

For Sale

Office Building

Competitively Priced | \$181 PSF



Class A+ Office Building in Downtown Cambridge!

627 Race Street
Cambridge, Maryland 21613

Property Highlights

- +/- 41,436 SF of professional office space
- Class A, newly-updated brick building with elevator access
- Variety of professional spaces within including reception areas, conference rooms, co-working space, and private offices
- Able to be demised for a variety of uses
- 1.47 acre lot with 108 asphalt-paved parking spaces

Property Description

+/- 41,436 SF of well-maintained, class A+ professional space located in Cambridge, MD. This competitively priced, 3-story, all brick building features multiple conference rooms, reception areas, and office space able to be demised as needed. Each floor is approximately +/- 13,812 SF with elevator access. The property features significant recent upgrades to the interior lighting, HVAC, elevators, and exterior landscaping. The property is on a 1.47 acre lot with 108 asphalt paved parking spaces. The property is located within a Qualified Opportunity Zone. Contact the listing team for more details and to schedule your showing! Also available for lease at a rate of \$14.00 SF/yr (NNN).

OFFERING SUMMARY

Sale Price	\$7,495,000
Building Size	41,436 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	16,245	\$54,160
10 Miles	25,289	\$65,898
20 Miles	76,162	\$74,143

For more information

Chris Davis

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Chelsye Phillips-Hutton

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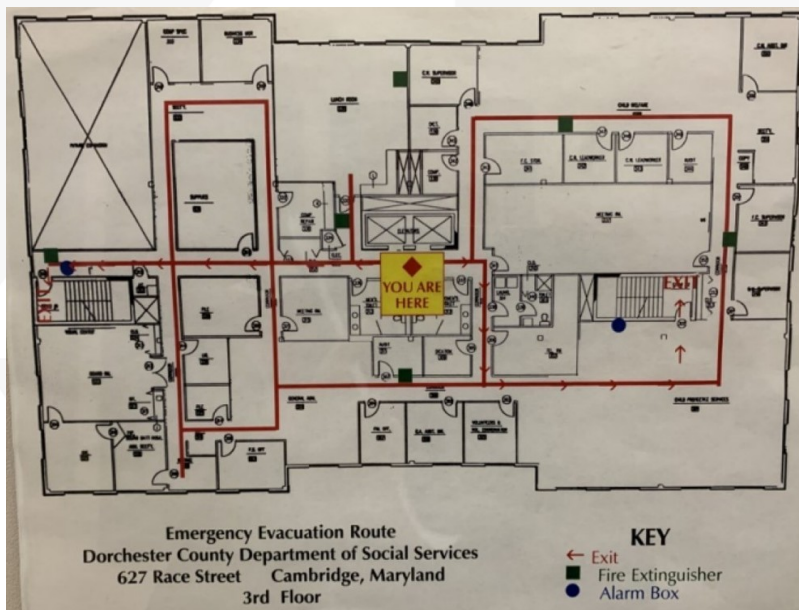
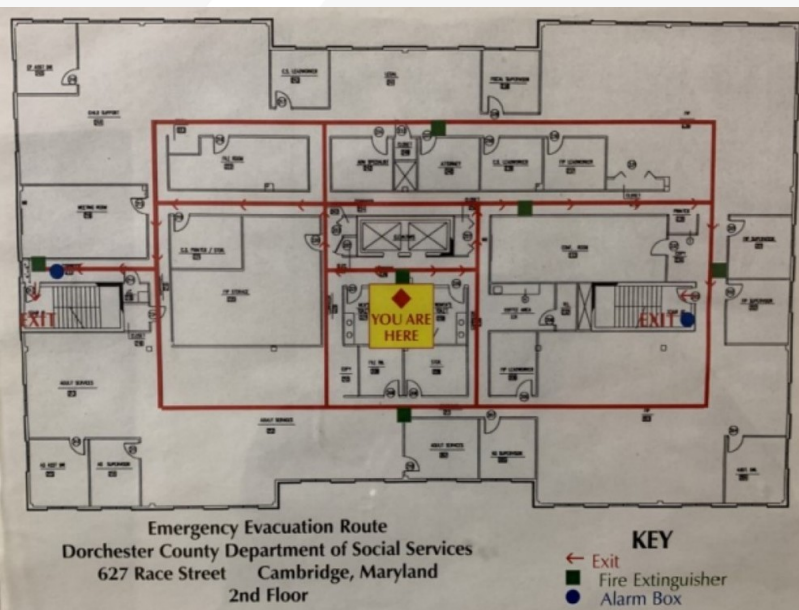
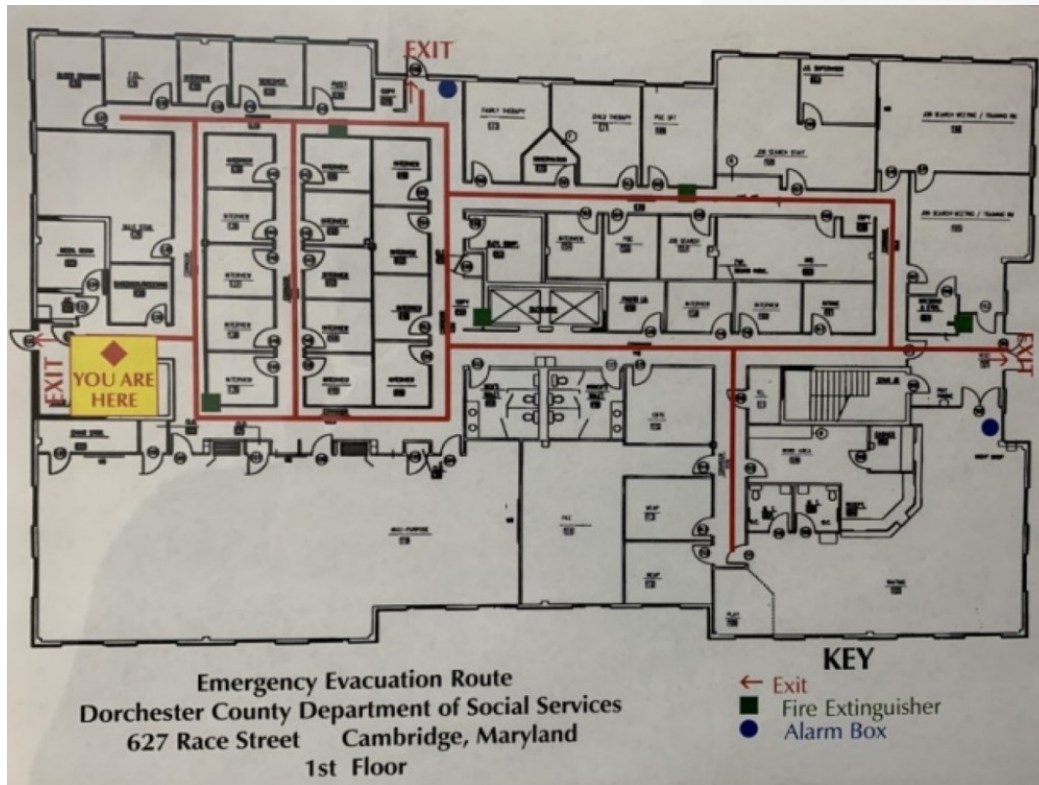
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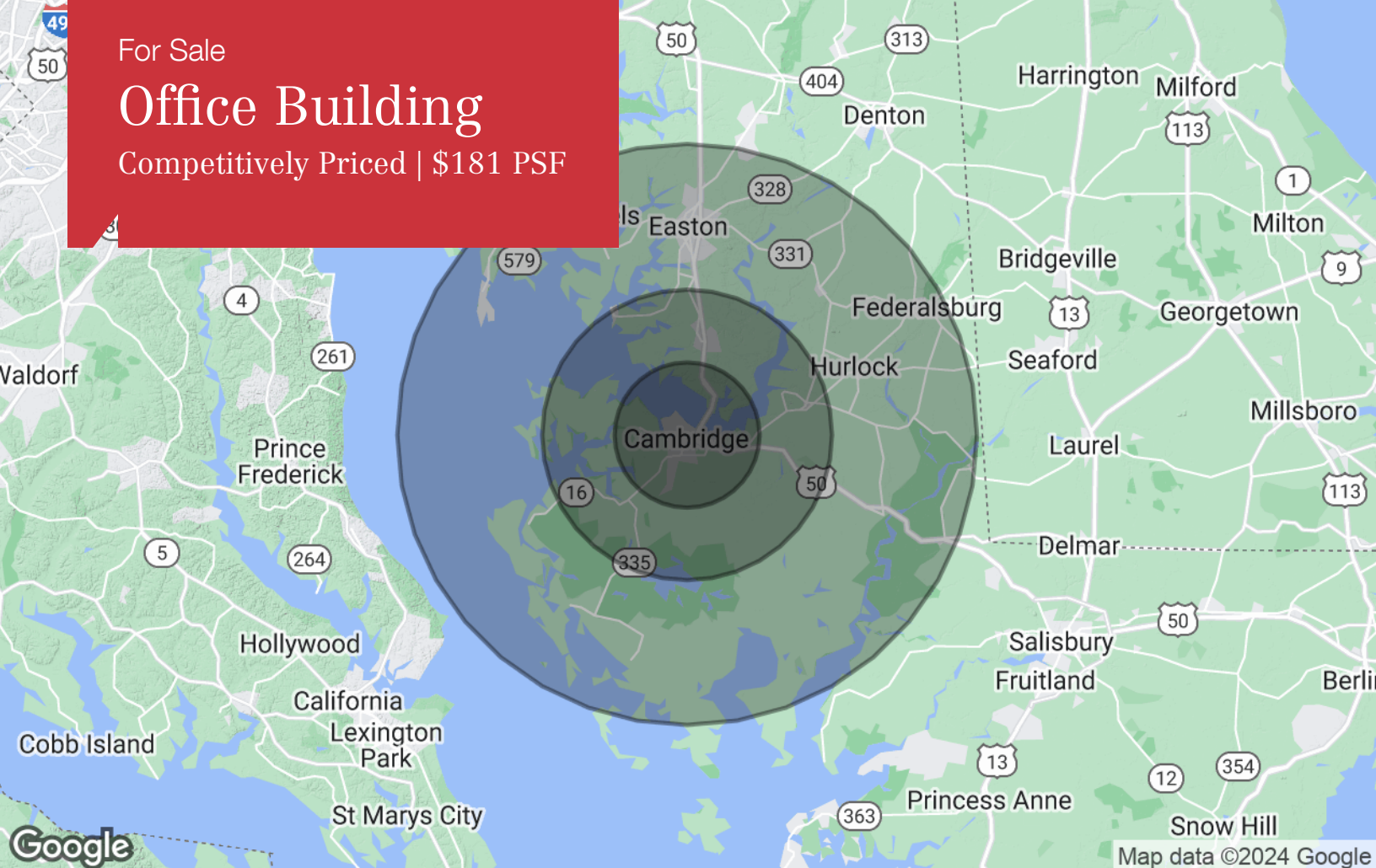
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Population	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	16,245	25,289	76,162
MEDIAN AGE	42.6	44.5	46.2
MEDIAN AGE (MALE)	41.9	44.3	45.5
MEDIAN AGE (FEMALE)	43.4	45.5	47.5
Households & Income	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	8,667	13,638	39,519
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$54,160	\$65,898	\$74,143
AVERAGE HOUSE VALUE	\$212,036	\$276,562	\$310,359
Race	5 Miles	10 Miles	20 Miles
% WHITE	59.1%	70.1%	77.3%
% BLACK	37.6%	27.0%	19.5%
% ASIAN	1.6%	1.3%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.6%	1.5%	1.7%
Ethnicity	5 Miles	10 Miles	20 Miles
% HISPANIC	6.4%	5.9%	6.6%

* Demographic data derived from 2020 ACS - US Census

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Chris Davis

Principal | Broker

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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Chelsye Phillips-Hutton

Advisor

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Education

Phillips-Hutton is a graduate of the University of Maryland and holds Master of Administration degree and is a Lean Six Sigma Black Belt.

Professional Background

Chelsye Phillips-Hutton is a Licensed Real Estate Advisor with NAI Coastal. Backed by more than 15-years of professional experience, Chelsye specializes in business and process development, strategic leadership, and project management in relation to the medical industry. As a commercial real estate advisor, Chelsye leverages her expertise to assist users, whether they be buyers or tenants.

Prior to entering the commercial real estate arena, Chelsye worked for several notable specialty and primary healthcare providers, including TidalHealth. In her past positions, Chelsye gained experience in organizational leadership and spearheaded several practice expansion efforts throughout Maryland and Delaware. Her thorough understanding of the Delmarva Peninsula's medical network presents clients with unique insight into a niche sector of the real estate market. This knowledge is supplemented by general management and accounting experience that extends beyond the medical field, into a variety of other industries.

Chelsye's role within the NAI Coastal team allows her to go above and beyond the call of duty of a traditional real estate advisor; she is able to identify and show properties on the market in their current state, while also having the knowledge and resources to show their future potential. These abilities enable Chelsye to assist potential clients in realizing their goals and aligning them with opportunities best suited to their needs.