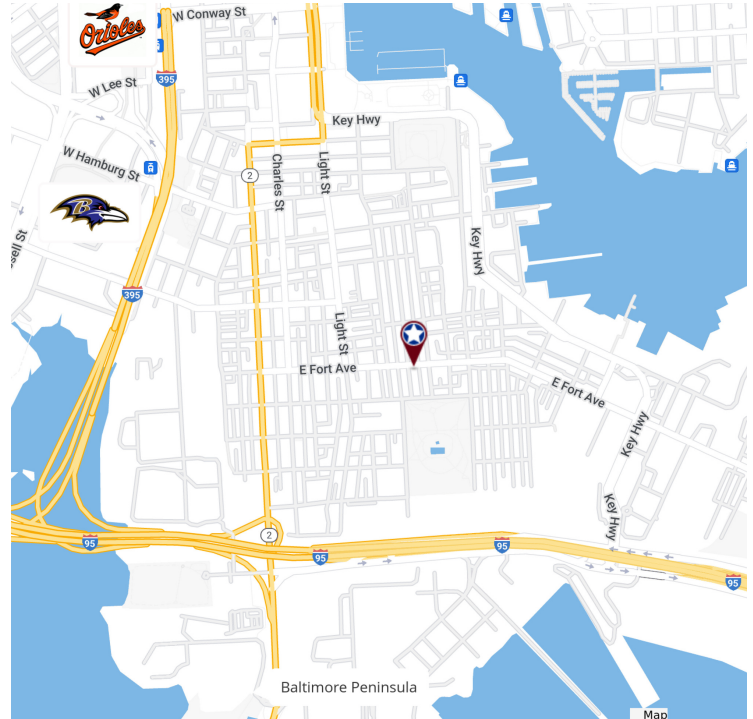


OFFICE SUITES FOR LEASE 301 EAST FORT AVENUE

Baltimore, MD 21230

Available: 1,029 - 8,583 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

AVAILABLE SF: 1,029 - 8,583 SF

ECONOMIC DATA

LEASE RATE: \$18.00 SF/yr + utilities

PROPERTY INFORMATION

COUNTY: Baltimore City

MARKET: Baltimore

SUBMARKET: Baltimore Southeast

BUILDING DATA

TOTAL BUILDING SF: 12,198 SF

YEAR BUILT: 1964

ZONING: C2

PROPERTY OVERVIEW

Historic property in the heart of Federal Hill with high ceilings and potential access to a roof deck.

PROPERTY HIGHLIGHTS

- Free/ abundant street parking
- Adjacent public transportation
- Wide open, light-filled space
- Loft style office spaces
- Roof: 3300sf with sweeping views of the city, potential for roof deck
- 100% HVAC
- Signage available
- Join Childtime Daycare

Kate Jordan, SIOR
Principal
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kjordan@lee-associates.com

Samantha Eckels
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,029 - 8,583 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	4,972 SF	Modified Gross	\$18.00 SF/yr
300A	1,337 SF	Modified Gross	\$18.00 SF/yr
300B	1,045 SF	Modified Gross	\$18.00 SF/yr
300C	1,029 SF	Modified Gross	\$18.00 SF/yr
300ABC	1,029 - 3,611 SF	Modified Gross	\$18.00 SF/yr
Entire Building	8,583 SF	Modified Gross	\$18.00 SF/yr

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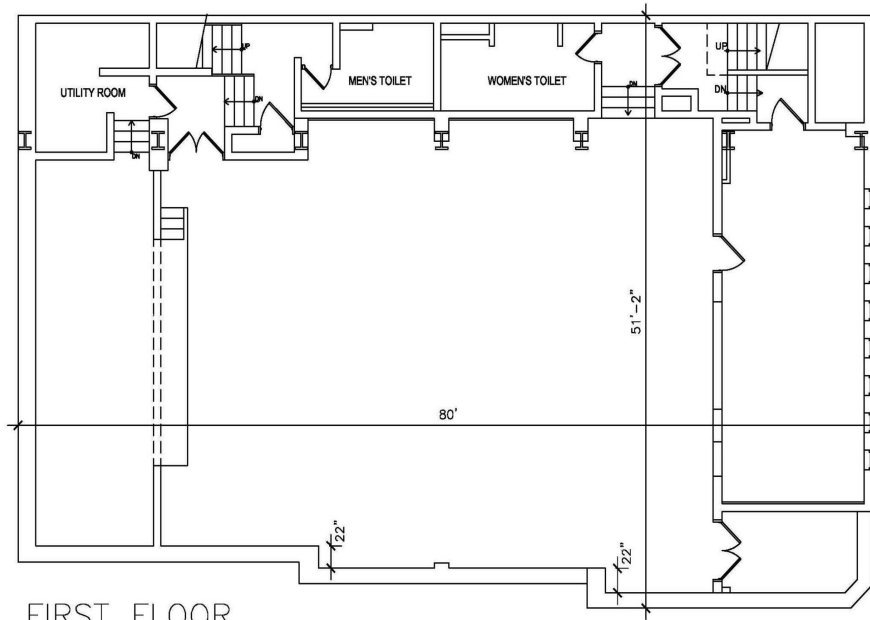
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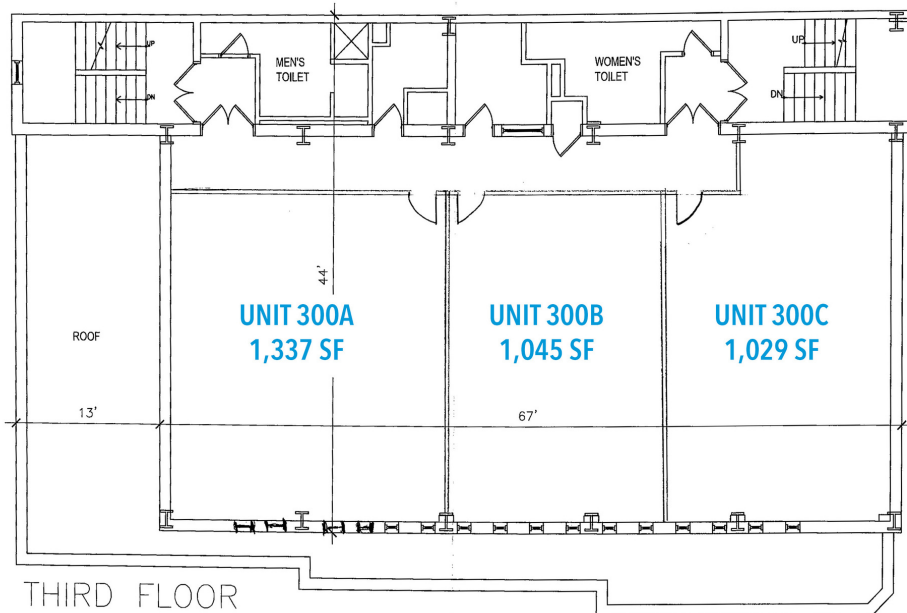
Baltimore, MD 21230

Available: 1,029 - 8,583 SF



FIRST FLOOR

First Floor | 4,972 SF



THIRD FLOOR

Third Floor | 3,611 SF

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Baltimore, MD 21230

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1st Floor



Roof



3rd Floor



Signage Available

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