



800 W. BALTIMORE STREET

OFFICE/RETAIL FOR LEASE | BALTIMORE, MARYLAND 21201

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2nd Generation built out office space
- In-suite Kitchenette/Breakroom/Reception area/ Boardroom
- 2nd Generation Retail Bank Branch on ground floor of Class A Lab/Office Building
- Dedicated street front entrance and Lobby ATM
- **Active daytime population of 34,074 within a 0.5 mile radius, driven by the University's medical system and academic uses**
- Major transit route to Downtown Baltimore, M&T Bank Stadium, Camden Yards, Horseshoe Casino, I-95, and the BWI Airport
- Access to the University of Maryland BioPark's amenities
- Adjacent to 4MLK Lab Office/Retail and The Firehouse

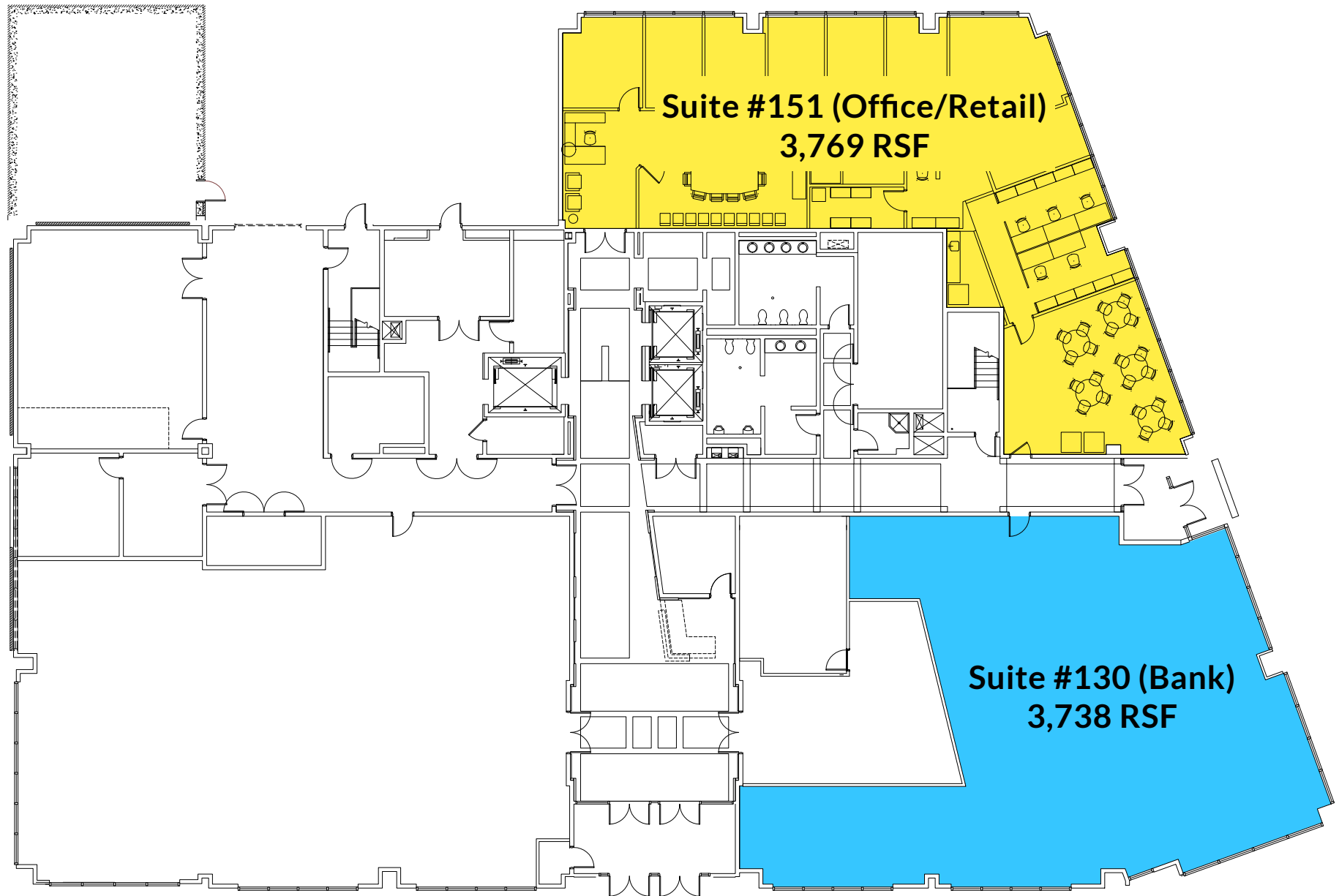
OPPORTUNITIES:

SUITE #151 (OFFICE):	3,769 SF ±
SUITE #130 (BANK):	3,738 SF ±
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

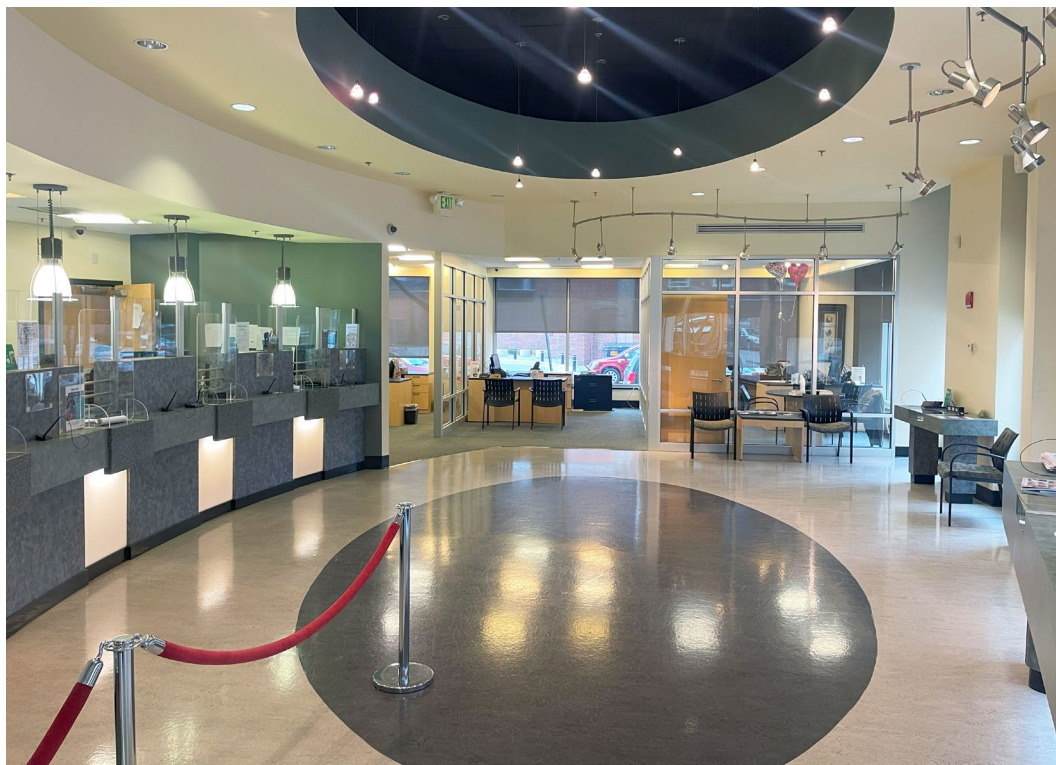
FLOOR PLAN



SUITE #151 OFFICE INTERIOR PHOTOS



SUITE #130 BANK INTERIOR PHOTOS



LOCAL BIRDSEYE



Baltimore
Convention Center

**ORIOLE PARK
CAMDEN YARDS**



INTERSTATE
395

HORSESHOE
CASINO • BALTIMORE

INTERSTATE
95

VA MEDICAL
CLINIC

SCHOOL OF
DENTISTRY

HEALTH
SCIENCES

SCHOOL OF
PHARMACY

SCHOOL OF
MEDICINE

4MLK

FIREHOUSE
BUILDING

SITE

801 W. BALTIMORE

W BALTIMORE ST

PROTON
TREATMENT
CENTER

PARKING GARAGE

MLK JR BLVD
53,971 ADT

MOTHER MARY LANGE
CATHOLIC SCHOOL

N FREMONT AVE

W FAYETTE ST



MARKET AERIAL



FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@mackenziecommercial.com



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.