

602 NORTH HOWARD STREET
BALTIMORE, MD 21201



RETAIL PROPERTY FOR LEASE

for more information contact:

CODY CHAMBERLAIN \ \ CODY@BREXTONCRE.COM \ \ 410.999.1738

RAJ RANDHAWA \ \ RAJ@BREXTONCRE.COM \ \ 443.668.8814

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PROPERTY HIGHLIGHTS

- New Construction
- Pricing: \$1,500 + Utilities (per unit)
- Easy Access to Nearby Parking
- LARGE 2-Story Storefront Windows
- Highly Visible Location
- Direct Access to MTA Light Rail
- Open Floor Plan
- Historic Neighborhood
- Dog Park Adjacent to Building

PROPERTY OVERVIEW

602 Howard Street offers the opportunity to lease 1,000 square feet of highly visible retail space in a newly constructed building in the heart of Mount Vernon, Baltimore. 602 Howard St. is being converted into a brand new storage facility with plenty of space for retail to support the fast revitalizing area. The direct access to the MTA Light Rail, Centre St. Stop, allows for a high influx of traffic and instant exposure. Adjacent to the building is a newly built dog park that is sure to add positive aesthetic value to the building and surrounding areas. 602 Howard St. is within close proximity to the UMD Medical Center, University of Baltimore, and Baltimore's art district – Mt. Vernon

LOCATION OVERVIEW

602 North Howard Street is located in Mt. Vernon, widely considered the cultural and arts epicenter in Baltimore City. Mt. Vernon is one of Baltimore's oldest and well preserved neighborhoods and is designated as a National Historic Landmark District. The neighborhood is also home to a diverse group of businesses, residents, and employment centers.

Major employers in the neighborhood include: Chase Brexton Health Services, the University of Baltimore, and Agora Inc.. Mt. Vernon's central location in Baltimore City, as well as accessibility to public transportation and main city thoroughfares, makes it easily accessible to Downtown Baltimore, Johns Hopkins University, Johns Hopkins Hospital, and the suburbs of Baltimore City.

Mt. Vernon remains one of the most densely populated areas in Baltimore City, with a wide array of housing options for residents.

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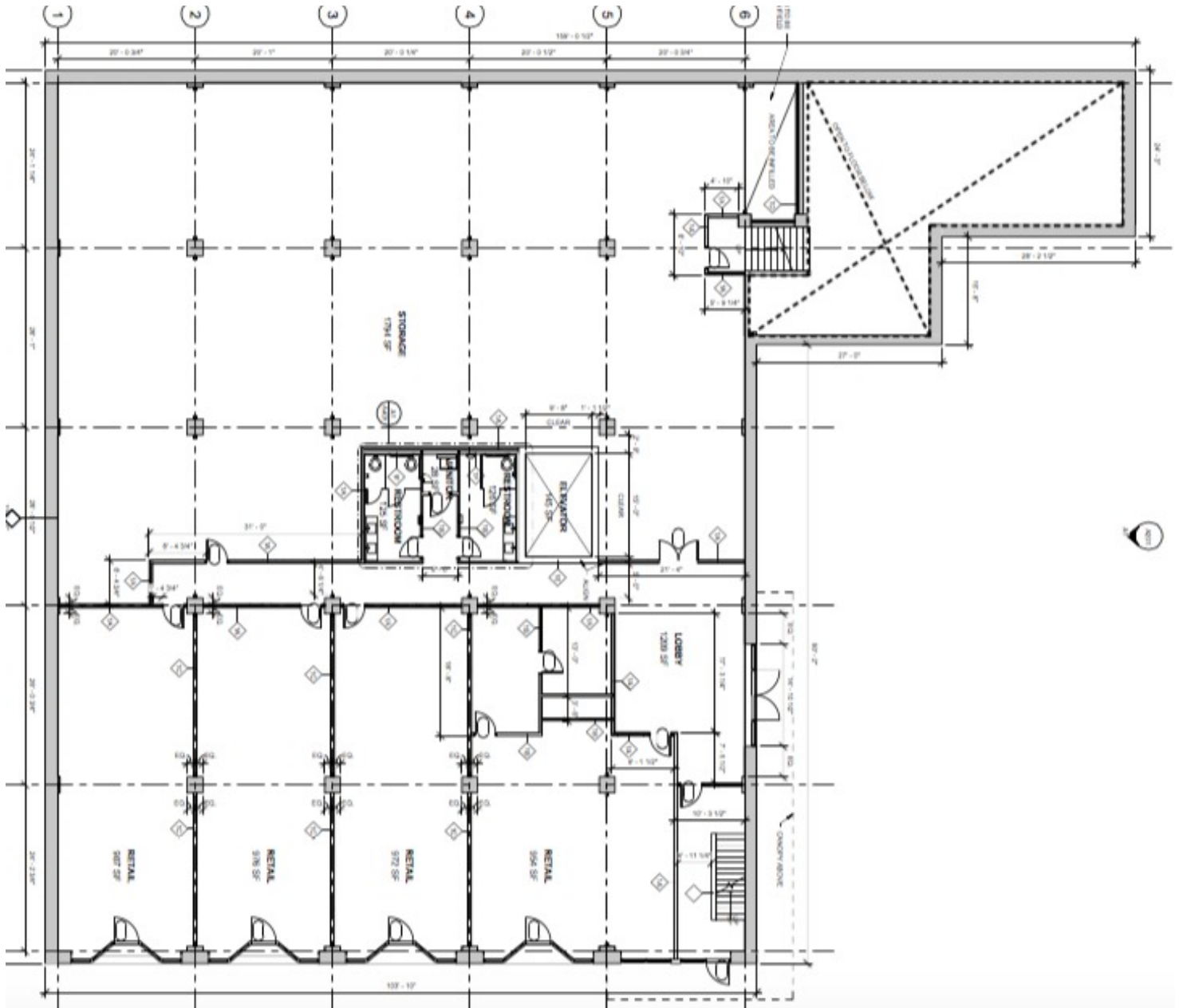
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602 N HOWARD STREET FLOOR PLANS

1,000 Square Feet Per Unit

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LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
602 N Howard Street	-	1,000 SF	Modified Gross	\$1,500 per month	-
602 N Howard Street	-	1,000 SF	Modified Gross	\$1,500 per month	-
602 N Howard Street	-	1,000 SF	Modified Gross	\$1,500 per month	-
602 N Howard Street	-	800 SF	Modified Gross	\$1,200 per month	-

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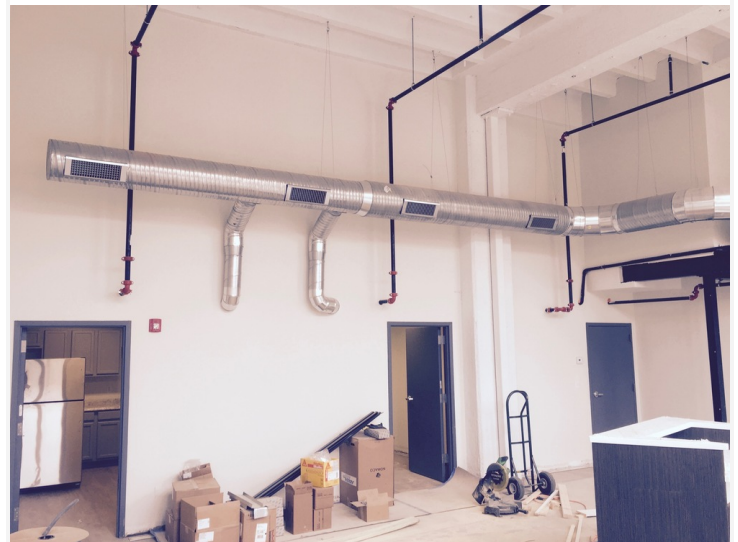
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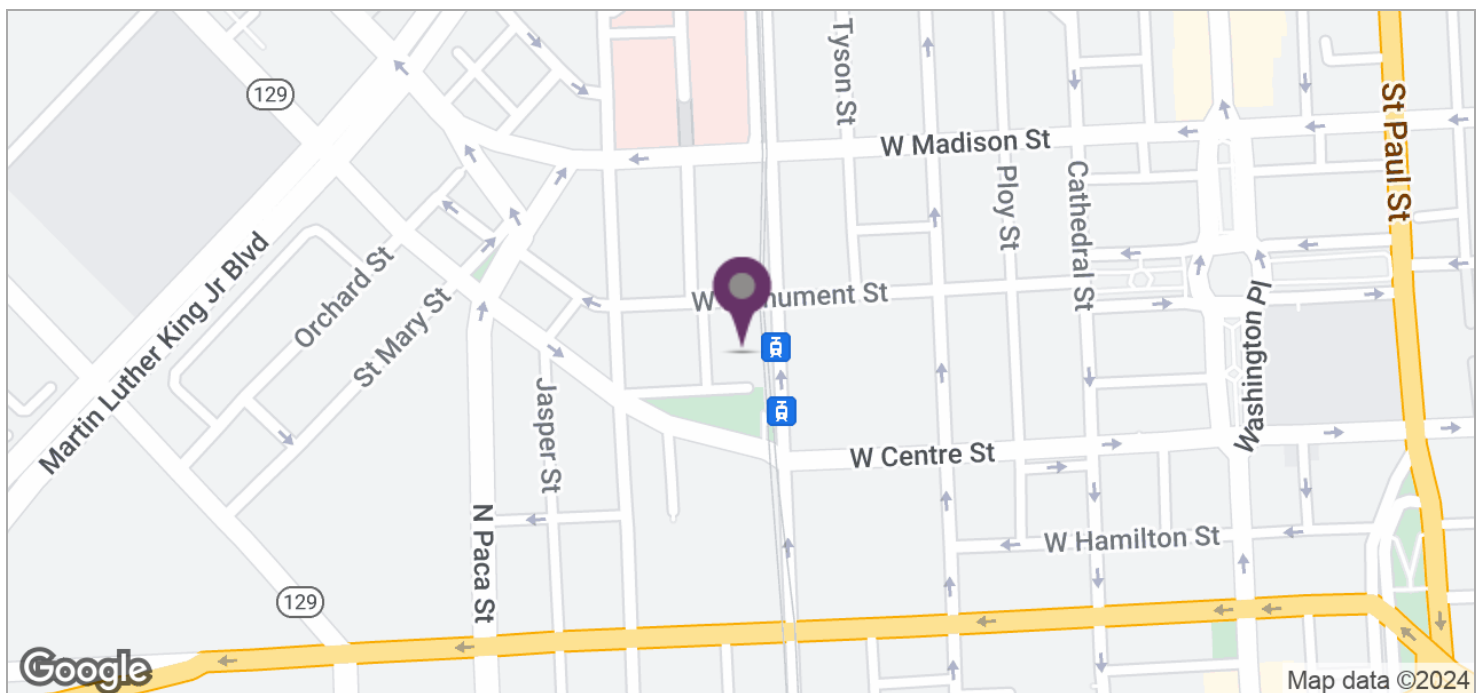
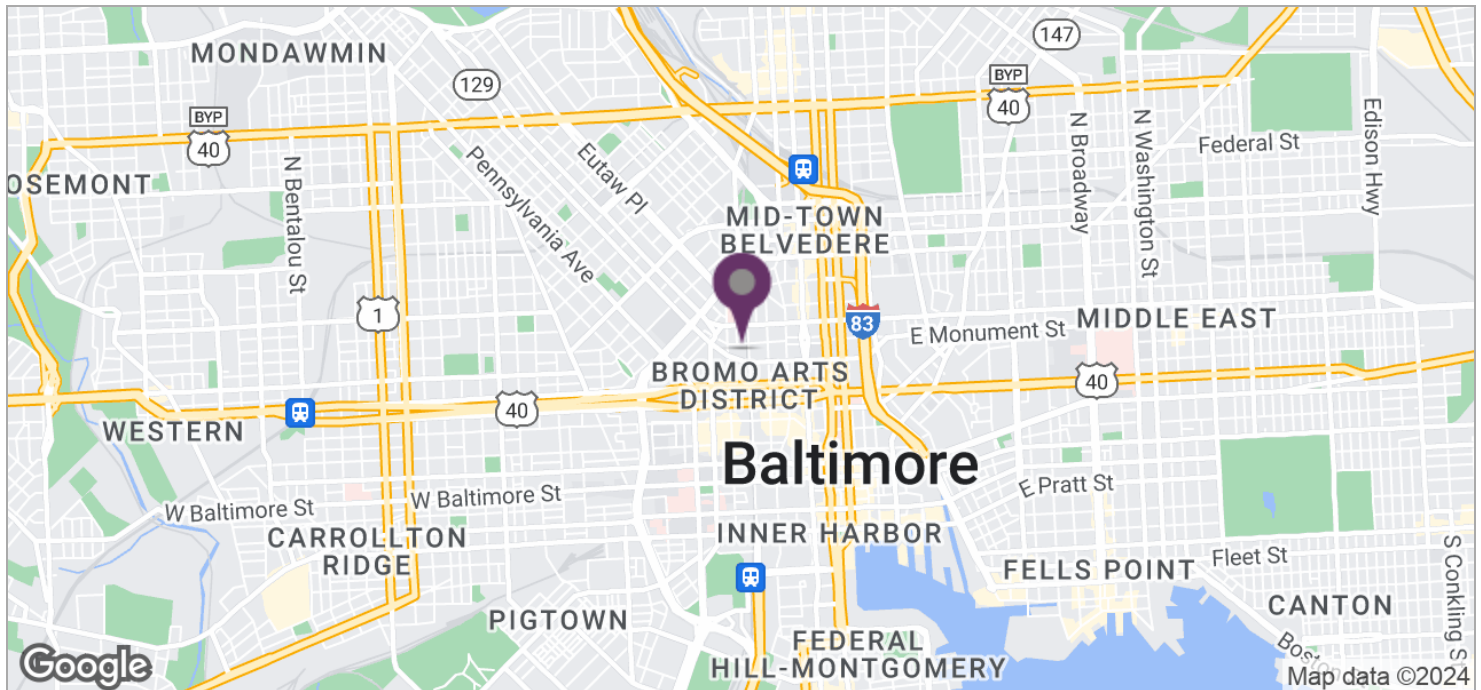
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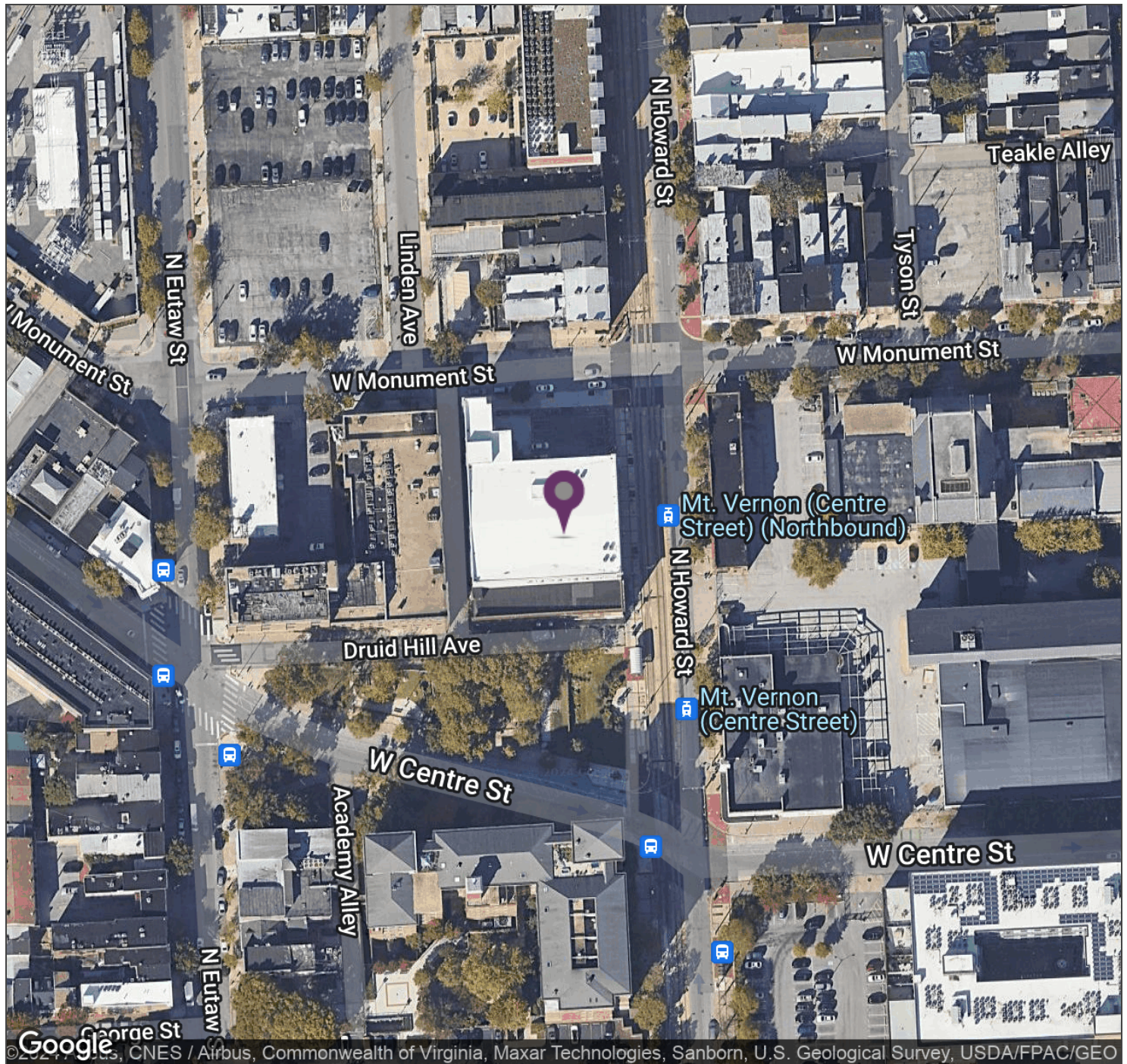
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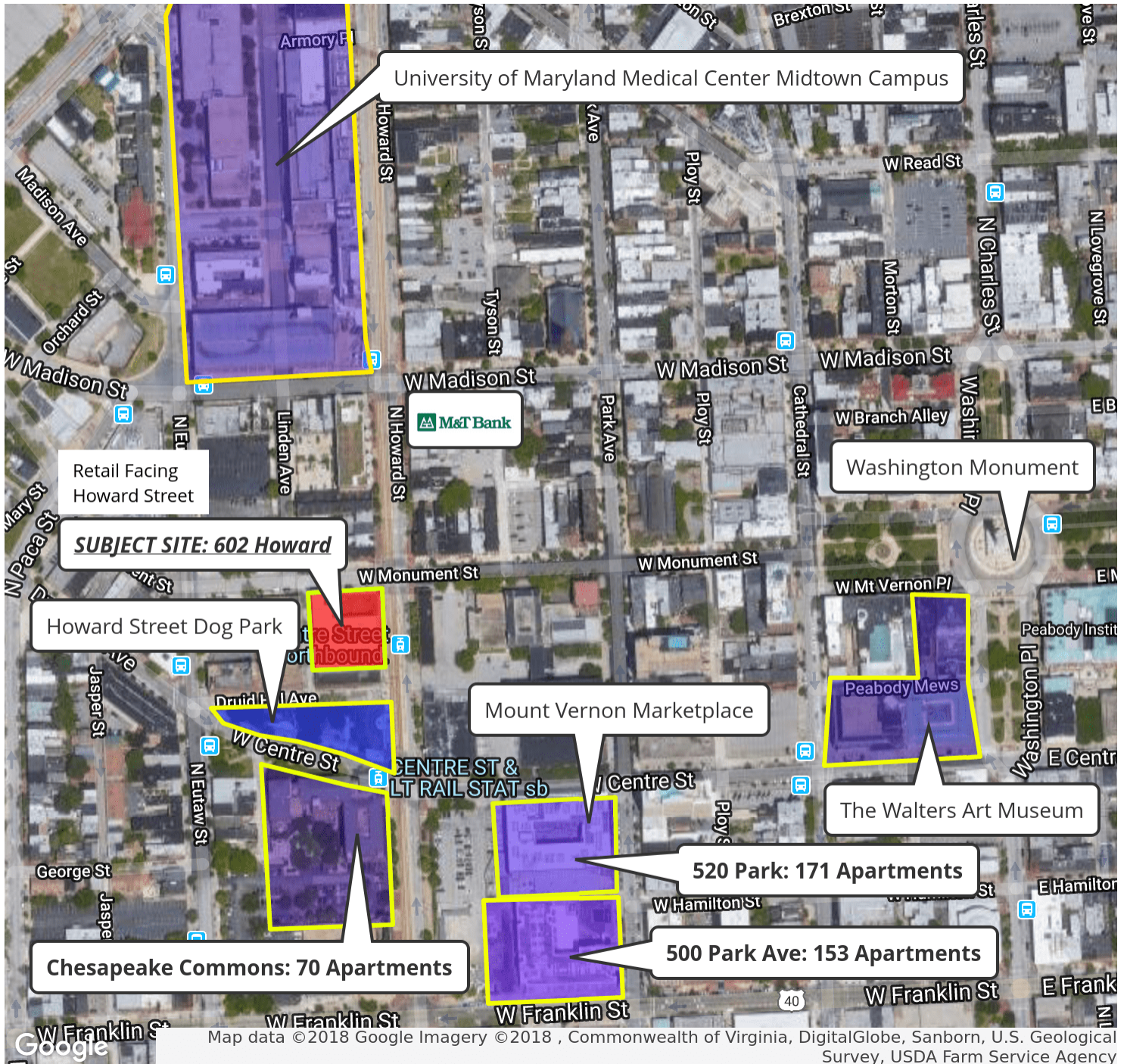
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