



OFFICE CONDO(S)

FAIRMOUNT GREEN | 600 FAIRMOUNT AVENUE | TOWSON, MD 21286

FOR
SALE

CAN BE
COMBINED
TO
2,368 SF

SUITE 305:
1,593 SF

SUITE 301:
775 SF



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two suites available: 775 SF ± and 1,593 SF ± (can be combined to 2,368 SF ±)
- Layout for both suites combined includes 9 offices, 2 cubicles, kitchen, reception area, conference room, IT room and 3 bathrooms
- Ideal for law office, insurance agency, financial advisors, accountants, etc.
- Special features include: pendant lighting, French doors, barn door, and divided glass panel door
- Natural light on 3 sides of floor plan, offering spectacular views of the Towson skyline
- Ample on-site covered and surface parking
- Walking distance from Towson Core and just minutes from the Towson Circuit and District Courts
- Excellent access to I-695

CONDO SIZE:

775-2,368 SF ± (SUITES 301 & 305)

BUILDING SIZE:

23,000 SF ±

ZONING:

RO (RESIDENTIAL OFFICE)

SALE PRICE:

\$165.00 PSF



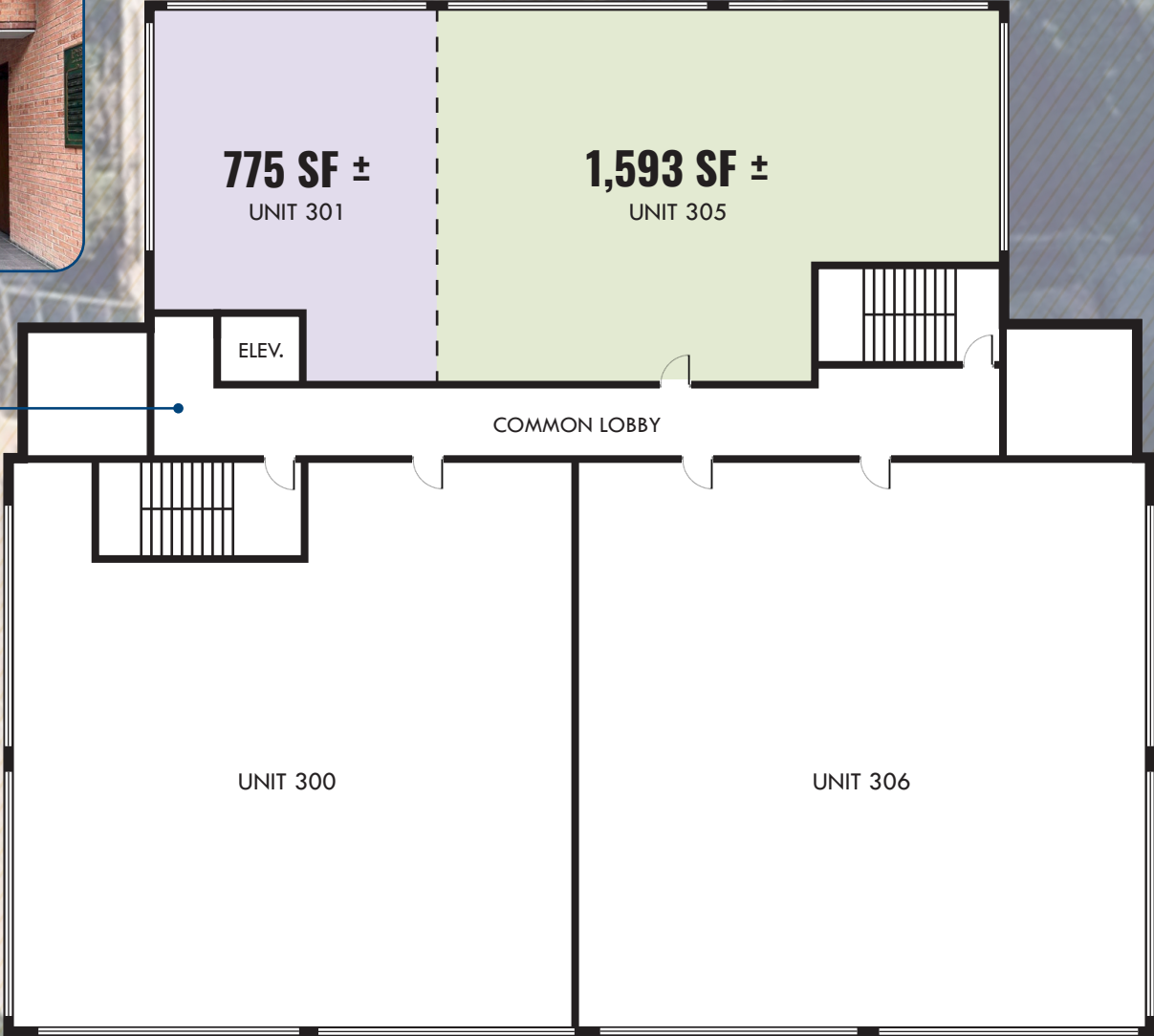
SUITE 301:
775 SF



FLOOR PLAN



2,368 SF ± TOTAL



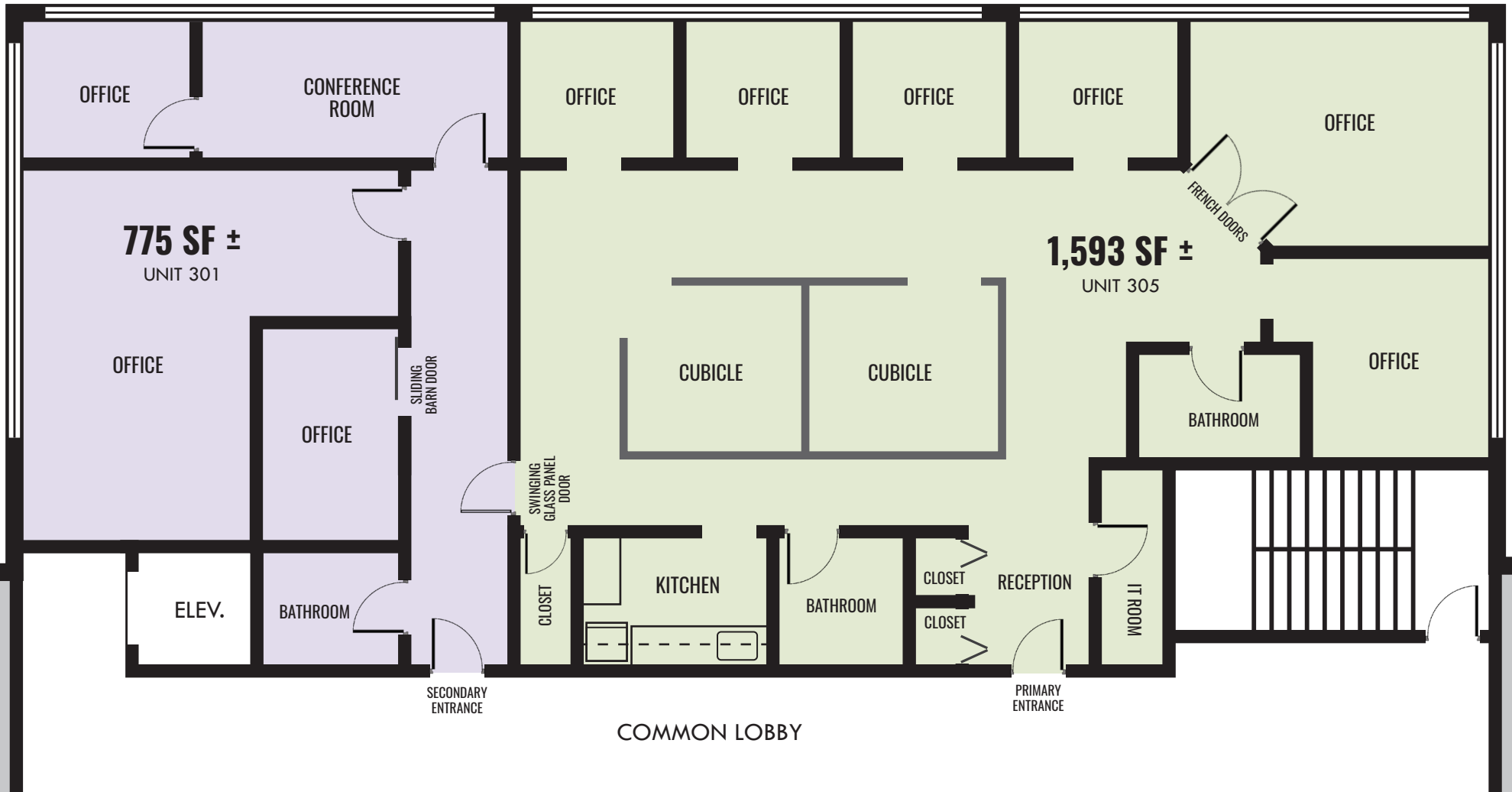
FAIRMOUNT AVE



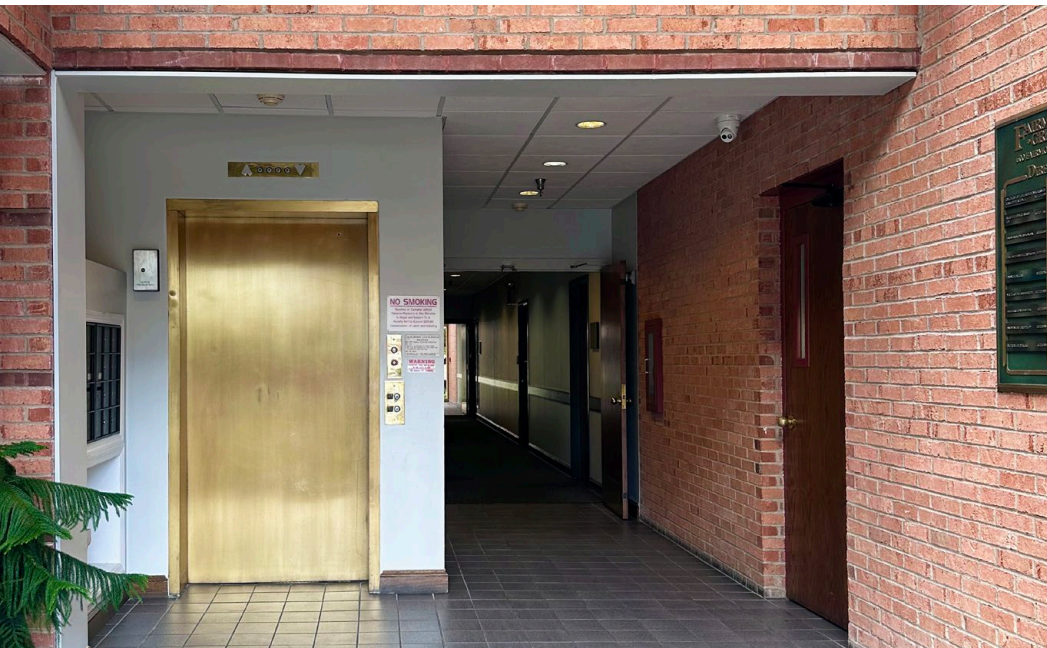
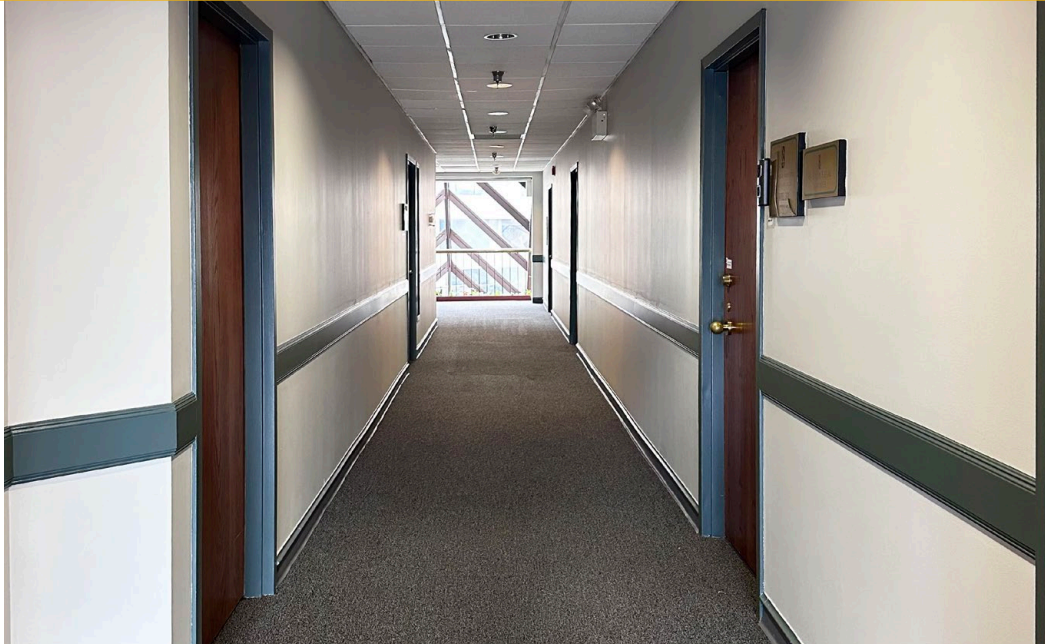
LAYOUT PLAN

2,368 SF ± TOTAL

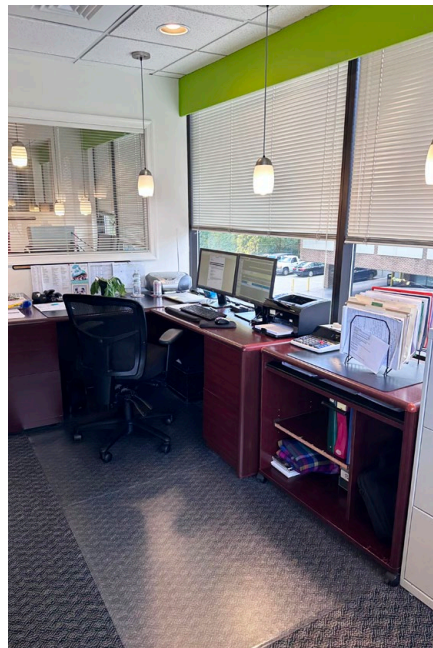
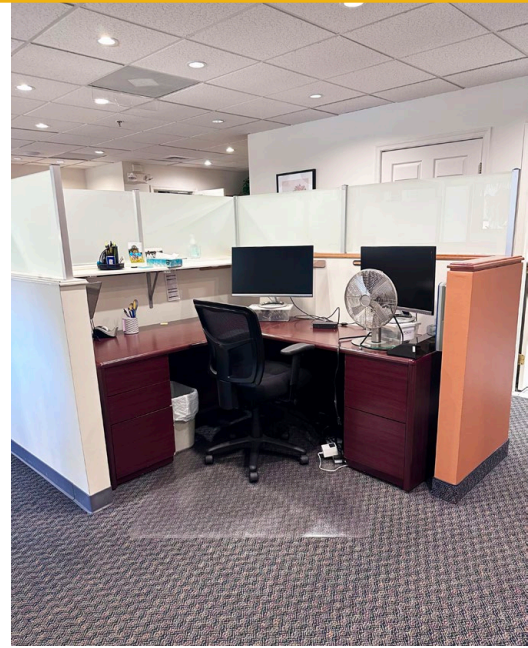
Note: Visual representation only. Not for planning purposes.



PHOTOS: SUITE 301 & LOBBY/Common HALLWAY



PHOTOS: SUITE 305



LOCAL BIRDSEYE



TU TOWSON UNIVERSITY

TOWSON ROW
HOME 2
WHOLE FOODS MARKET
Hampton
by HILTON

TU TOWSON UNIVERSITY
THE STARTUP

TOWSON COURTHOUSE

BALT. CO. CIRCUIT COURT

W JOPPA RD

TOWSON STATION

45 YORK RD

BALT. CO. DISTRICT COURT

TOWSON COMMONS

CIRCLE EAST

DULANEY PLAZA

TOWSON SQUARE

Sheraton
HOTELS & RESORTS

DULANEY VALLEY RD

E TOWSON

TOWSON TOWN CENTER

E PENNSYLVANIA AVE

FAIRMOUNT AVE

FAIRMOUNT AVE

SITE

GOUCHER
—college—

E JOPPA RD

GOUCHER BLVD



TRADE AREA: TOWSON CORE



The Shops at Kenilworth

- TRADER JOE'S
- THE MINE J.Jill J.CREW FACTORY
- ABOUT FACES Absolute DAY SPA & SALON THAI-SUSHI
- SHOPS
- Shaw
- RADCLIFFE ATWATER'S TRADITIONAL FOOD

SAFEWAY

Towson Town Center

- macy's NORDSTROM Crate&Barrel
- Apple Store JOHNSTON & MURPHY FOREVER 21
- Finish Line Bath & Body Works LOLLI & POPS
- AMERICAN EAGLE SEPHORA claire's
- The Cheesecake Factory STONEY RIVER STEAKHOUSE AND GRILL
- FRIDAYS H&M

Dulaney Plaza

- THE FRESH MARKET
- Starbucks
- PAPIS SMOOTHIE KING
- ATHLETA
- LOFT chico's Pasta Mistq

GOUCHER college

Towson Station

- MISSION BBQ
- MOD BURGER GRILL
- Habit
- tropical CAFE

SITE

Goucher Commons

- HomeGoods SPROUTS FARMERS MARKET
- ULTA DXL Kirklands
- five BELW Staples
- corner bakery & COMPANY
- CHIPOTLE
- Don Don KIDS
- noodles & COMPANY
- MATTRESS FIRM DSW

Towson Commons

- STUMPY'S
- LA FITNESS
- neO
- C&R PURE JUICE

Circle East

- SHAKE SHACK
- AVALON
- ETHAN ALLEN
- ExtraSpace Storage
- URBAN OUTFITTERS

Guitar Center

- merritt clubs
- DOLLAR TREE

Towson Row

- WHOLE FOODS MARKET
- Hampton
- THE YORK ELEVEN
- HOME 2
- the Greene Turtle
- Starbucks
- Cane's
- BURGER KING

Towson Square

- CINEMARK
- ON THE BORDER
- WOB
- Nando's

Towson Place

- Walmart TARGET
- weis PETSMART JARED
- BED BATH & BEYOND TJ-maxx Marshalls
- OLLIE'S BARGAIN OUTLET HAVERTYS
- SUBWAY
- Panera
- SportClips Red Robin

Loyola Blakefield

GBMC

UNIVERSITY of MARYLAND ST. JOSEPH MEDICAL CENTER

CALVERT HALL



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