

FOR LEASE OFFICE BUILDING

1655 CROFTON BOULEVARD

1655 CROFTON BLVD
Crofton, MD 21114



OFFERING SUMMARY

Available SF:	Up to 6,200 SF
Lease Rate:	\$26.50 - 30.00 SF/yr (NNN; Full Service)
Lot Size:	2.09 Acres
Year Built:	1986
Building Size:	30,000
Zoning:	C2
Market:	Baltimore
Submarket:	I-97/Crain Highway Corridor

PROPERTY OVERVIEW

Office Space for Lease:
Up to 6,200 SF
Full Service/NNN

Building Also For Sale - \$7,500,000

1st Floor Unit : Up to 3,100 SF \$30 PSF NNN
2nd Floor Unit: Up to 3,100 SF \$26.50 PSF Full Service

PROPERTY HIGHLIGHTS

- Office/Retail Space
- Ample Parking
- Route 3 Exposure
- 78,957 +/- Cars Daily
- 6 months free rent for all leases signed by the end of the year 12/31/2023

Presented By:

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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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LEASE INFORMATION

Lease Type:	NNN/Full Service	Lease Term:	Negotiable
Total Space:	Up to 6,200 SF	Lease Rate:	\$26.50 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1655 Crofton Blvd	Available	3,100 SF	NNN	\$30.00 SF/yr	1st Floor Retail/Office
1655 Crofton Blvd	Available	3,100 SF	Full Service	\$26.50 SF/yr	2nd Floor Office

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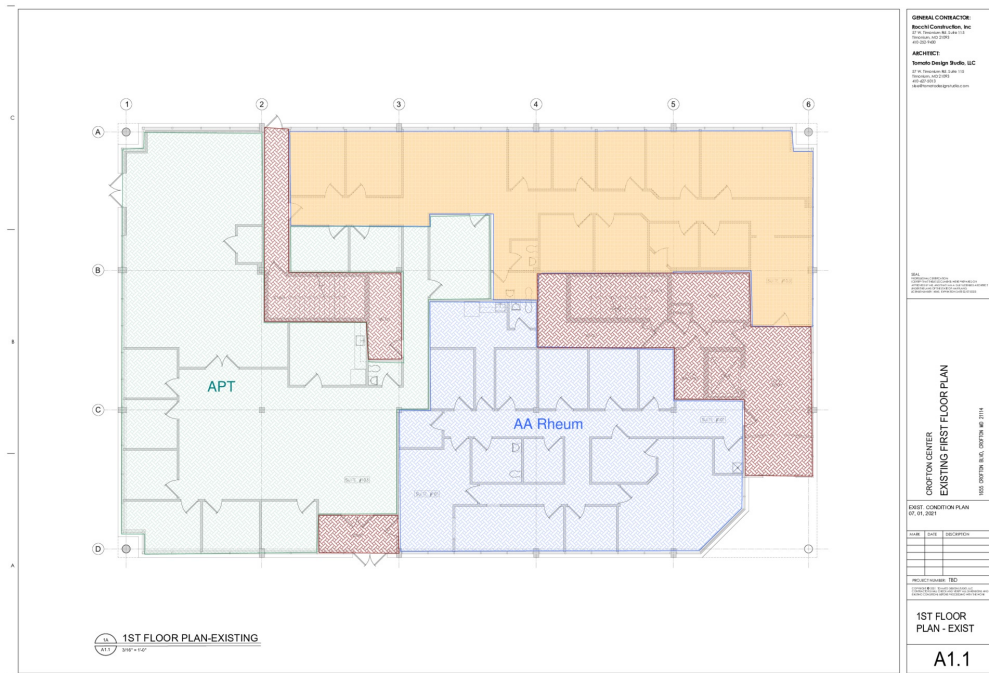
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1st Floor Office/Retail Floor Plan

2nd Floor Office Floor Plans

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1st Floor Office/Retail - 3,100 SF



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2nd Floor Office - 3,100 SF



2nd Floor Office - 3,100 SF



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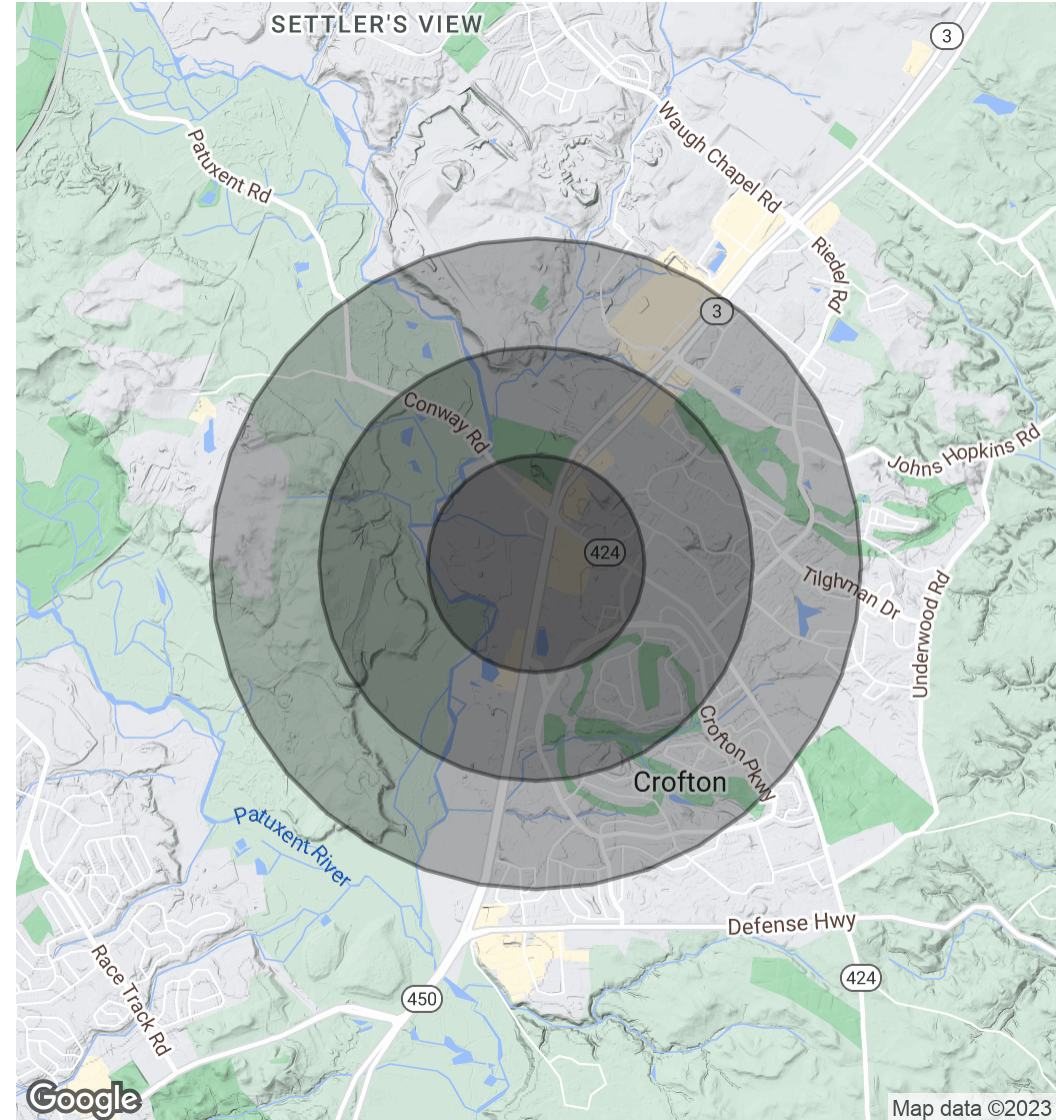
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,753	6,426	17,789
Average Age	37.3	37.2	36.9
Average Age (Male)	36.5	37.2	36.9
Average Age (Female)	40.1	37.8	38.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	774	2,480	7,056
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$118,298	\$141,116	\$129,558
Average House Value	\$357,305	\$418,232	\$373,716

* Demographic data derived from 2020 ACS - US Census



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