

# OFFICE FOR LEASE 3700 FLEET STREET

Baltimore, MD 21224

Available: 4,000 SF



## LISTING DATA

**AVAILABLE SF:** 4,000 SF

## ECONOMIC DATA

**LEASE RATE:** Negotiable

## PROPERTY INFORMATION

**COUNTY:** Baltimore City

**MARKET:** Baltimore

**SUBMARKET:** Baltimore City East

## BUILDING DATA

**TOTAL BUILDING SF:** 60,000 SF

**YEAR BUILT:** 2010

**ZONING:** B-2

## PROPERTY OVERVIEW

Highlandtown Healthy Living Center

## LOCATION OVERVIEW

Located in the densely populated Canton/Highlandtown area

## PROPERTY HIGHLIGHTS

- All medical office building
- Former PT space
- **Existing aqua therapy pool**
- Large, bright open space
- Parking garage on-premises

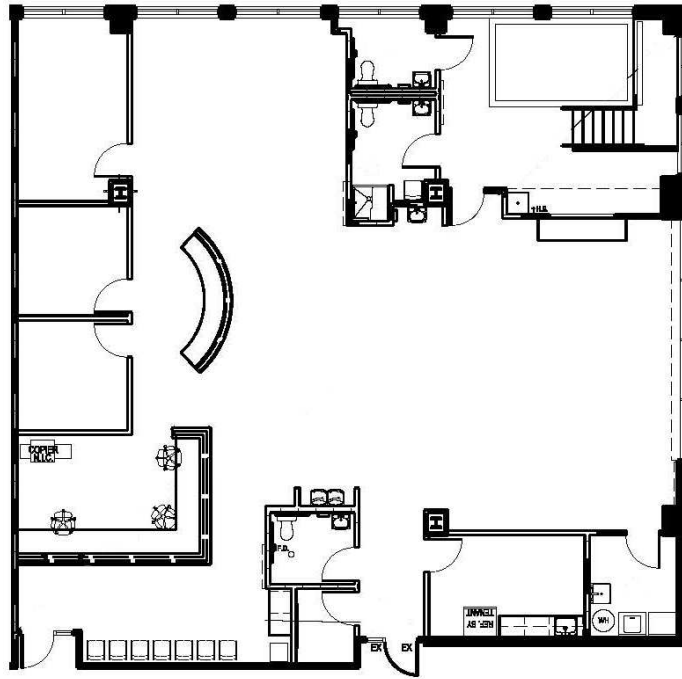
**Bill Harrison**  
Senior Vice President  
443.741.4045  
bharrison@lee-associates.com

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## LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 4,000 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION              |
|-----------|-----------|-----------|------------|------------|--------------------------|
| Suite 109 | Available | 4,000 SF  | NNN        | Negotiable | Large, bright open space |

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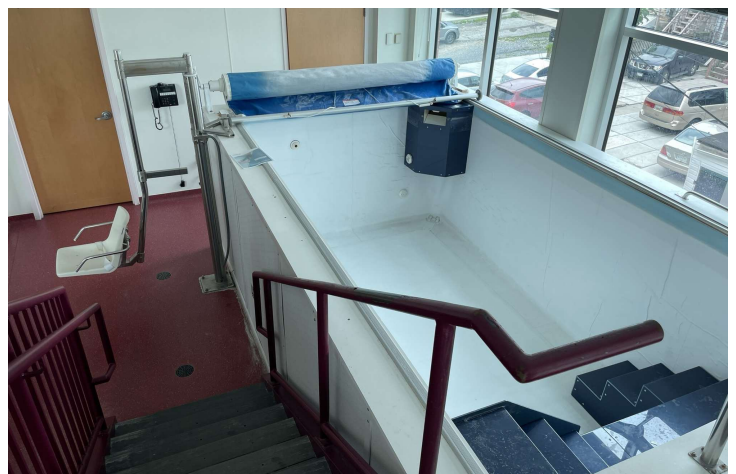
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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[bharrison@lee-associates.com](mailto:bharrison@lee-associates.com)

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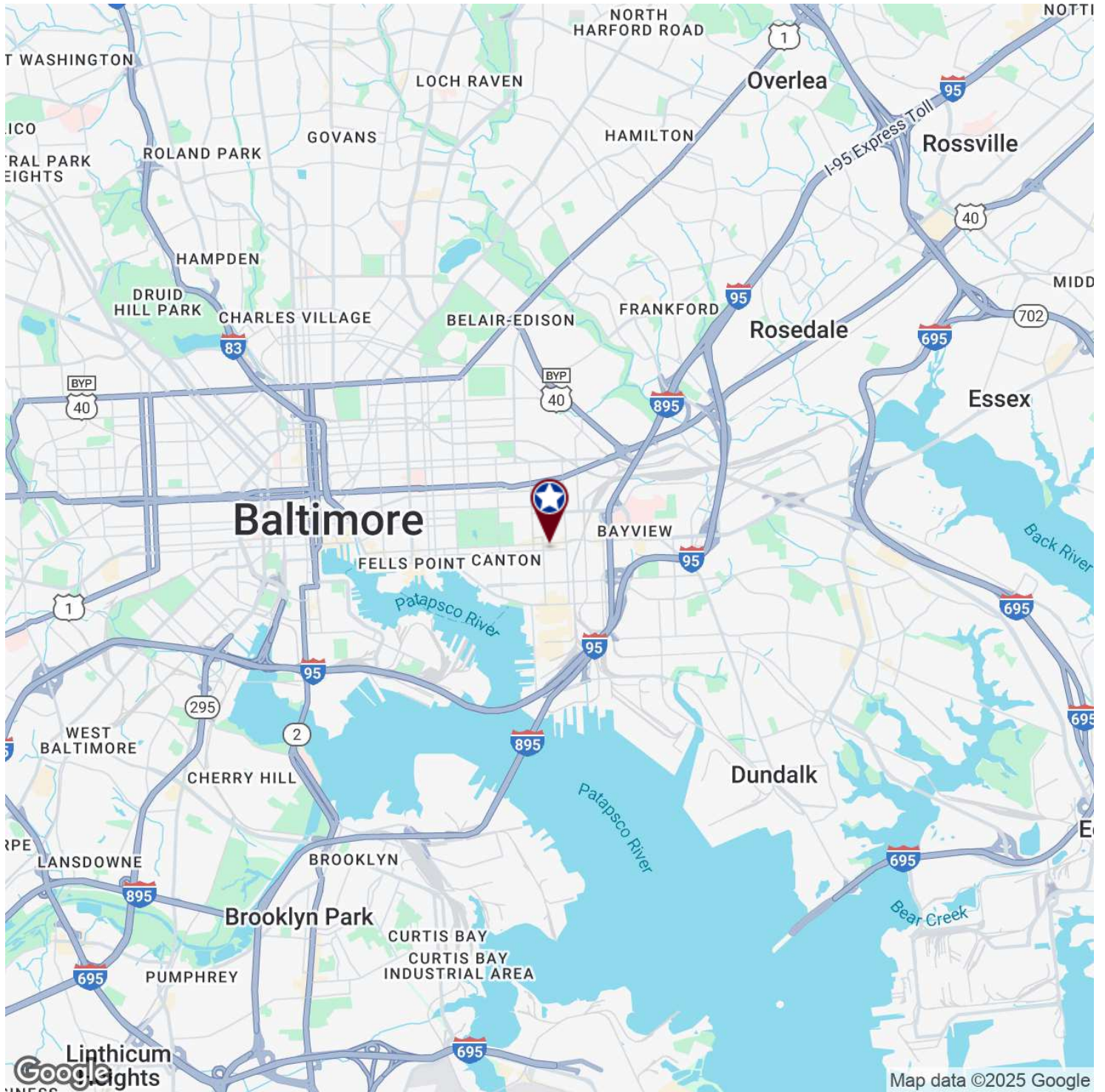
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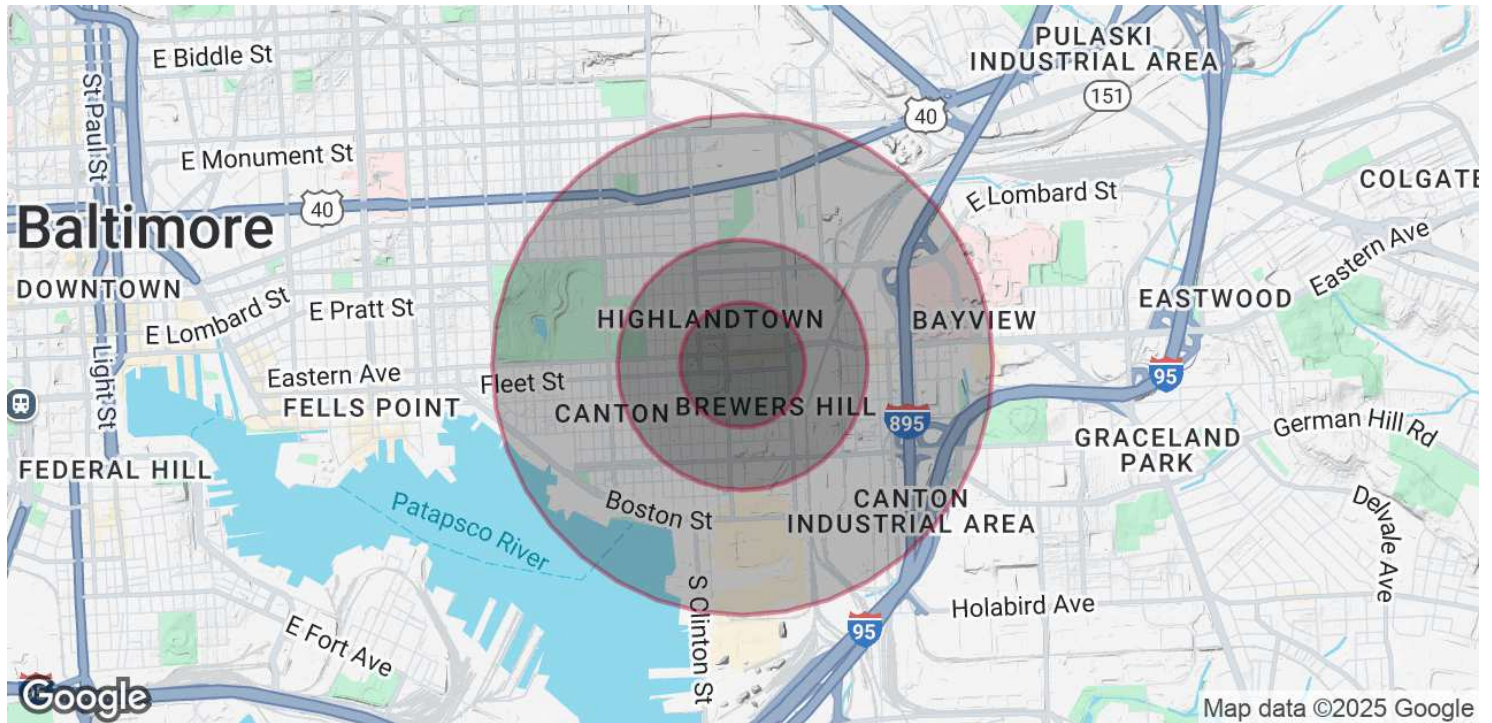
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COMMERCIAL REAL ESTATE SERVICES



## POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 2,875      | 11,994    | 28,291 |
| Average Age          | 31.6       | 32.2      | 34.5   |
| Average Age (Male)   | 32.0       | 32.0      | 33.7   |
| Average Age (Female) | 31.9       | 32.6      | 34.9   |

## HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 1,412      | 6,134     | 14,181    |
| # of Persons per HH | 2.0        | 2.0       | 2.0       |
| Average HH Income   | \$97,443   | \$108,258 | \$95,277  |
| Average House Value | \$526,485  | \$327,331 | \$340,631 |

\* Demographic data derived from 2020 ACS - US Census

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