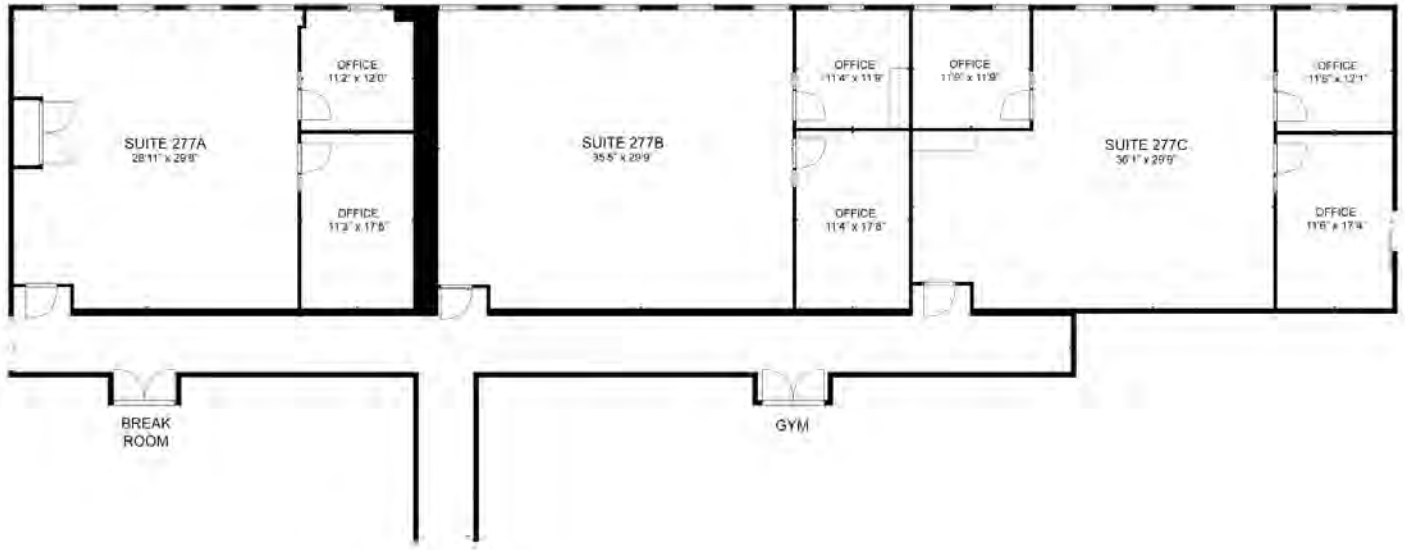


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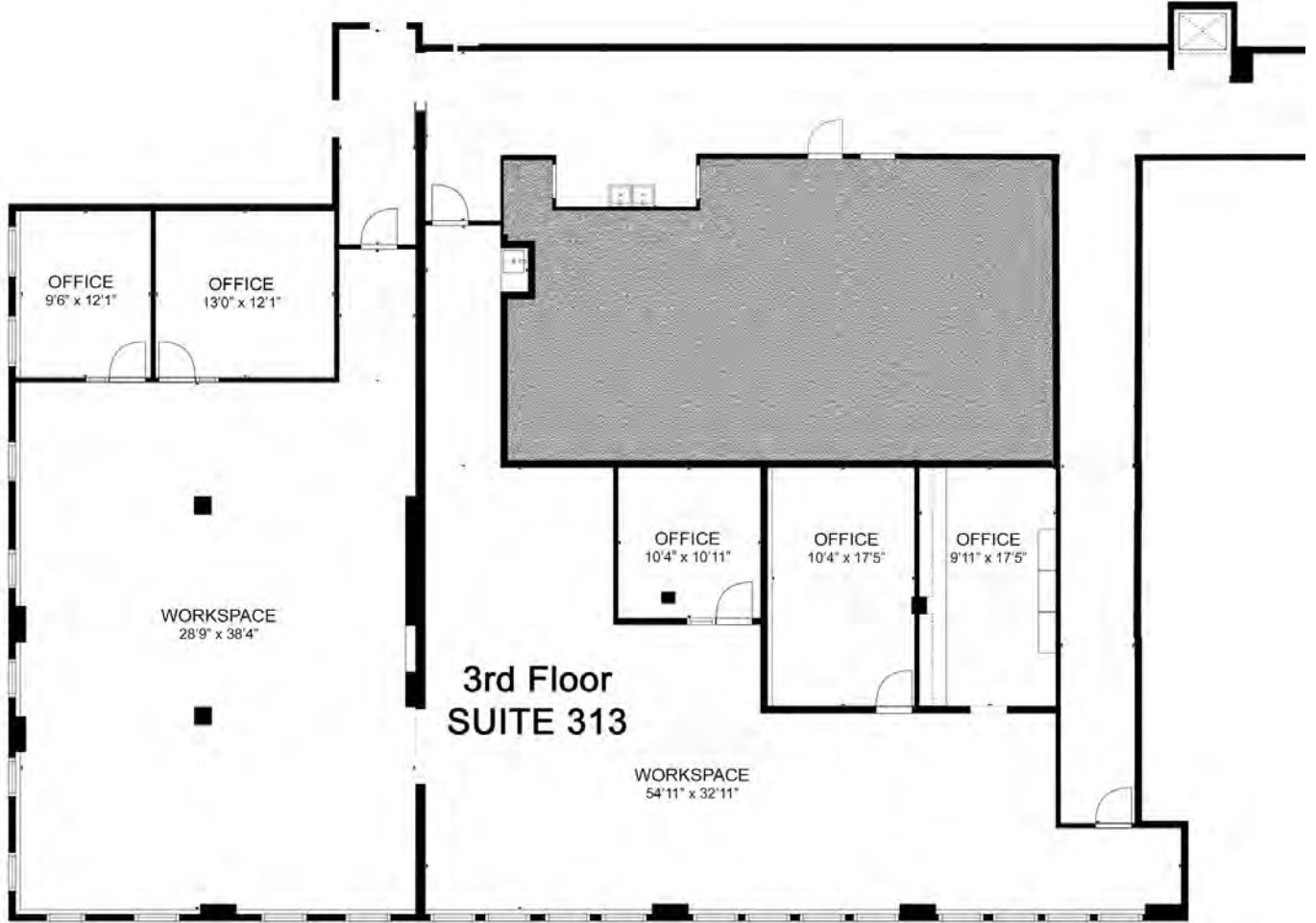
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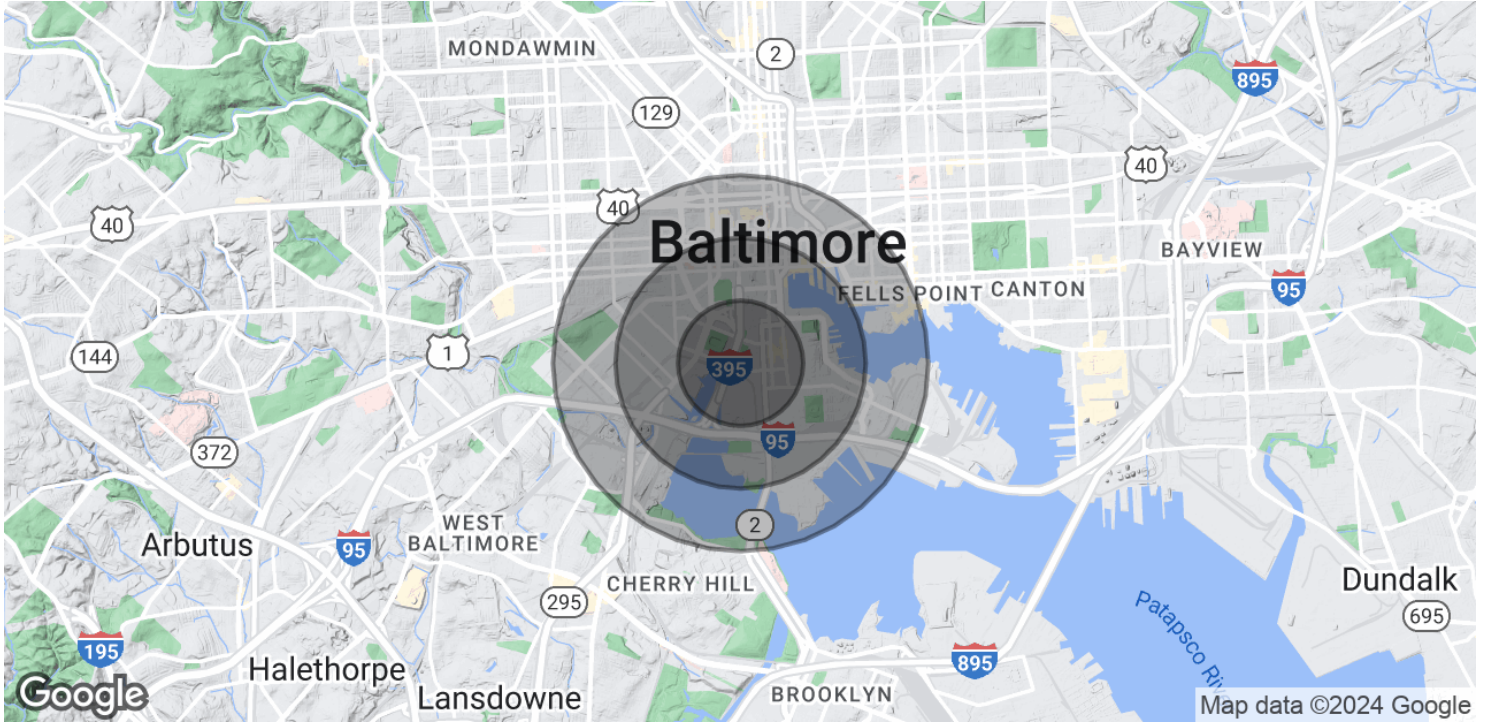
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	6,488	18,897	43,211
Average age	30.0	31.6	32.0
Average age (Male)	30.0	31.8	32.2
Average age (Female)	30.3	31.5	31.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,980	9,247	20,346
# of persons per HH	2.2	2.0	2.1
Average HH income	\$85,017	\$84,292	\$70,579
Average house value	\$327,798	\$336,346	\$321,789

* Demographic data derived from 2020 ACS - US Census

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DENIZ SENYURT

Commercial Real Estate Associate Broker

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Direct: 571.271.6604

MD #677741 // VA #0225217450 DC #SP200201703

PROFESSIONAL BACKGROUND

Deniz Senyurt holds Real Estate Broker license in Virginia and Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in retail, office, retail and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, NVAR, NAR, Rotary Club of Vienna, Asean American Chamber of Commerce

AWARDS

Deniz won:

- *The NVAR Platinum Top Producers Award in 2022
- *The Coldwell Banker Commercial Gold Circle of Distinction Award in 2022
- *The Coldwell Banker Realty Top 2% President's International Diamond Society Award in 2022

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