

711 W. 40TH STREET | BALTIMORE, MD 21211

PROPERTY OVERVIEW



HIGHLIGHTS:

- Local ownership with deep ties to Baltimore City
- Abundant on-site amenities including Starbucks, MOM's, Bank of America, Medium Rare, and soon to arrive The Lodge Restaurant
- Multiple Office Spaces Available
- On-site property management with 24 hr. security guard staff
- Close proximity to downtown Baltimore, I-83, & I-695
- 900 on-site garage spaces & 300+ surface spaces

AVAILABLE
FOR LEASE:

SUITE 200 - 4,441 SF
SUITE 200B - 4,523 SF
SUITE 210 - 318 SF
SUITE 212A - 1,739 SF
SUITE 212 - 3,293 SF
SUITE 218 - 2,273 SF
SUITE 235 - 9,000 SF
SUITE 300 - 1,506 SF
SUITE 318A - 310 SF
SUITE 319 - 459 SF
SUITE 320 - 300 SF
SUITE 321 - 931 SF
SUITE 322 - 462 SF
SUITE 360 - 1,099 SF
SUITE 425 - 823 SF
SUITE 428 - 1,117 SF
SUITE 438 - 1,883 SF

RENTAL RATE:

OFFICE: \$32.50/ SF, FS



GOOGLE STREET VIEW

SITE PLAN



RETAIL TENANTS



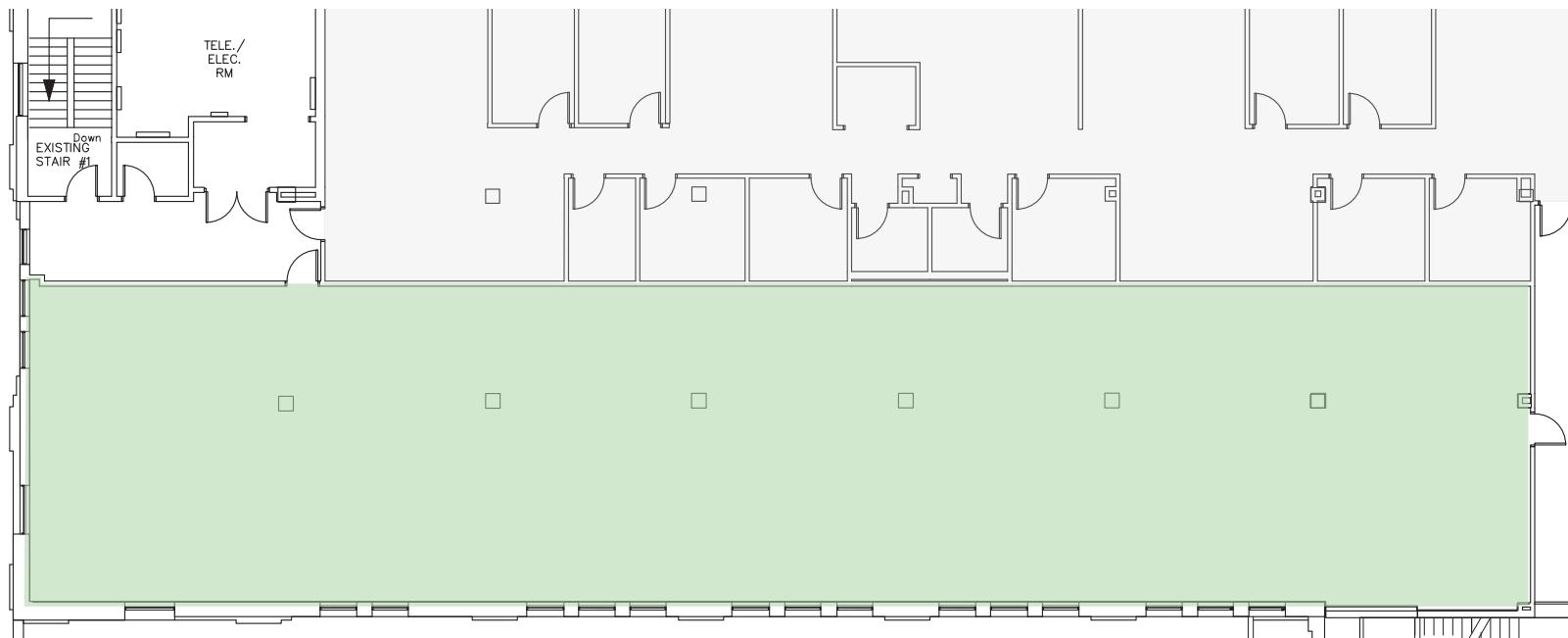
ELM AVENUE



FLOOR PLAN



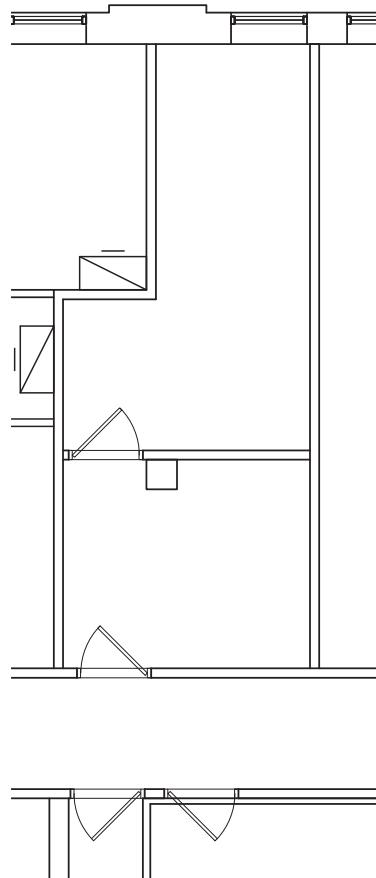
SUITE 200B: 4,523 SF



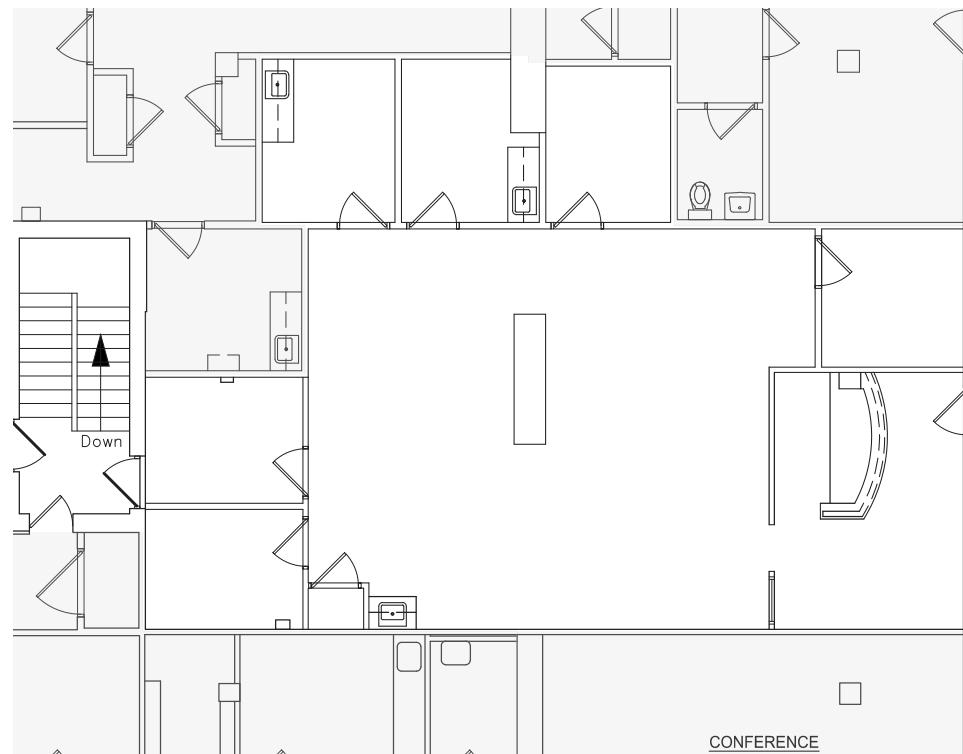
FLOOR PLAN



SUITE 210: 318 SF



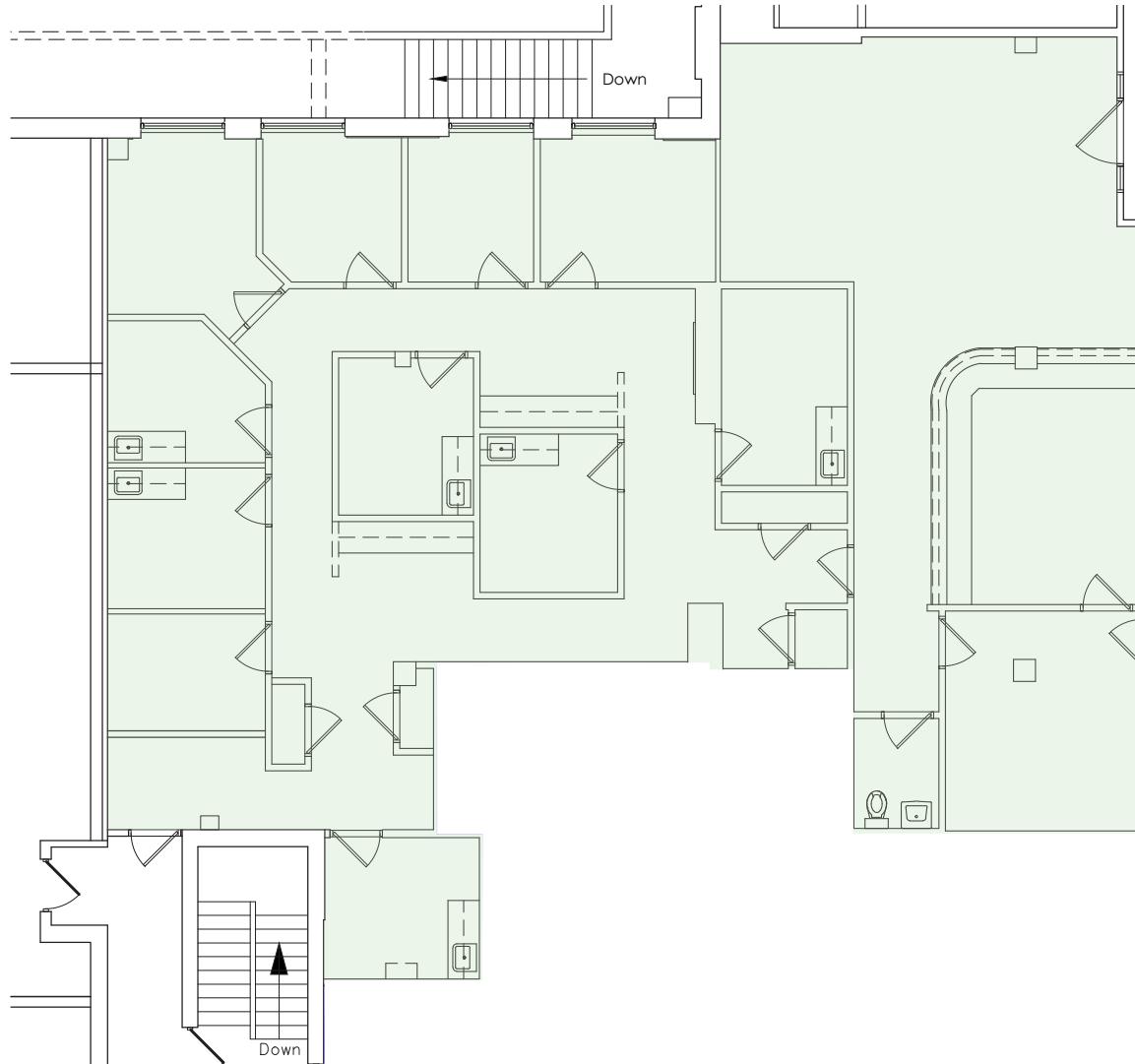
SUITE 212A: 1,739 SF



FLOOR PLAN



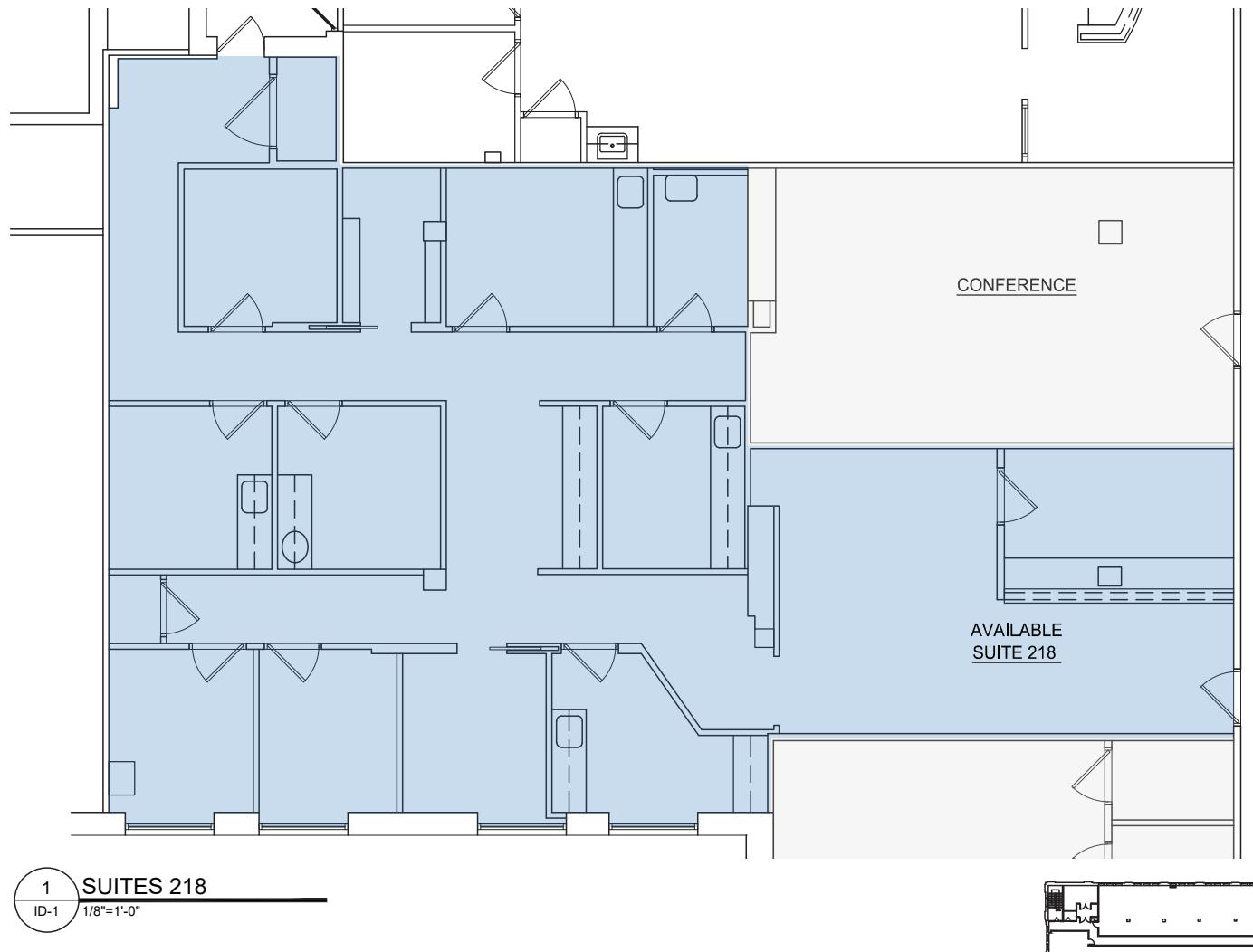
SUITE 212: 3,293 SF



FLOOR PLAN



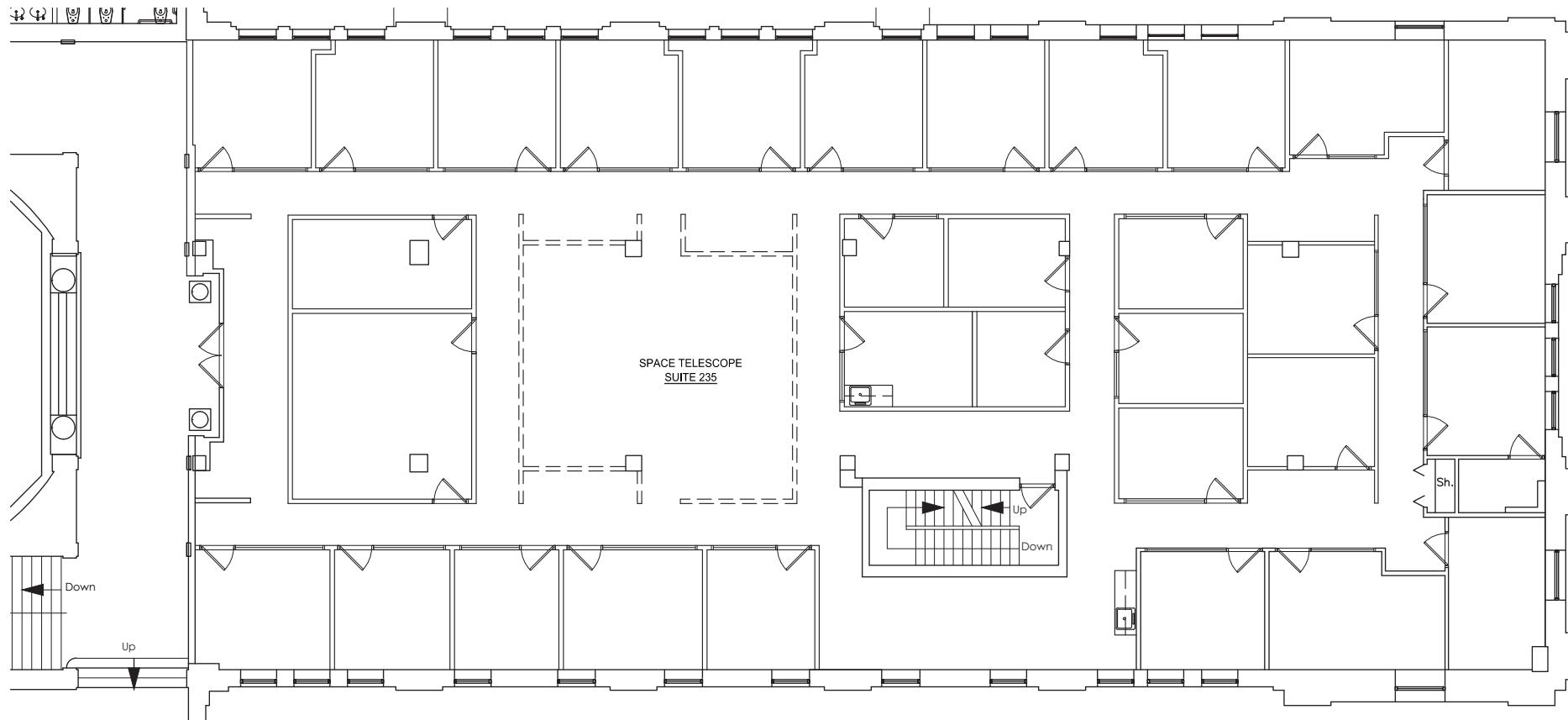
SUITE 218: 2,273 SF



FLOOR PLAN



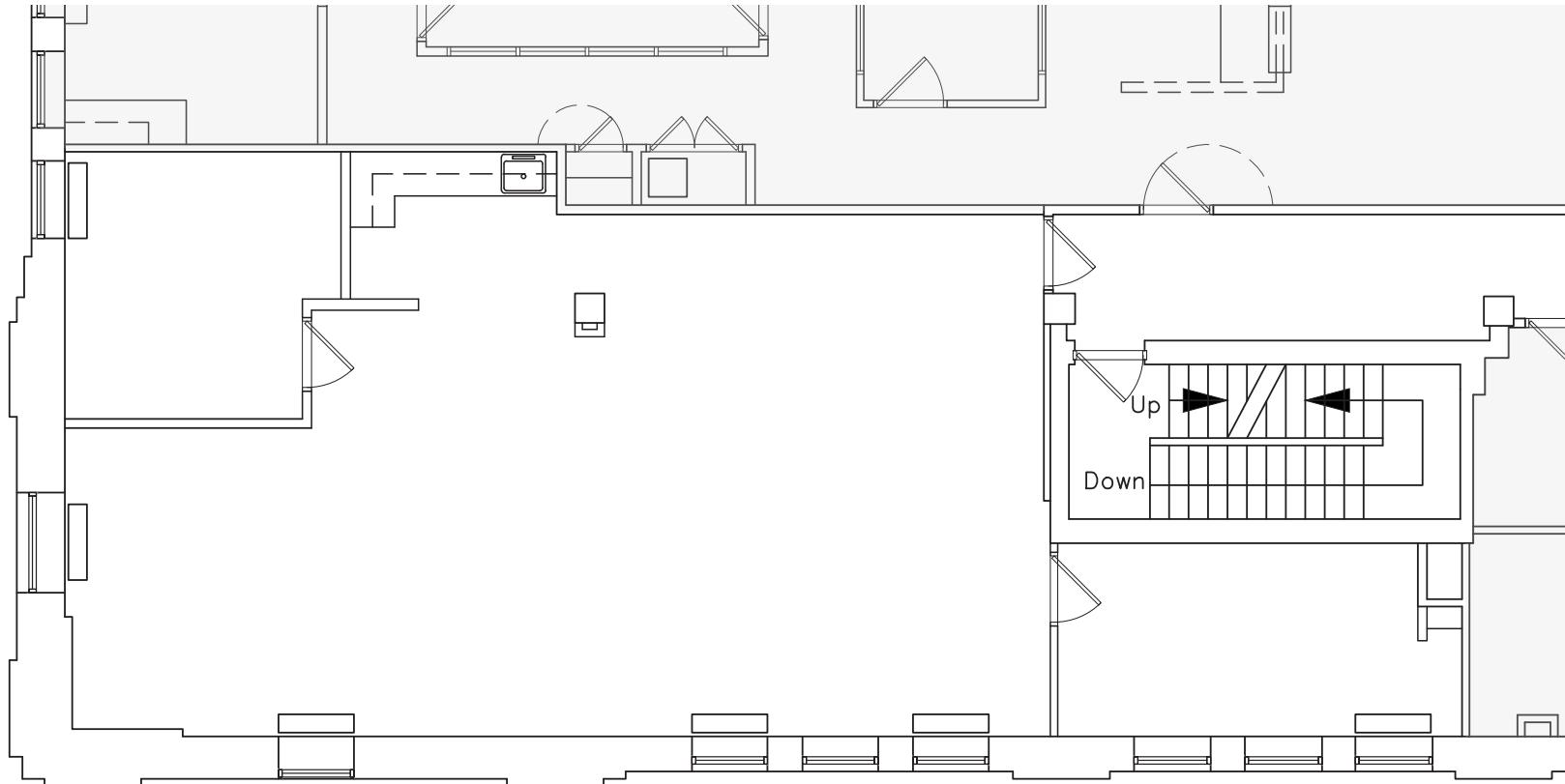
SUITE 235: 9,000 SF



FLOOR PLAN



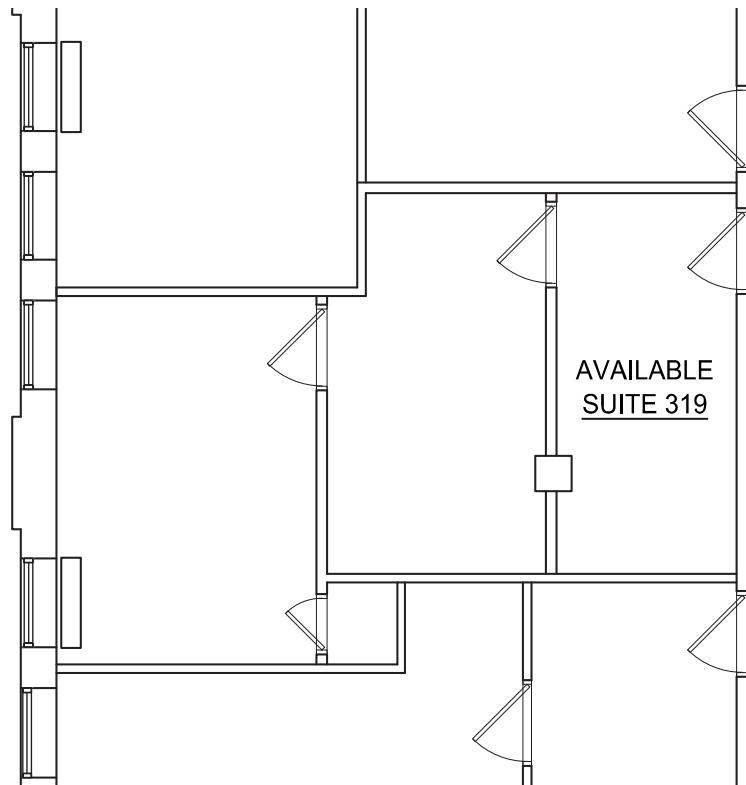
SUITE 300: 1,506 SF



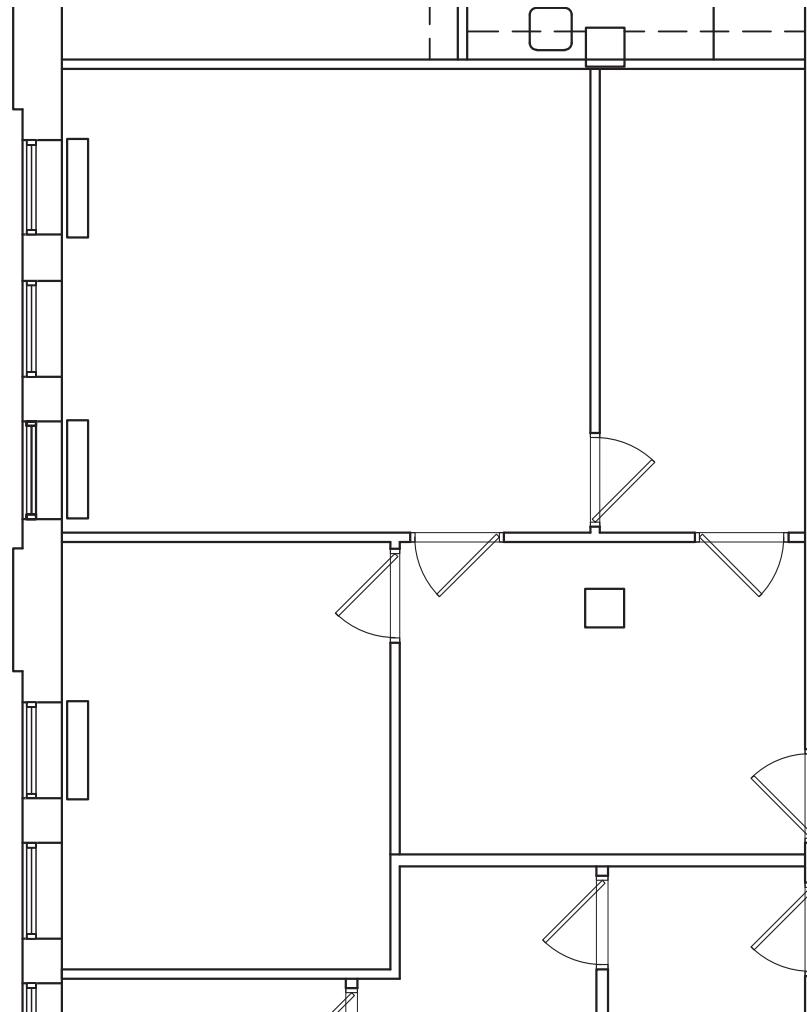
FLOOR PLAN



SUITE 319: 459 SF



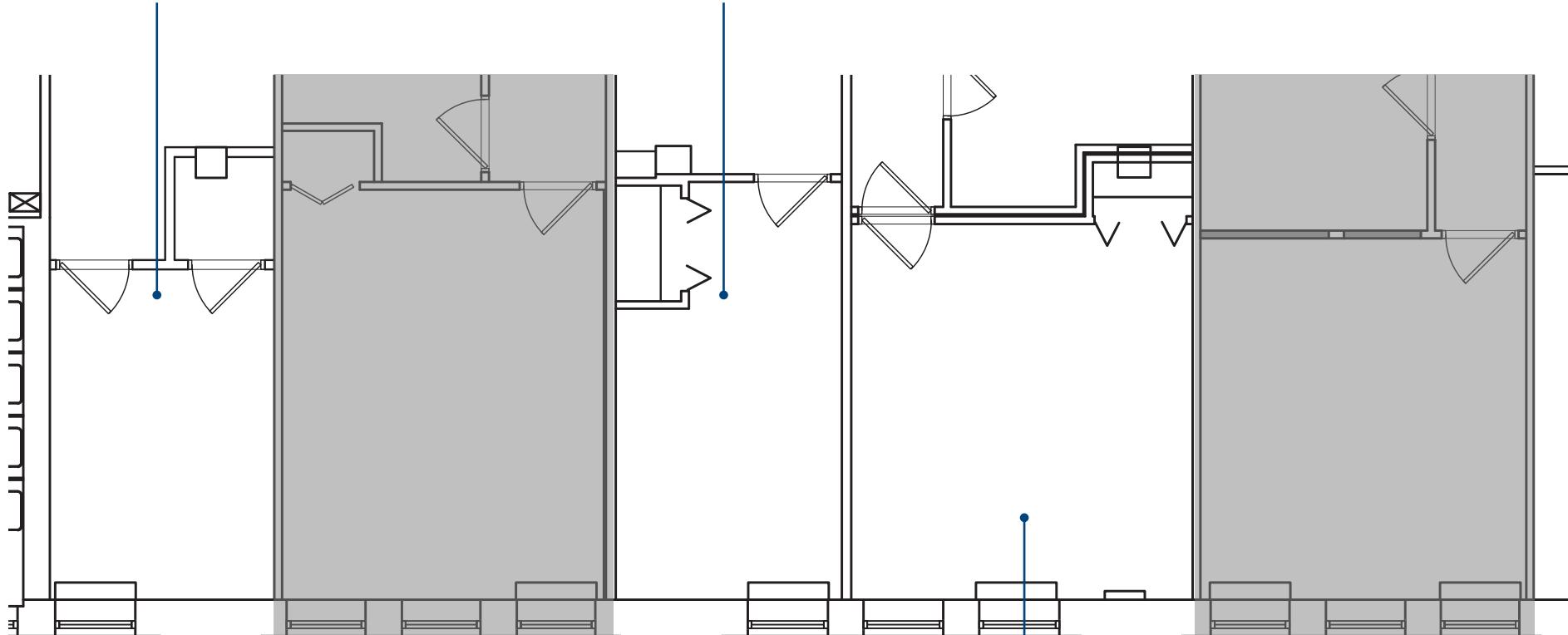
SUITE 321: 930 SF



FLOOR PLAN



SUITE 320: 300 SF

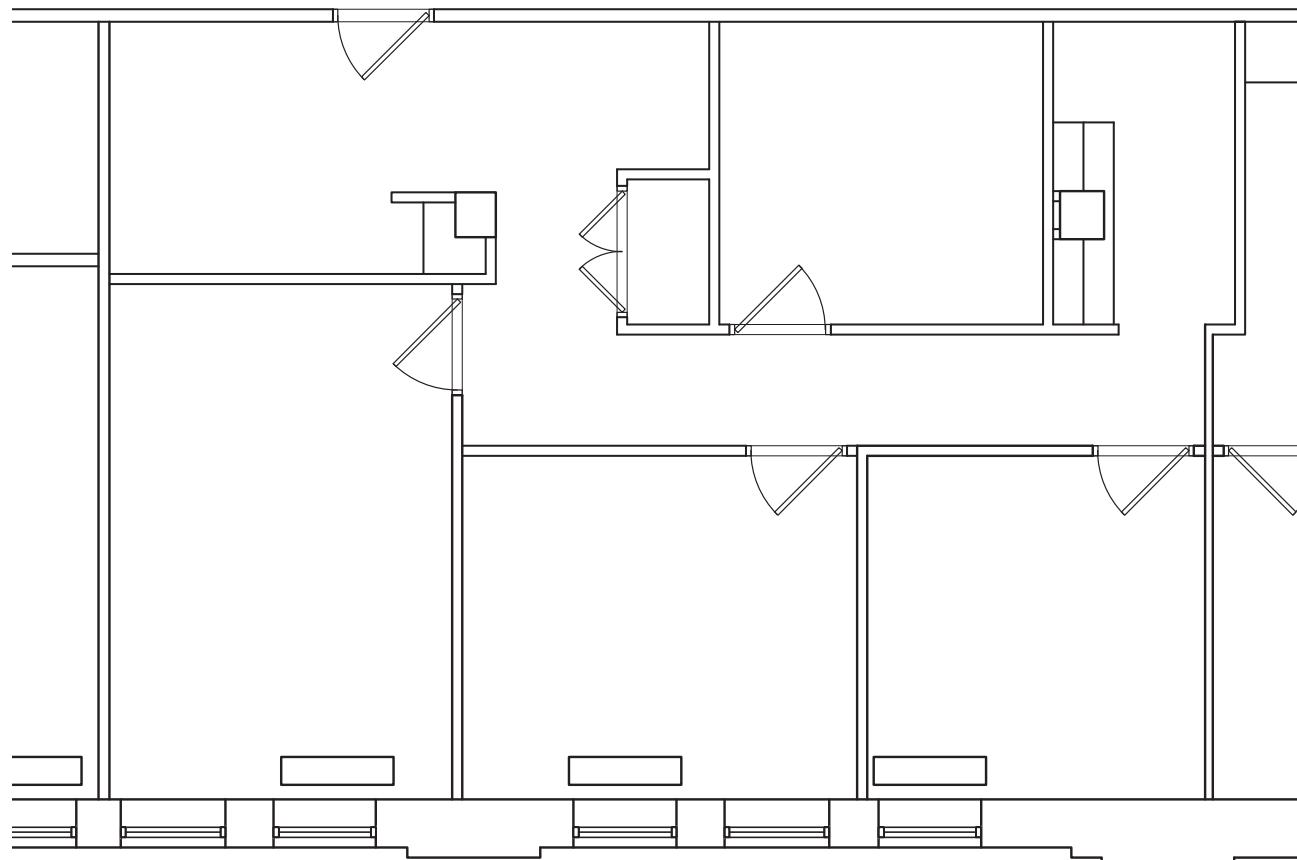


SUITE 322: 462 SF

FLOOR PLAN



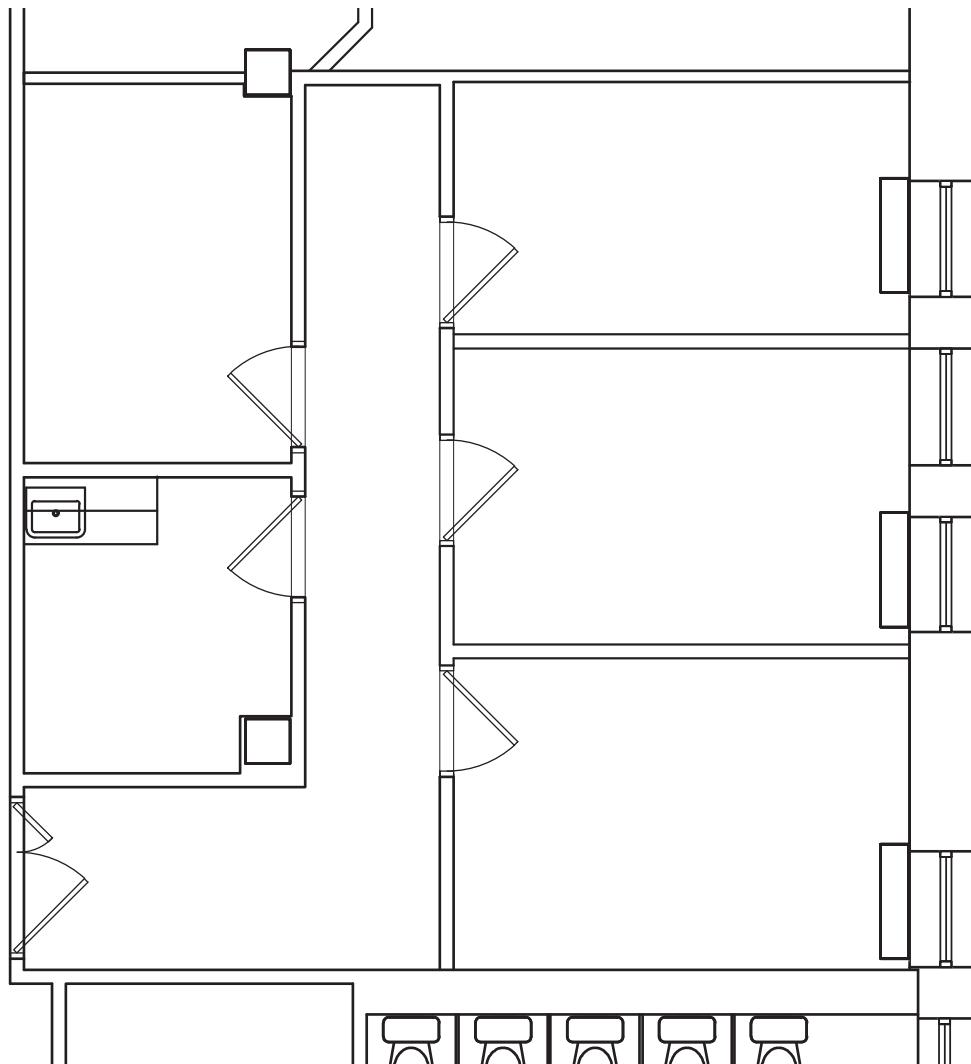
SUITE 360: 1,099 SF



FLOOR PLAN



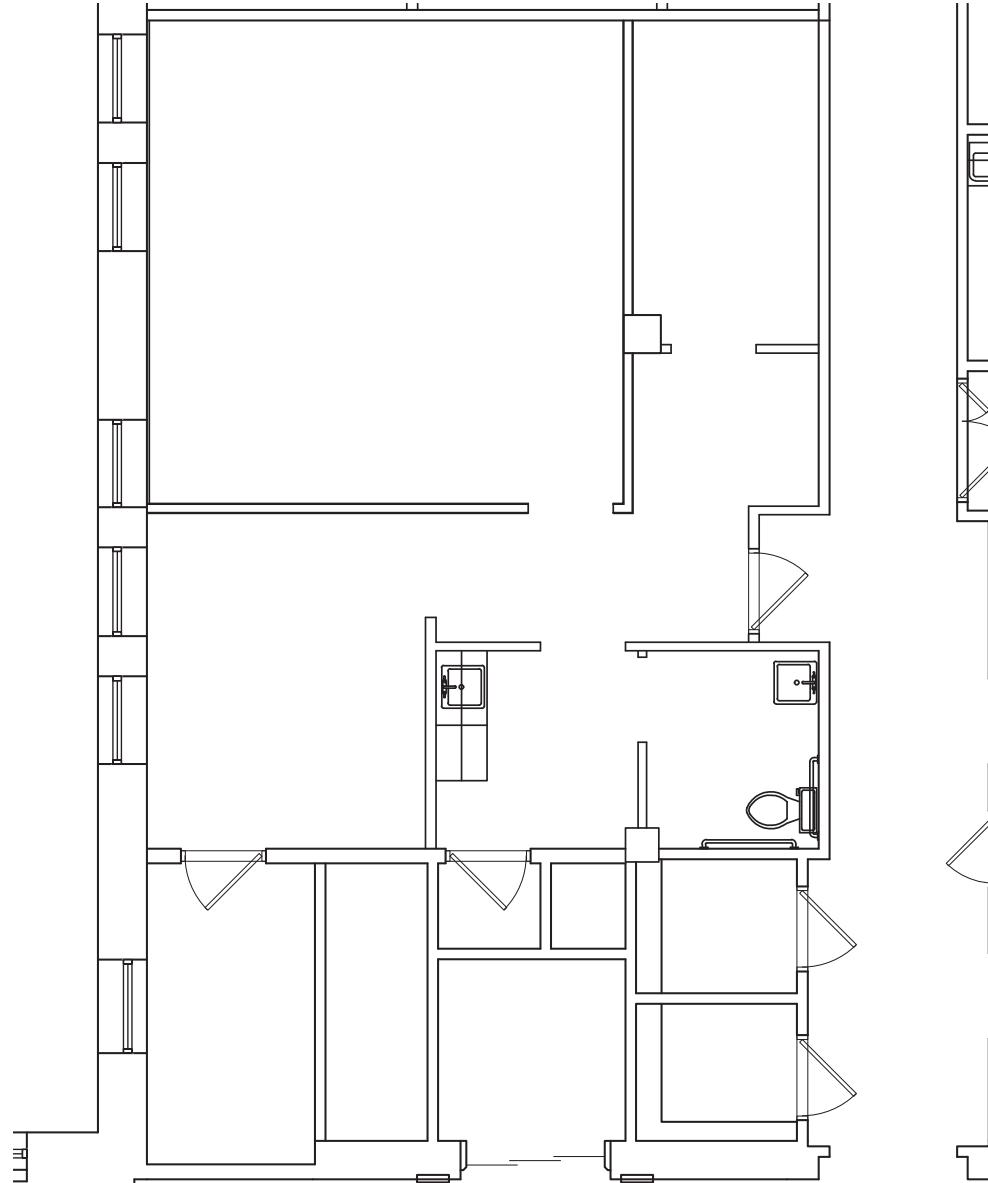
SUITE 425: 823 SF



FLOOR PLAN



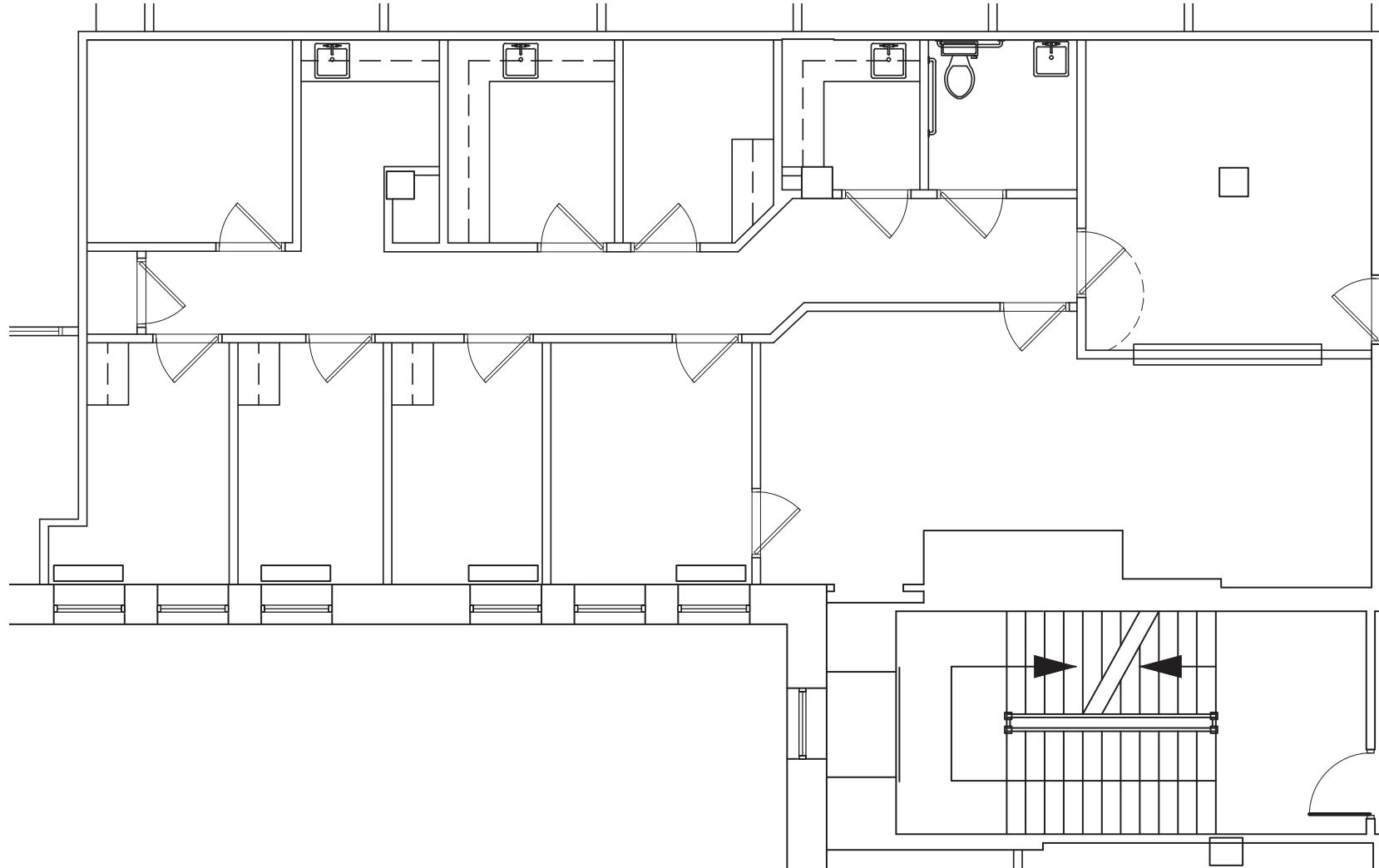
SUITE 428: 1,117 SF



FLOOR PLAN



SUITE 438: 1,883 SF



TRADE AREA



1 MILE

A small image of a McDonald's logo with the text "wicked sisters" written over it in a white box.

SITE

GUILFORD

The logo of Notre Dame of Maryland University. It features a blue shield with a white cross. Inside the cross is a smaller, yellow four-pointed star-like shape.

WOODBERRY/ CLIPPER MILL

132,625 AADT

"The Avenue"

DEN

W 36TH ST

HOMEWOOD

A collage of various business logos including Barnes & Noble, Club Jay's, Honeygrow, Chipotle Mexican Grill, and Eddie's Market.

MARYLAND ZOO

DRUID PARK



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,470

118,694

288,249

DAYTIME POPULATION



30,627

228,406

672,389

AVERAGE HOUSEHOLD INCOME



\$130,769

\$92,169

\$99,511

NUMBER OF HOUSEHOLDS



12,928

100,523

249,111

MEDIAN AGE

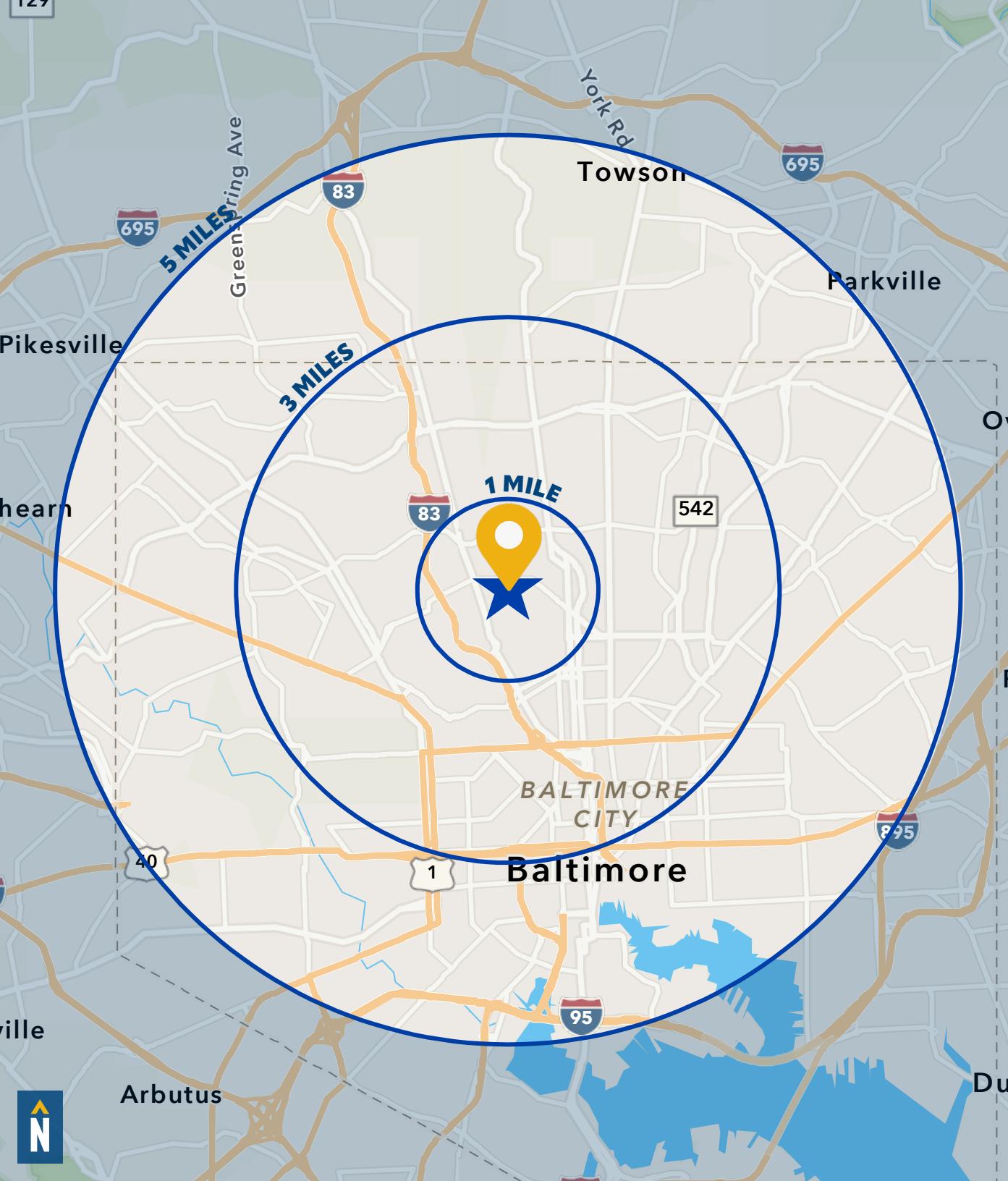


31.2

37.5

36.5

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



MATT MUELLER
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.6658
MMUELLER@mackenziecommercial.com



HENSON FORD
VICE PRESIDENT
410.494.6657
HFORD@mackenziecommercial.com



JOE BRADLEY
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4892
JBRADLEY@mackenziecommercial.com



DYLAN BOZEL
REAL ESTATE ADVISOR
410.494.4896
DBOZEL@mackenziecommercial.com

ROTUNDA

BALTIMORE 1921 MARYLAND



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.