



CREATIVE, LOFT STYLE OFFICE SPACE FOR LEASE

This charming 547 sq. ft. office space is ideal for startups looking to establish a professional presence. It features an entryway that will impress your guests, clients, and patrons from the moment they walk in. The suite includes two separate large offices, providing plenty of room for focused work or team collaboration.

Located on the second floor, the space is bathed in natural light from its large windows, creating an inviting and productive atmosphere. The sleek hardwood floors add a touch of elegance, making it a space where you can grow your business with confidence.



- *547 Square Feet*
- *Ample Off-Street Parking*
- *Impressive Lobby – 2nd Floor Location*
- *\$20.66/sq. ft. + gas & electric \$950/month*

The Castle

At 34th & Keswick

Office / Retail – First Class Historic Restoration



- 509 to 6,077 Sq. Ft.
- First class renovation with superior attention to detail
- Create space: skylights, vaulted ceilings, dormers
- 35 free off-street parking spaces (some covered)
- 16-camera exterior surveillance system
- 3 blocks to “The Avenue”
- 6 blocks to recently redeveloped “Rotunda” on 40th Street, featuring apartments, retail and restaurants
- Easy in-and-out via I-83



BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST

Address: 3355 Keswick Road
Baltimore City, MD 21211
Hampden Neighborhood

Lot: 46,400 Sq. Ft. (1.07 acres)

Building: 28,370 Sq. Ft., including Copula, Stable and Carriage House. Originally constructed as the Northern District Police Station in 1899, including a stable, firing range, jail cells and court rooms, the building was tastefully renovated in 2008. Typical finishes include hardwood, carpet or laminate flooring, crown molding, energy efficient replacement windows, new drywall, all new electric, plumbing, and forced are heating systems with central air conditioning.

Zoning: B-2 with a PUD “Planned Unit Development” Zoning which allows additional uses outside the normal zoning code.

Utilities: Each suite has its own separately metered heat and air conditioning system.

Janitorial: Common areas maintained by landlord.

Term: Negotiable

Occupancy: Suite 300 available immediately. Suite 201 available 2/1/2025.

Nets: 13.1% NN for Suite 300.