

FOR LEASE | OFFICE SPACE

MARYLAND LIFE BUILDING

10 SOUTH STREET, BALTIMORE, MD 21202



Leo McDermott

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TD&A
TROUT DANIEL & ASSOCIATES

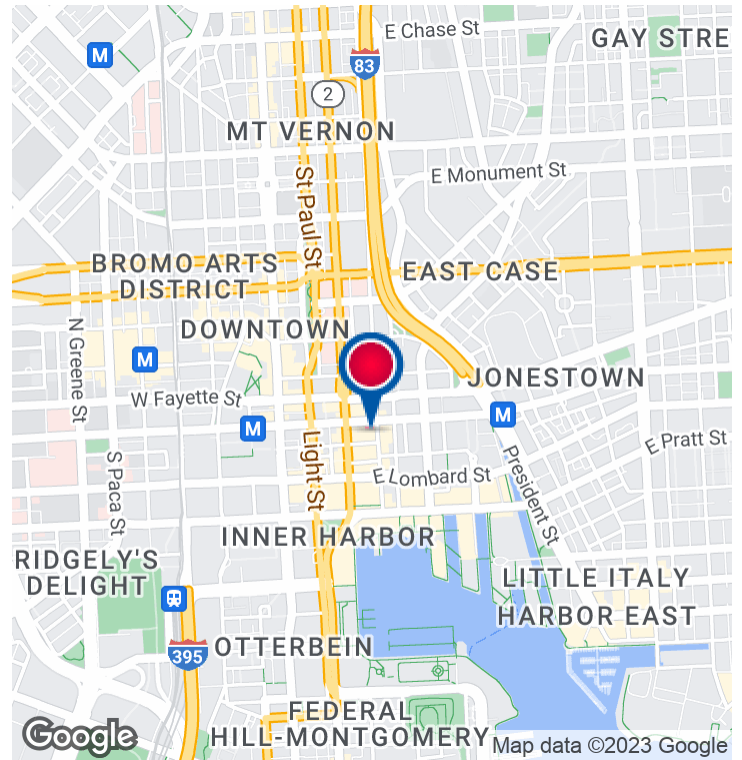
30 E. Padonia Road, Suite 504, Timonium MD 21093 | 410-435-4004 | www.troutdaniel.com

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Property Summary



PROPERTY DESCRIPTION

The historic Maryland Life building is now operating under new ownership and Commercial Realty Management has been retained to provide professional management. The 19,343-square-foot, mid-rise building was built in 1905. It was completely gutted and rehabilitated in 2007. The building maintains its historic charm and architectural details, including custom millwork, crown molding and high ceilings, as well as modern features like electronic access and security system. There is abundant natural lighting provided by large windows and an interior lightwell.

Current tenants include La Calle restaurant, Courthouse Copy, Tech International, B&B Partnership Initiative, Law Firm of Anne Dedy and Garden Street Capital.

OFFERING SUMMARY

Office Suite Size:	385-4,142 SF
Lease:	Small Tenant Suites
Location:	2 Blocks from Inner Harbor
Amenities:	1st Floor Restaurant Secure Key Fob Entrance Electronic Tenant Directory Above Std. Tenant Finishes 3rd Party Management

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	16,669	57,583	111,930
Total Population	36,674	134,770	282,450
Average HH Income	\$61,366	\$57,307	\$53,942

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Lease Spaces

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Second Floor Office Suite	-	846 SF
Third Floor Suite 1	-	1,602 SF
Third Floor Suite 3	-	857 SF
Third Floor Suite 4	-	385 SF
Fourth Floor Suite 1	-	1,620 SF
Fourth Floor Suite 3	-	855 SF
Fourth Floor Suite 4	-	440 SF
Fifth Floor Suite 1	-	1,602 SF
Fifth Floor Suite 3	-	846 SF
Floor	-	452 SF
Sixth Floor Suite 1	-	1,631 SF
First Floor Suite 2	-	404 SF

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Additional Photos



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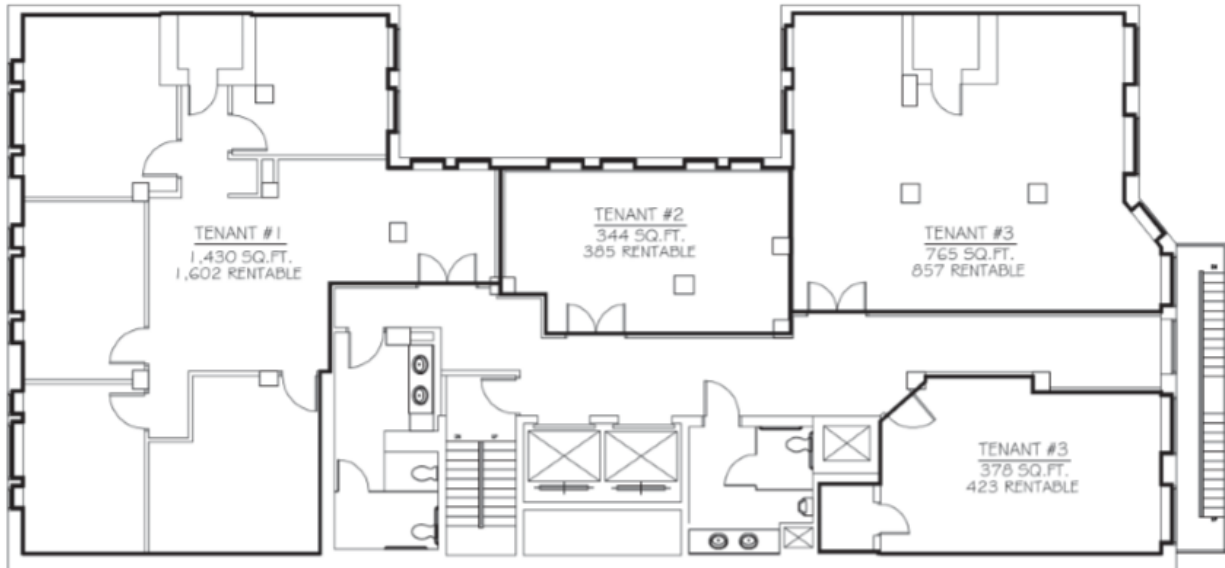
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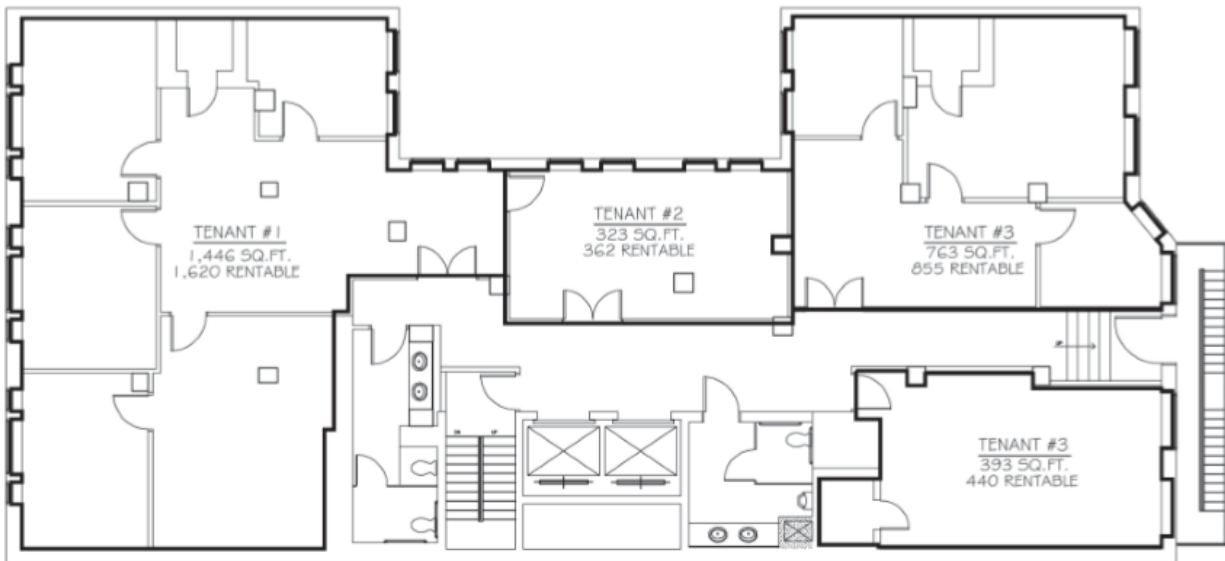
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3rd & 4th Floor Plans

3rd FLOOR

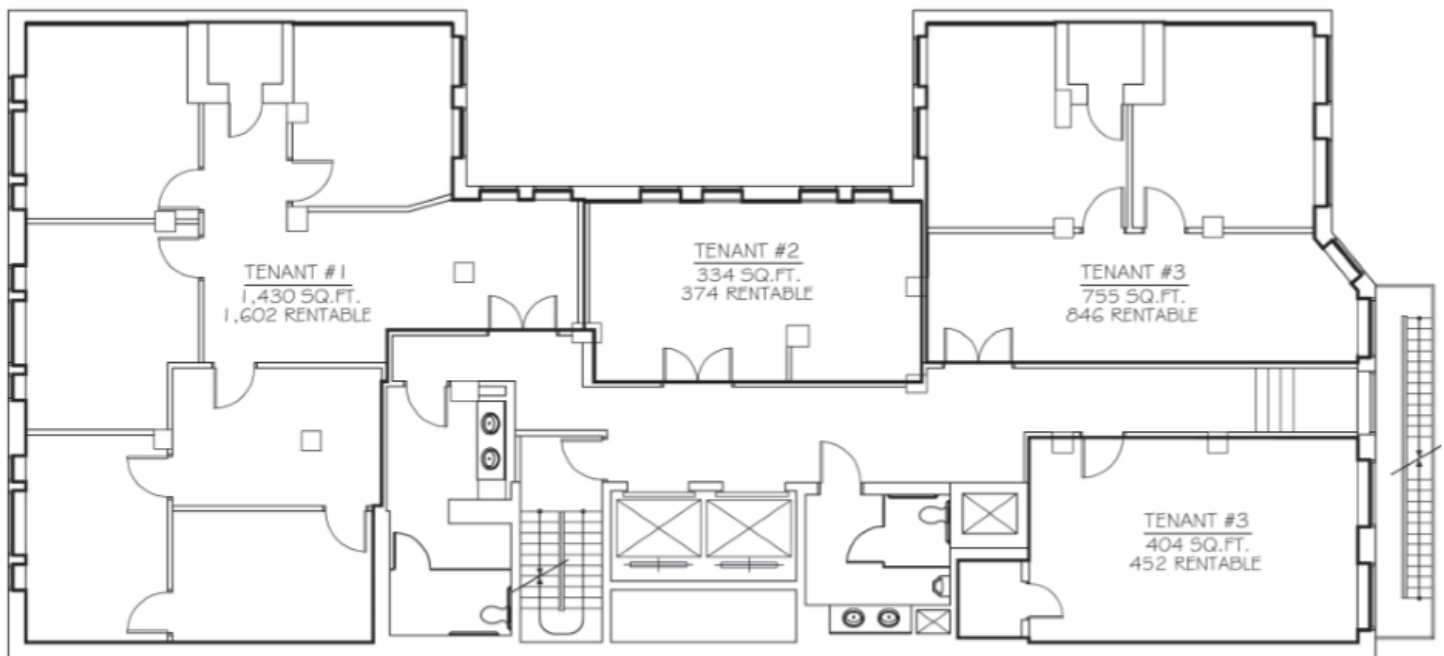


4th FLOOR



5th Floor Plan

5th FLOOR



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Retail Map



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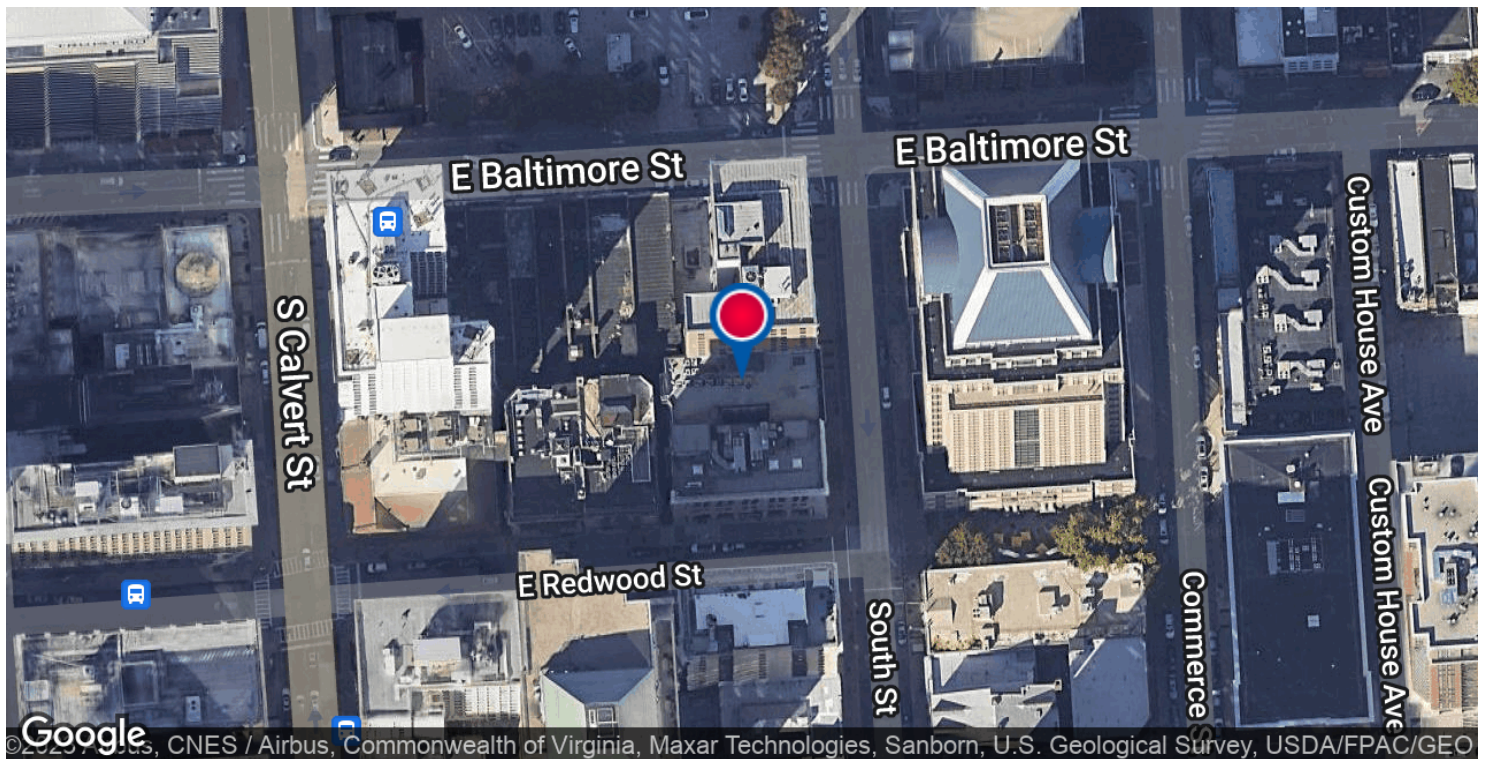
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