

FOR LEASE

7452 BALTIMORE ANNAPOLIS BLVD, GLEN BURNIE, MD 21061



Office Space for Lease with
Prime B&A Blvd Frontage

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

Cecil Cummins

410.260.6536

ccummins@hyattcommercial.com

PROPERTY DESCRIPTION

Office space available with frontage to B&A Blvd providing excellent visibility. Spaces offer high ceilings and large windows with great natural light. These spaces offer an ideal canvas for business to thrive in a vibrant commercial setting. Don't miss your opportunity, inquire today!

HIGHLIGHTS

- +/- 2,100 SF Former Counseling Office
- Waiting Area, Reception, Conference Room and 6 Offices/Consultation Rooms
- Baltimore Annapolis Blvd sees +/- 15,000 Vehicles Per Day
- Signage Opportunity
- Free and Unreserved Parking with Close Proximity to Public Parking Lot in Rear



OFFERING



FOR LEASE OFFICE SPACE

Lease Rate	\$15.50 SF/yr
Lease Type	NNN
Zoning	TC

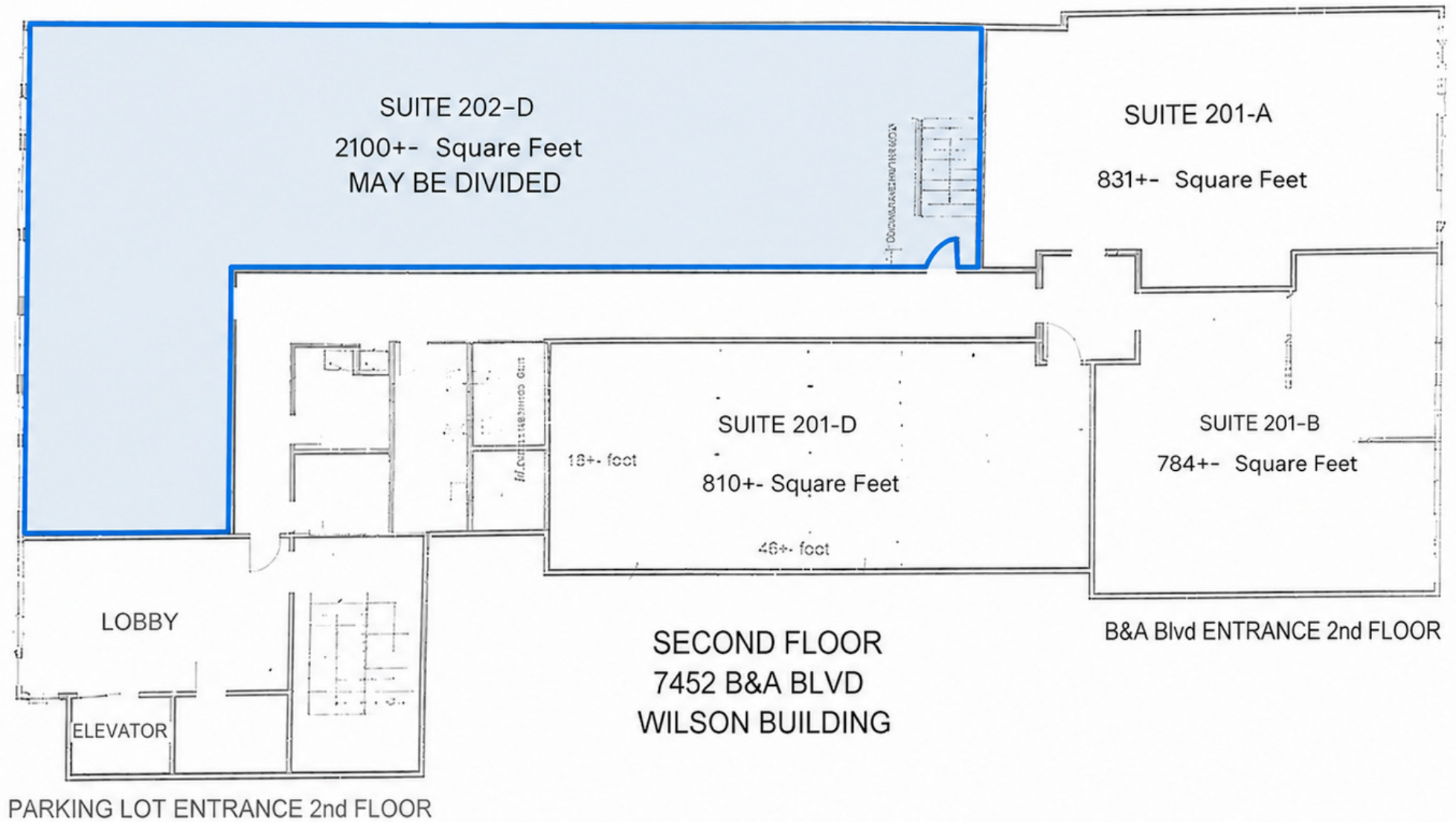
SPACES	SPACE SIZE
Suite 202-D	+/- 2,100 SF



INTERIOR PHOTOS



FLOOR PLAN



RETAILER MAP



DEMOGRAPHICS

2025 SUMMARY

	3 MILES	5 MILES	10 MILES
Population	91,484	182,518	691,168
Households	35,083	68,242	265,404
Average Household Size	2.6	2.7	2.6
Average Age	40	39	39
Average Household Income	\$109,448	\$122,551	\$128,105



691,168

Population



2.6

Average HH Size



39

Average Age



\$128,105

Average HH Income

CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



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