

FOR LEASE ±24,000 SF | AVAILABLE IMMEDIATELY

1111 MARYLAND AVENUE

BALTIMORE, MD 21201

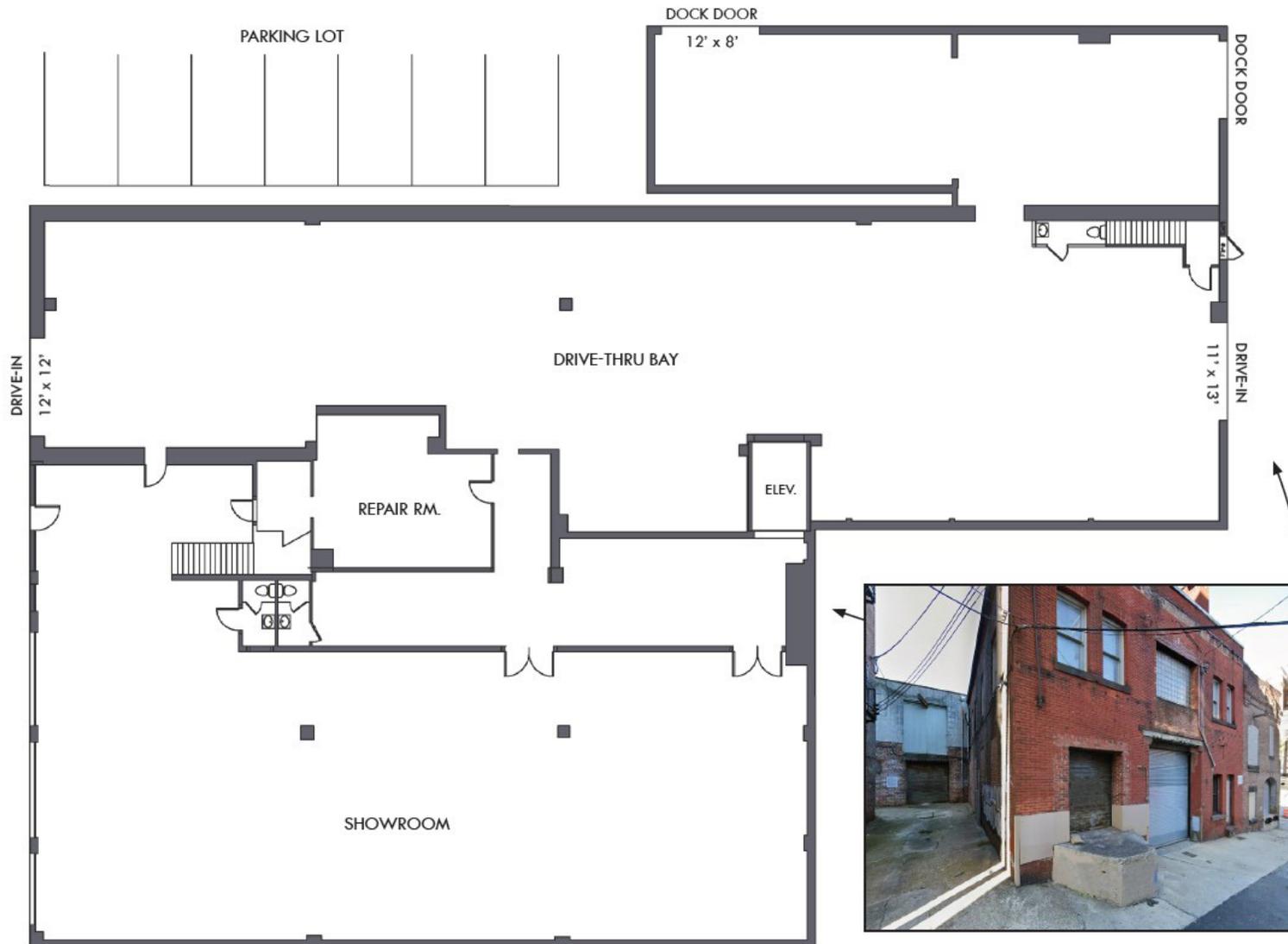


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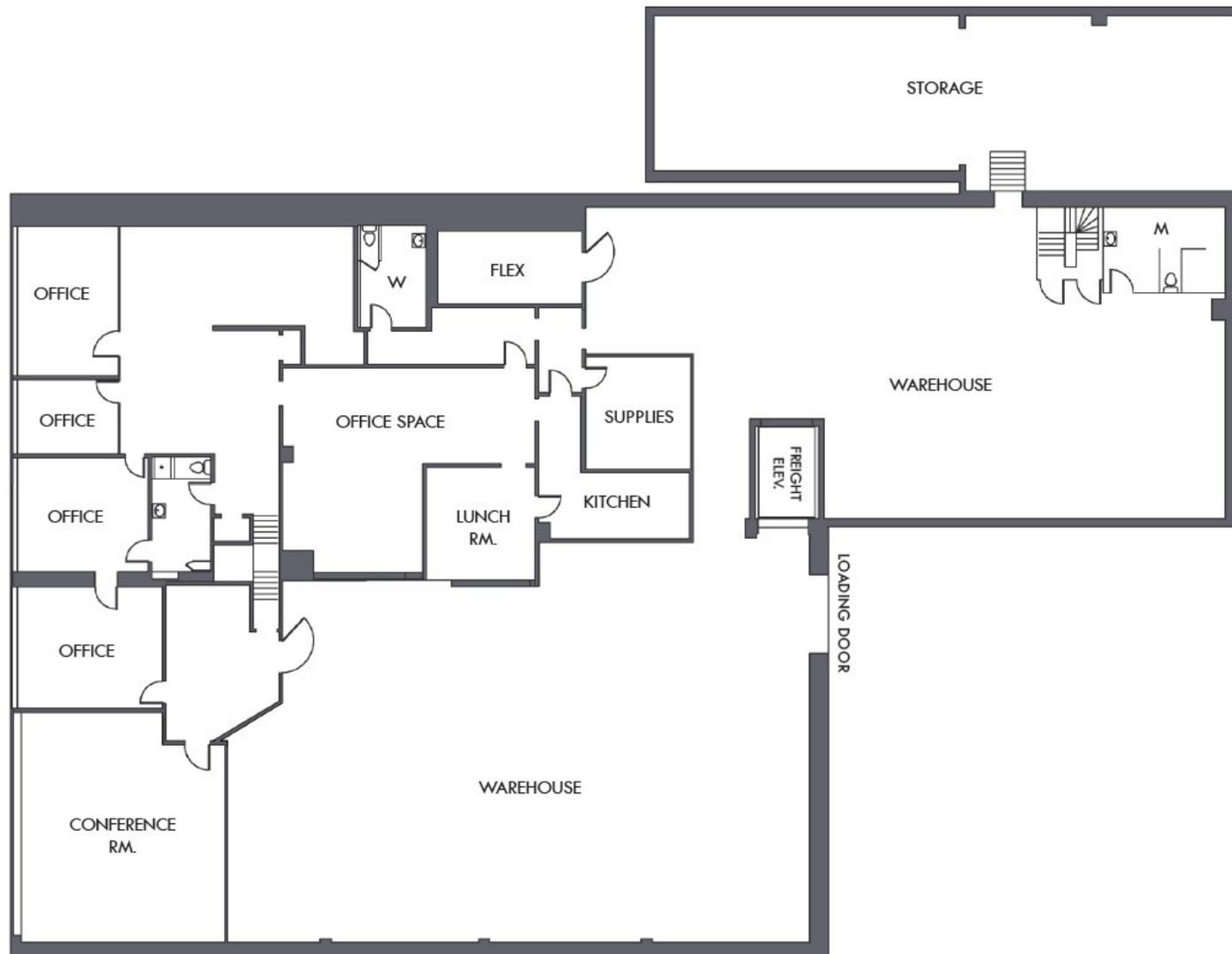


FLOOR PLAN



- 1st floor with street level windows/showroom | 4,000 - 5,000 SF
- 1st floor office/warehouse | 1,225 SF
- Drive through bay | 4,000 SF

FLOOR PLAN



- 2nd floor office/warehouse | 1,225 SF
- 2nd floor right warehouse/flex space | 3,000 SF
- 2nd floor left warehouse/flex space | 2,500 - 3,000 SF

PHOTOS & HIGHLIGHTS

Strategically located in Mt. Vernon and Belvedere near I-83 and within walking distance to the center of Baltimore, Penn Station, The Lyric, BSO, MICA. This property has the capability to serve a multitude of uses.



- ±24,000 SF
- 1st Floor - Flex/Office Space
- Available Immediately
- Ample Parking

- High Ceilings
- Freight Elevator
- Dock & Drive Up
- Open Floor Plate

- \$14/SF
- Negotiable Lease

COMMERCIAL USES

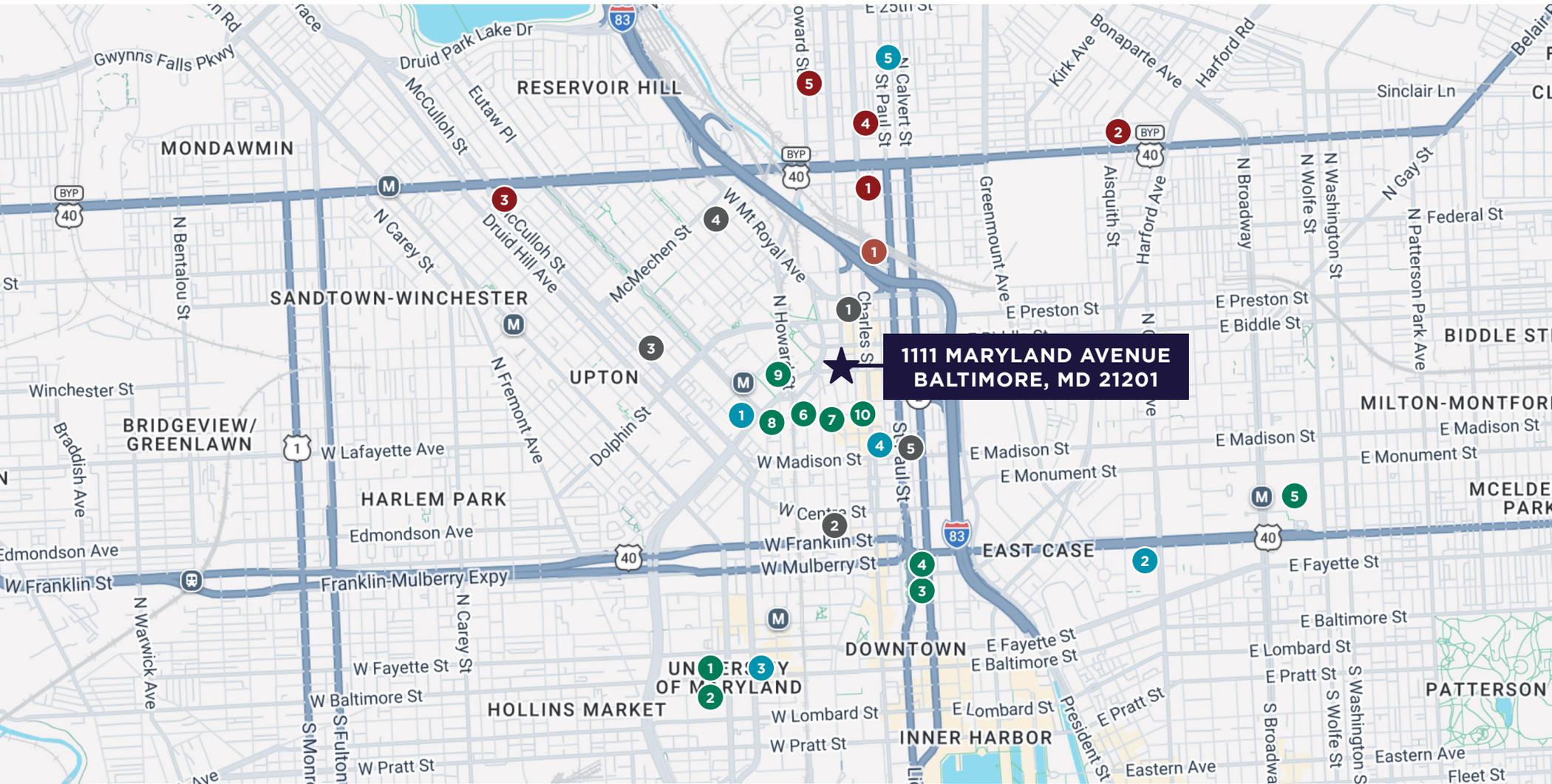


- Art Galleries
- Art Studios
- Day Care Centers

- Offices
- Personal Services Establishments
- Restaurants

- Retail Goods Establishments
- Warehouse or Storage

LOCAL AMENITIES



**1111 MARYLAND AVENUE
BALTIMORE, MD 21201**

Restaurants	Gas Stations	Schools	Hospitals	Pharmacies	Penn Station
1. Wendy's	1. Marathon	1. The University of Baltimore	1. Veterans Hospital	6. Extracare Pharmacy	1. 1500 N. Charles St., Baltimore, MD 21201
2. Burger King	2. bp	2. Baltimore Leadership School	2. University of Maryland Medical Center	7. Mt Vernon Pharmacy	
3. Starbucks	3. Clark	3. Renaissance Academy	3. Mercy Medical Center	8. UM Pharmacy at Midtown	
4. Subway	4. American Fuels	4. The Mount Royal School	4. The Bunting Center	9. Maryland Pharmacy Programs	
5. Mama Koko's	5. Sunoco	5. The Loyola School	5. The Johns Hopkins Hospital	10. CVS Pharmacy	



**For More Information,
Please Contact**

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