



BROOM CORN BUILDING

1407 FLEET STREET | BALTIMORE, MARYLAND 21231

FOR
LEASE



PROPERTY OVERVIEW

HIGHLIGHTS:

- Immediately adjacent to Harbor East
- Multiple amenities within walking distance
- Excellent access to Harbor East, Baltimore City core, & I-83
- Excellent visibility
- Structured parking directly across the street from the building

BUILDING SIZE:

34,770 SF ±

AVAILABLE:

SUITE 101: 6,181 SF
SUITE 201: 2,554 SF
SUITE 300: 7,093 SF
MEZZANINE: 6,459 SF

PARKING:

AVAILABLE DIRECTLY ACROSS FLEET ST FROM FLEET & EDEN PUBLIC PARKING GARAGE

ZONING:

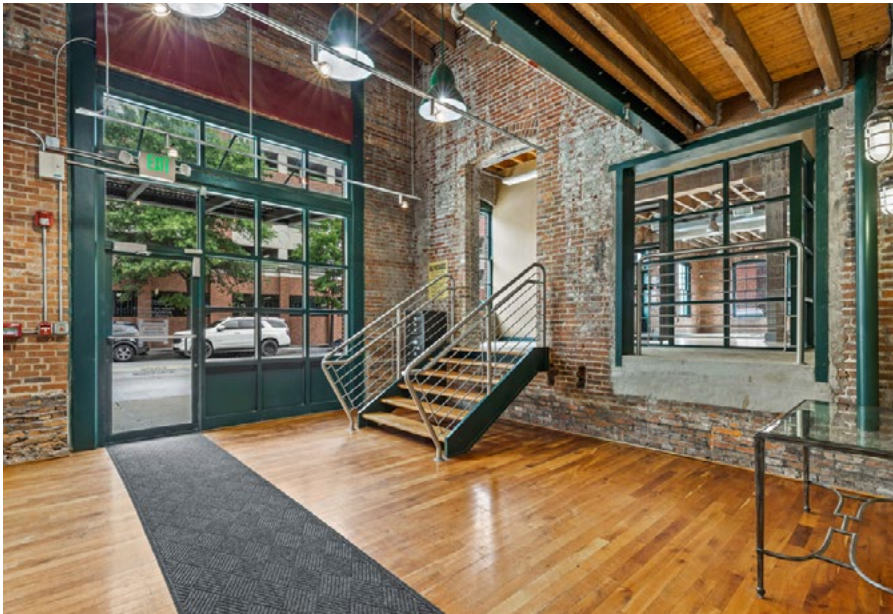
IMU-1

RENTAL RATE:

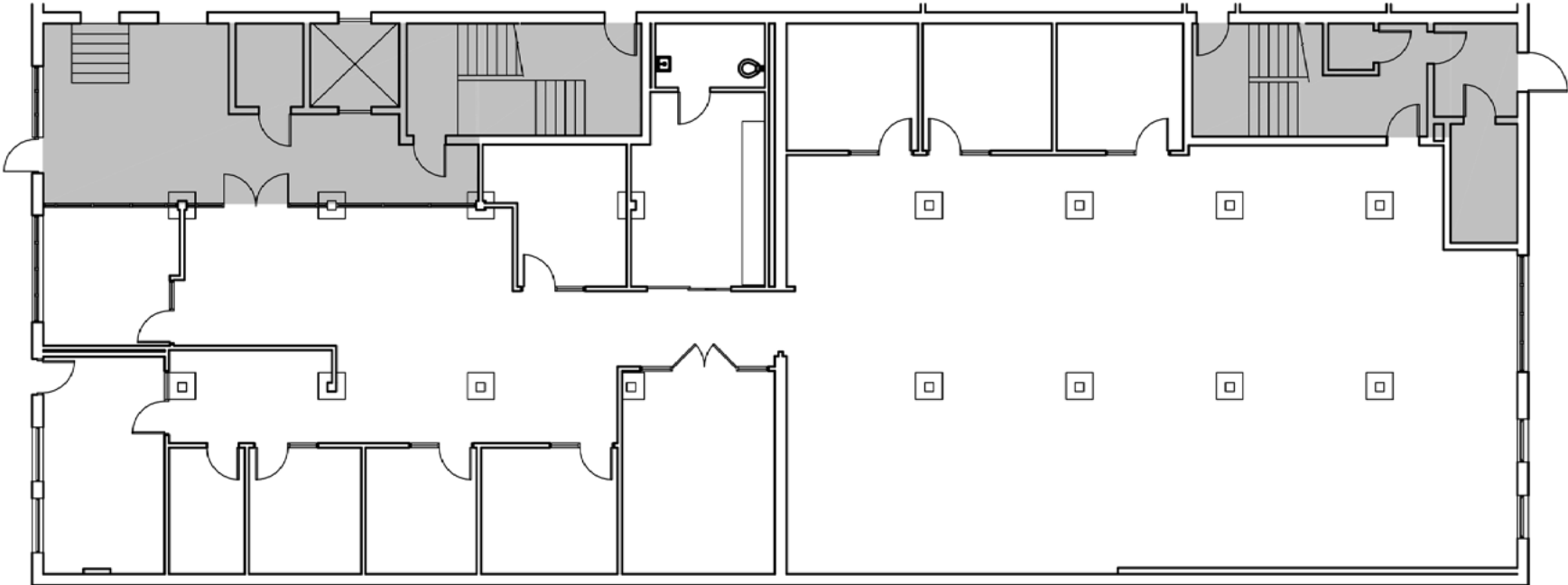
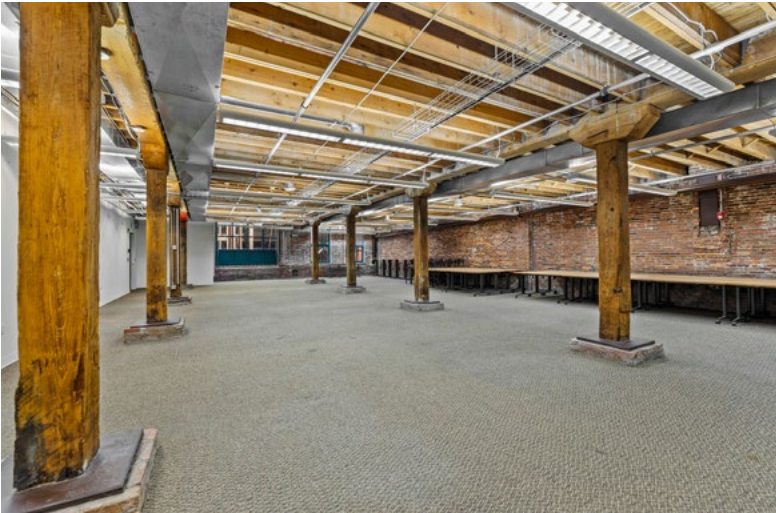
NEGOTIABLE/FULL SERVICE



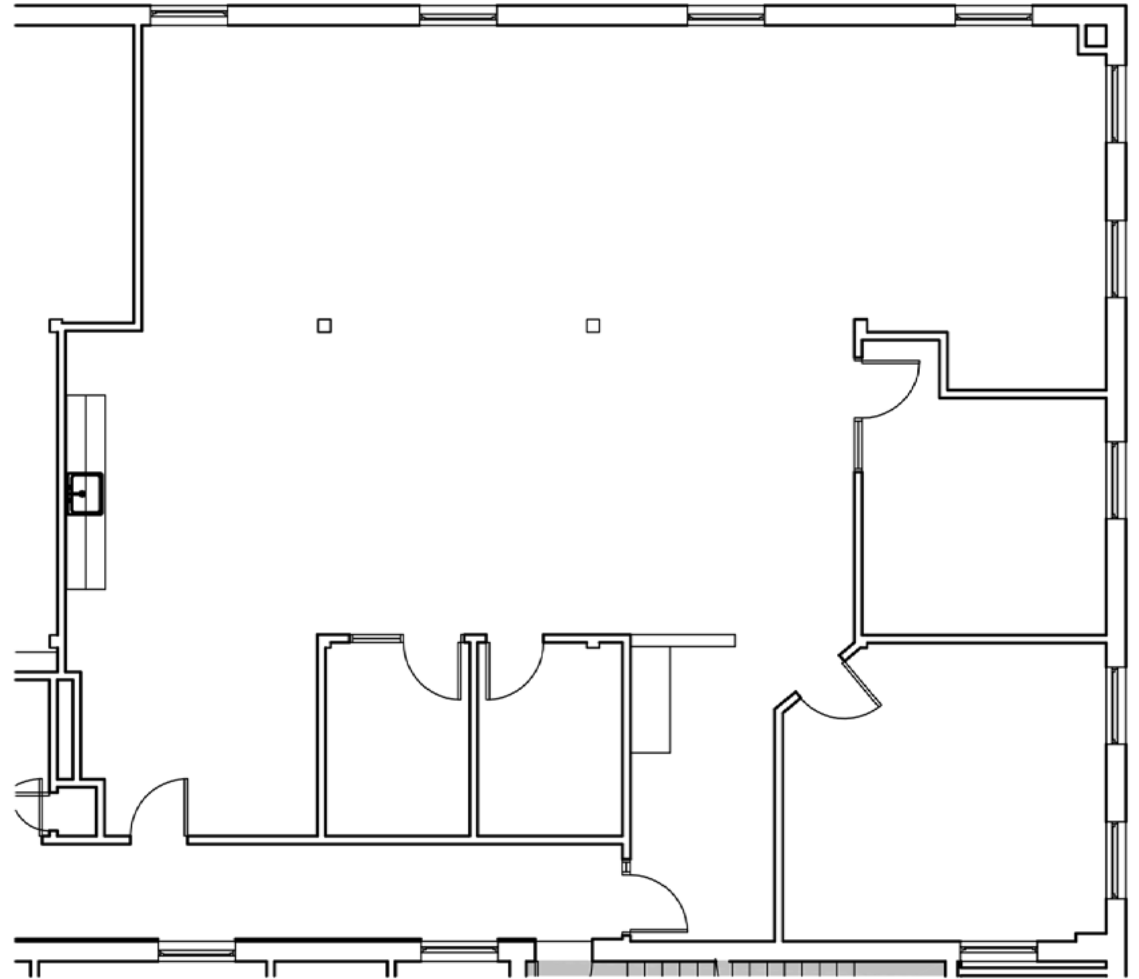
INTERIOR PHOTOS



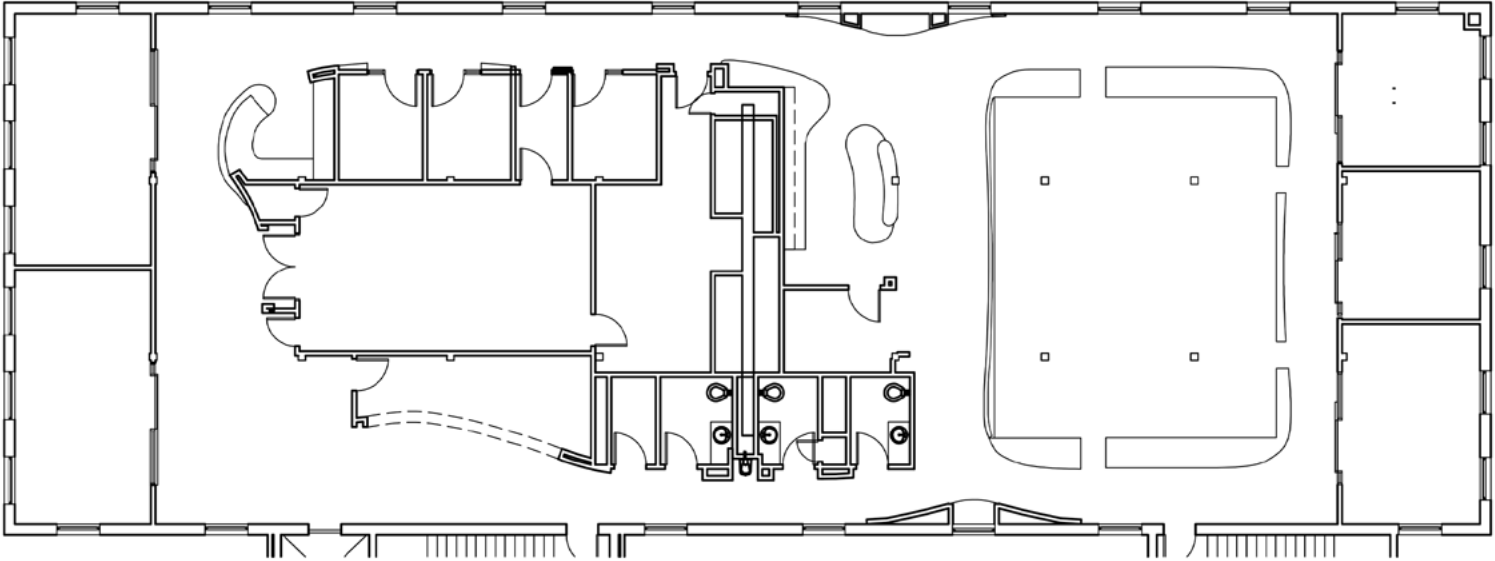
FLOOR PLAN - SUITE 101



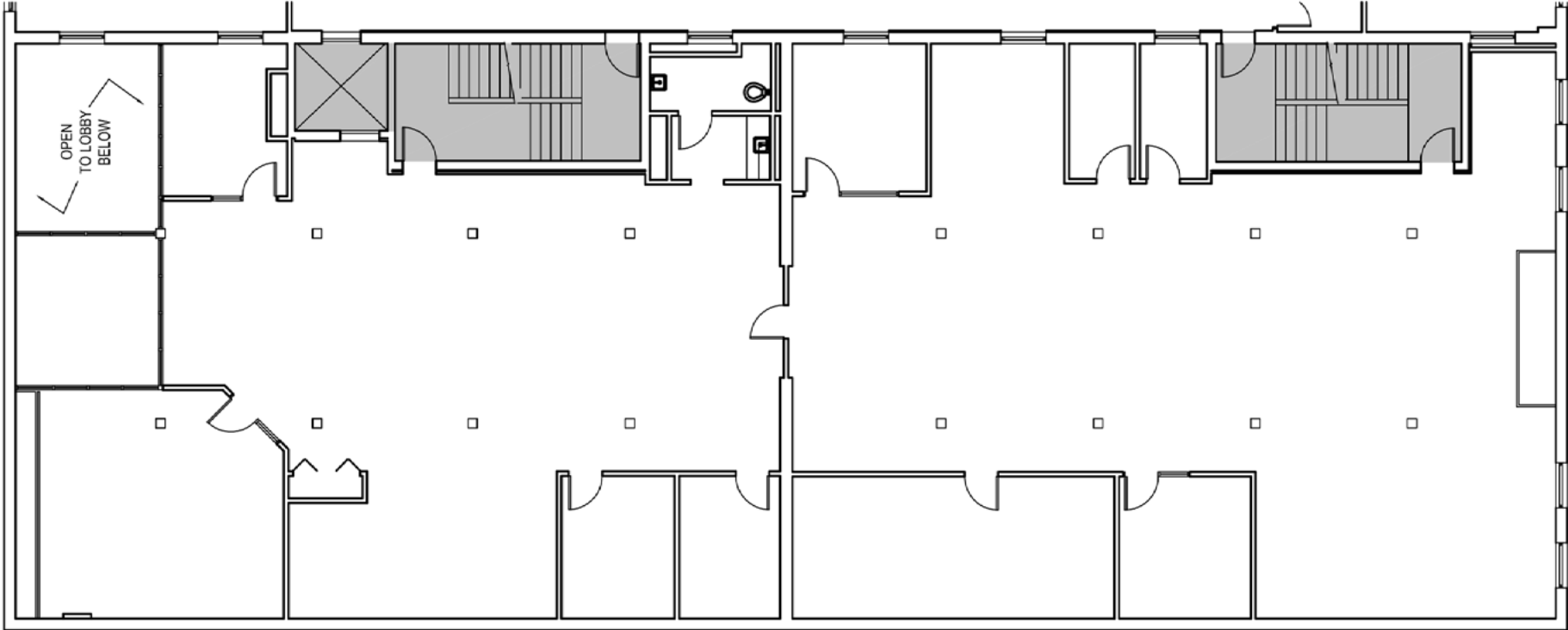
FLOOR PLAN - SUITE 201



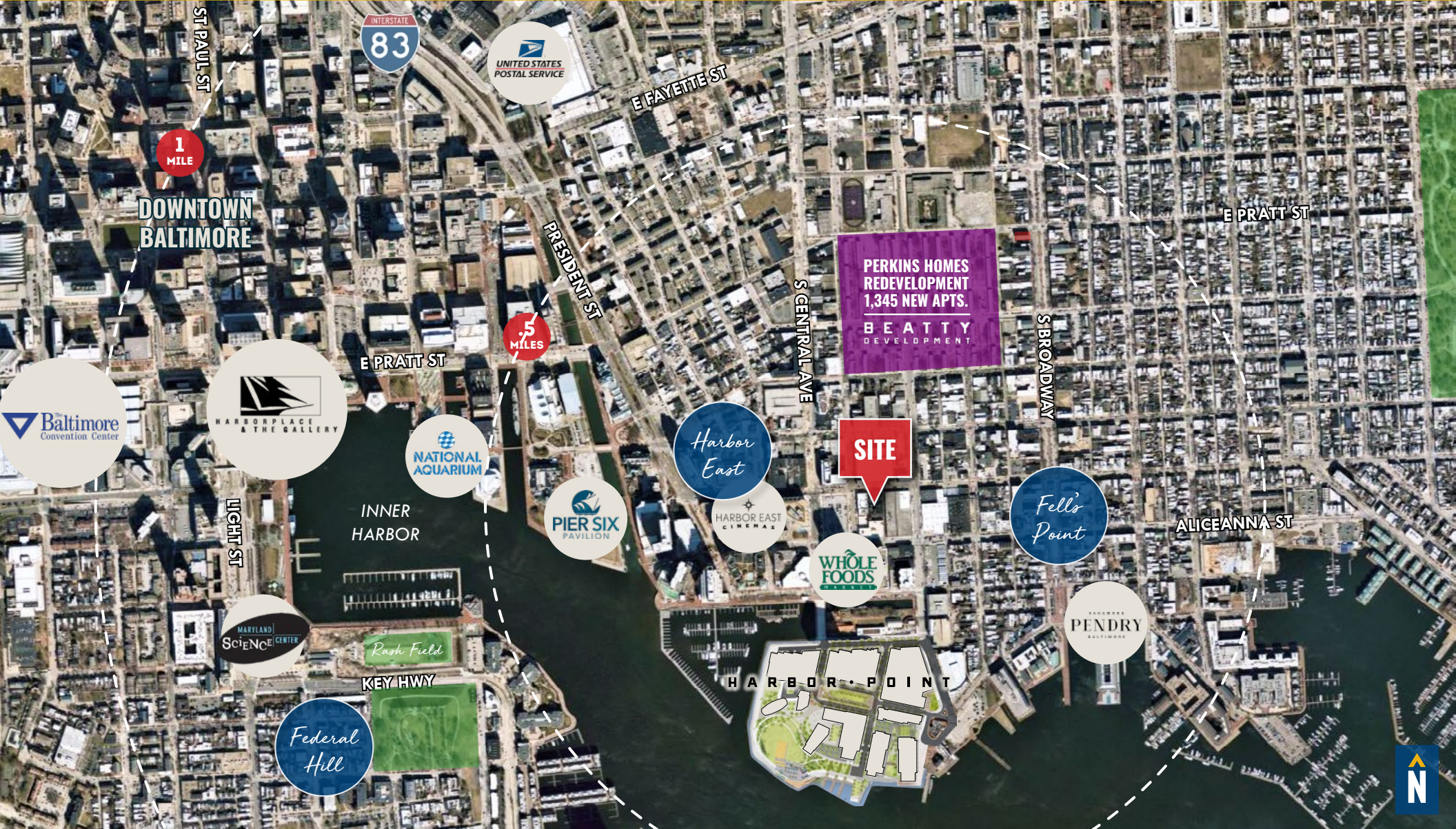
FLOOR PLAN - SUITE 300



FLOOR PLAN - MEZZANINE



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



12,770

105,424

255,560

DAYTIME POPULATION



90,542

356,837

606,266

AVERAGE HOUSEHOLD INCOME



\$146,886

\$94,879

\$86,467

NUMBER OF HOUSEHOLDS



19,923

102,881

209,967

MEDIAN AGE

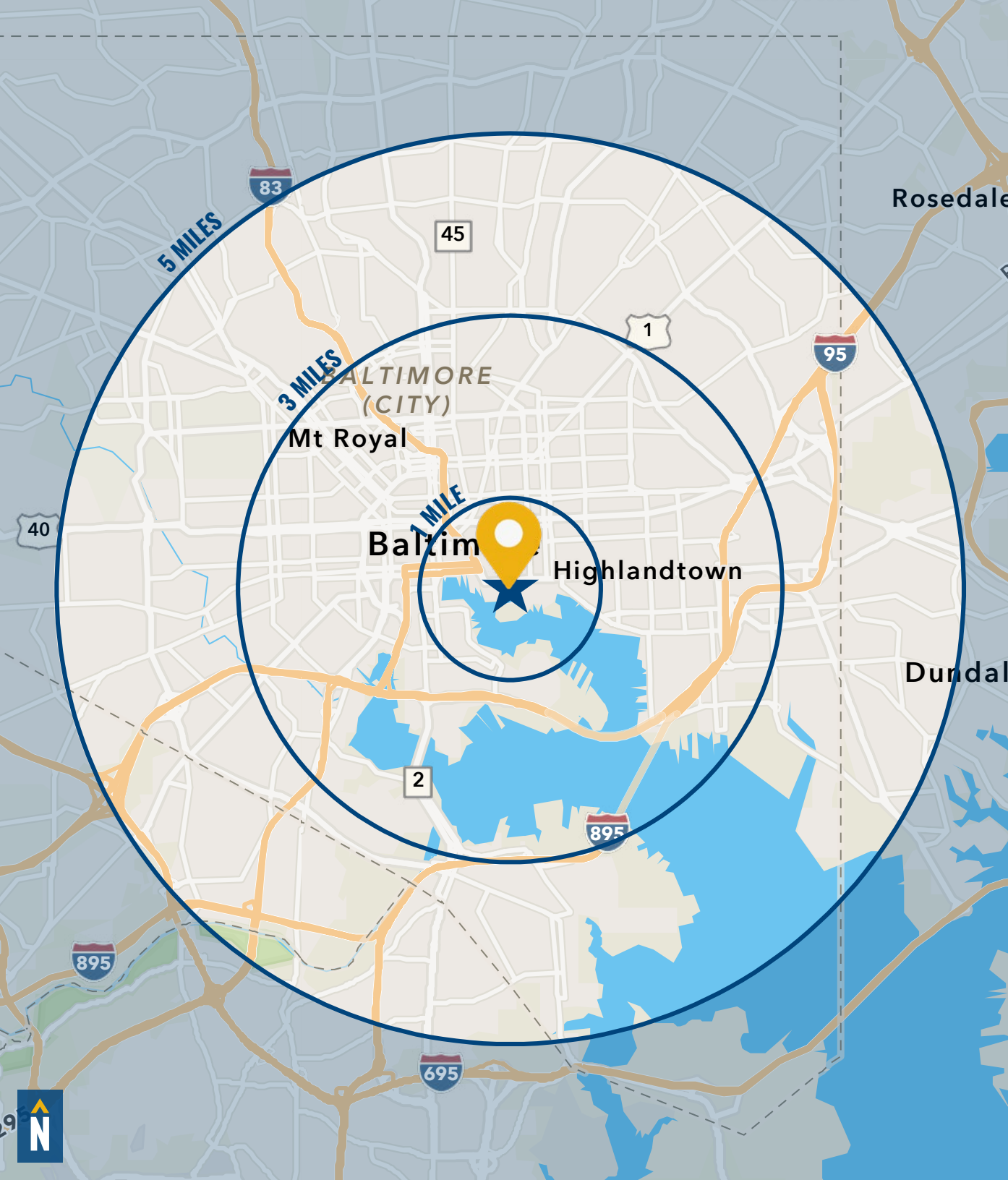


35.6

34.9

36.0

[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



PINKARD PROPERTIES



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MACKENZIE

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