



# 4,000 SF ± MEDICAL/OFFICE SUITE

3700 FLEET STREET | BALTIMORE, MARYLAND 21224

FOR  
LEASE



**MACKENZIE**

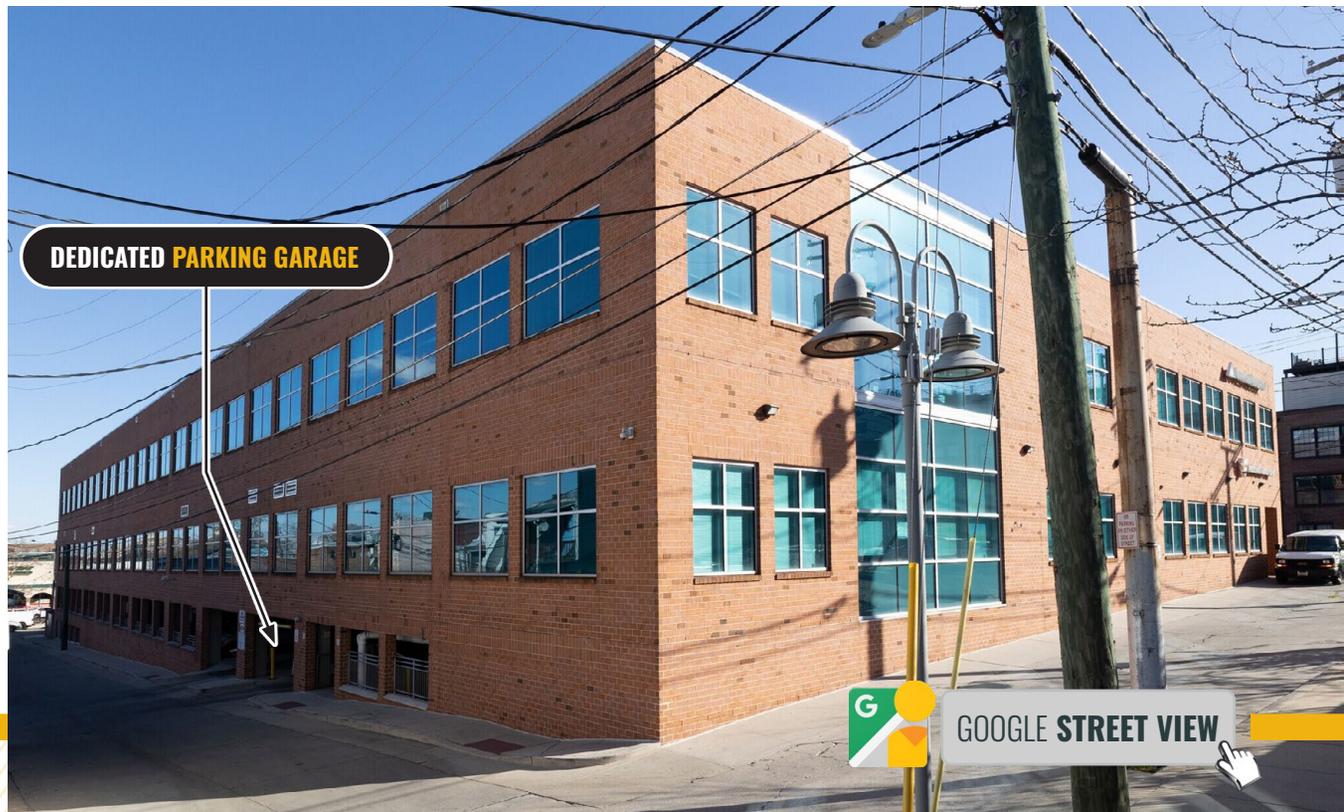
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

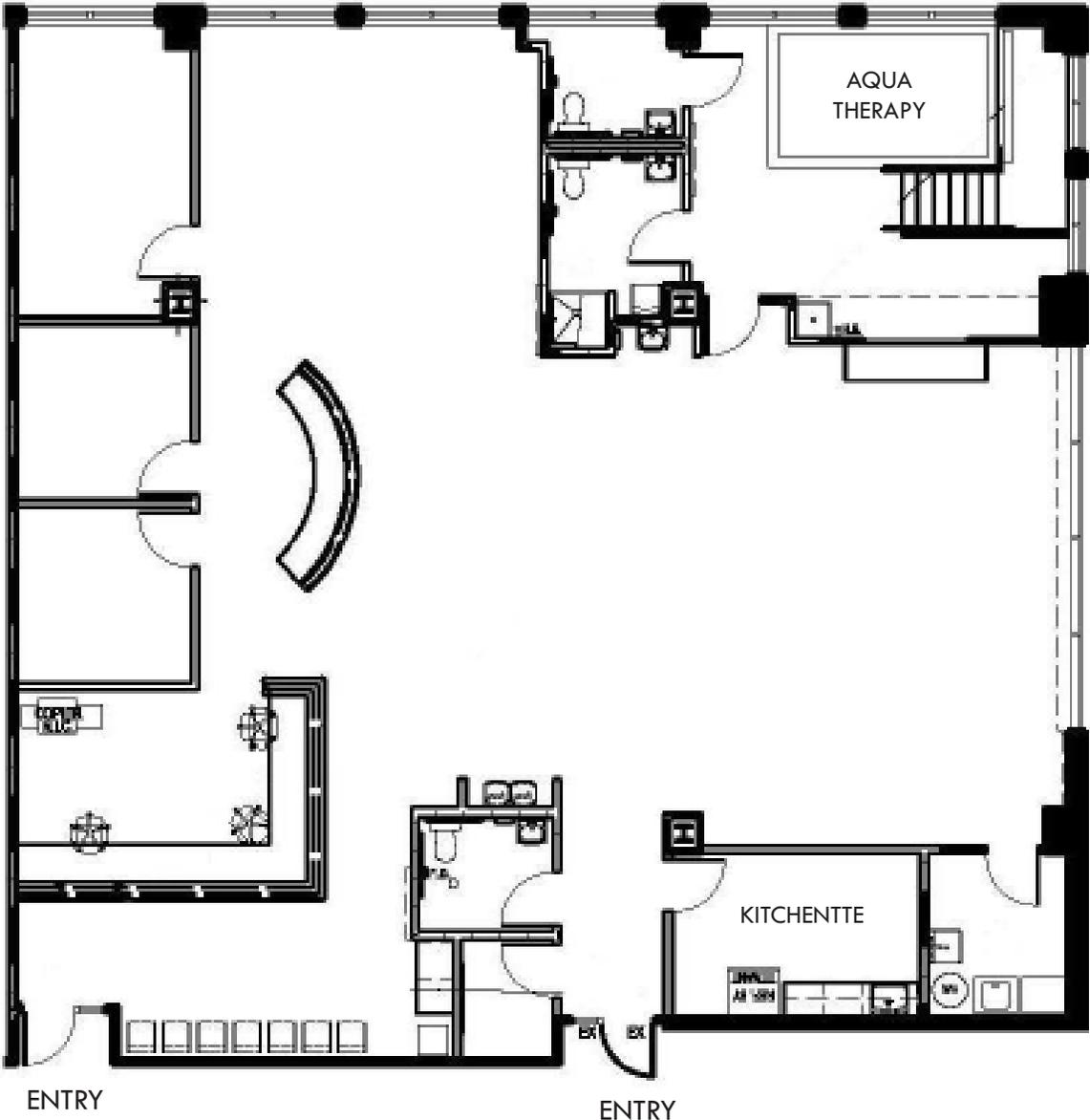
## HIGHLIGHTS:

- 2,000-4,000 SF ± medical/office suite (former physical therapy space)
- Three (3) private offices/treatment rooms, reception area, kitchenette
- Washer/dryer hook up
- Three (3) dedicated restrooms
- Existing aqua therapy pool
- Located in the densely populated Canton/Highlandtown area
- Join Advanced Radiology, Baltimore Medical System and LabCorp

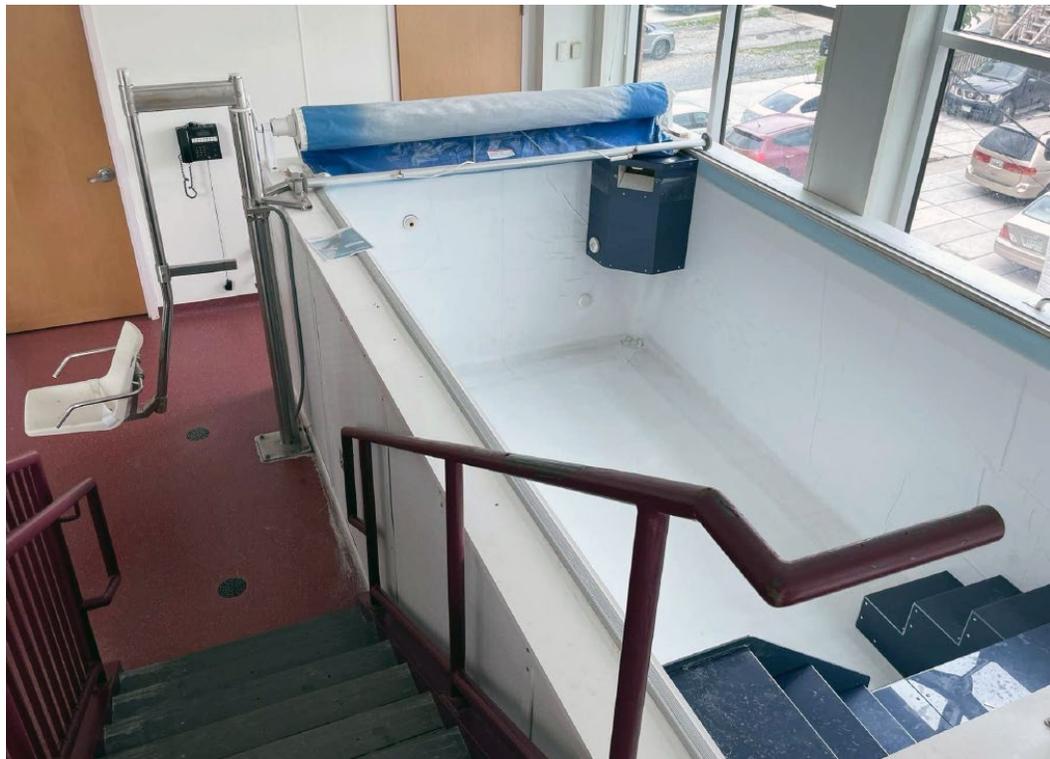
AVAILABLE:	2,000-4,000 SF ± (UNIT 109)
BUILDING SIZE:	60,000 SF ±
OCCUPANCY:	IMMEDIATE
PARKING:	4 RESERVED SPACES (DEDICATED PARKING GARAGE) [INCLUDED IN BASE RATE]
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
RENTAL RATE:	NEGOTIABLE



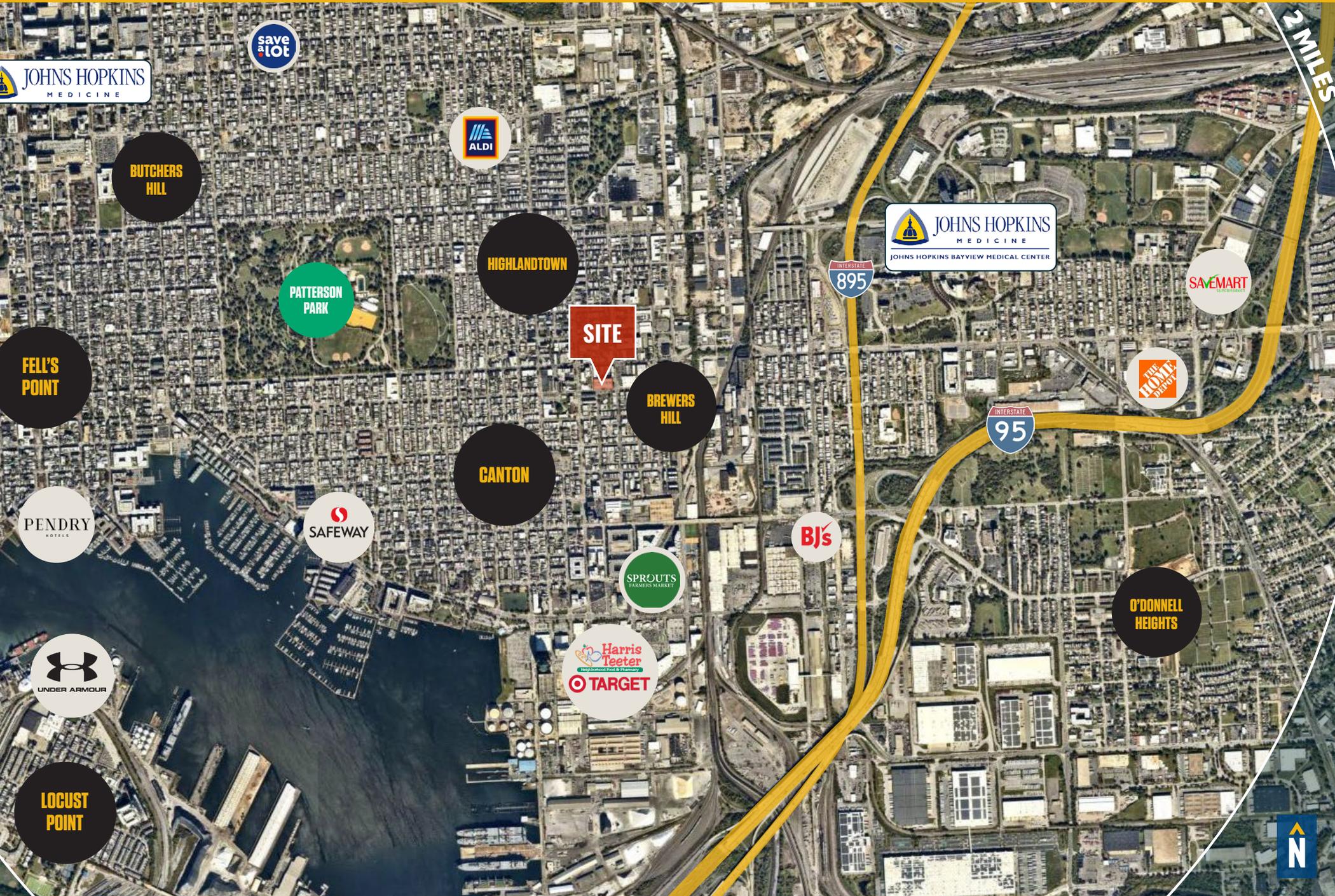
# FLOOR PLAN



# INTERIOR PHOTOS



# MARKET AERIAL



2 MILES

# DEMOGRAPHICS

2025

RADIUS: **1 MILE** **2 MILES** **3 MILES**

## RESIDENTIAL POPULATION



36,174

89,088

188,996

## DAYTIME POPULATION



35,598

127,570

271,863

## AVERAGE HOUSEHOLD INCOME



\$130,899

\$109,178

\$98,514

## NUMBER OF HOUSEHOLDS



16,421

40,368

88,207

## MEDIAN AGE

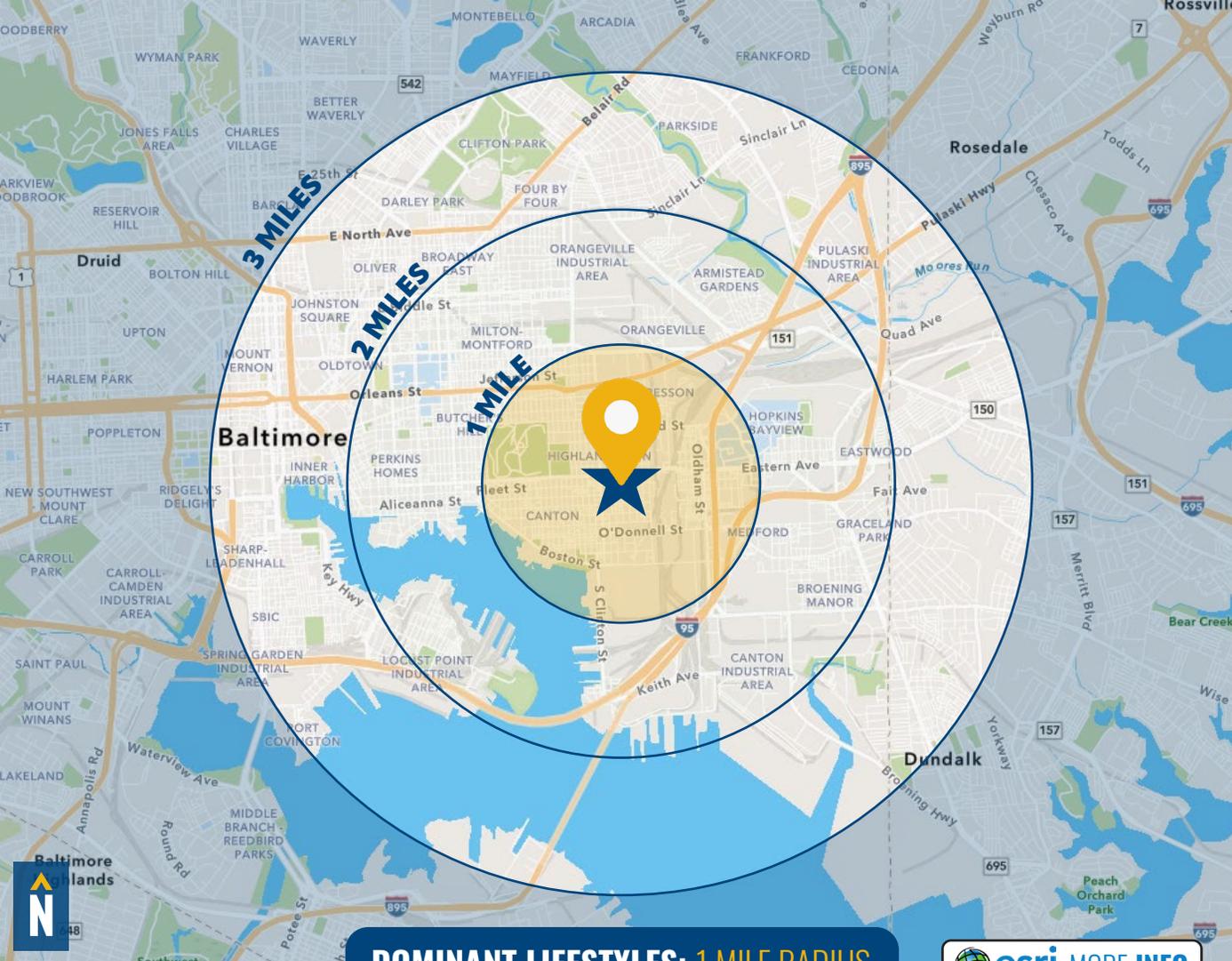


33.1

33.8

34.3

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 1 MILE RADIUS**

[esri MORE INFO](#)

**32%** LAPTOPS AND LATTES



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

**20%** METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

**13%** DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

# FOR MORE INFO **CONTACT:**



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