

OFFICE BUILDING FOR LEASE

3000 FALLS RD – MILL NO. 1
BALTIMORE, MD

HUNTER BREWER
SENIOR ASSOCIATE

LOCATION OVERVIEW

3000 FALLS RD – MILL NO. 1

BALTIMORE, MD

Available SF:

2nd Floor : 4,080 SF

2nd Floor : 2,871 SF

3rd Floor : 3,940 SF

3rd Floor : 4,491 SF

Highlights:

- Turn-Key Offices and 1st generation spaces available!
- Parking: 160 spaces in building
- Occupancy: We are doing build-outs
- Generous build-out allowance
- \$45 Million Redevelopment Project
- Waterfront views on and over the Jones Falls River
- 84 Luxury Residences
- On site restaurant Cosima
- Pool and fitness center. Membership included in rent.

HUNTER BREWER

410 296-2877

HBREWER@THORNHILLBALTIMORE.COM

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PHOTOS

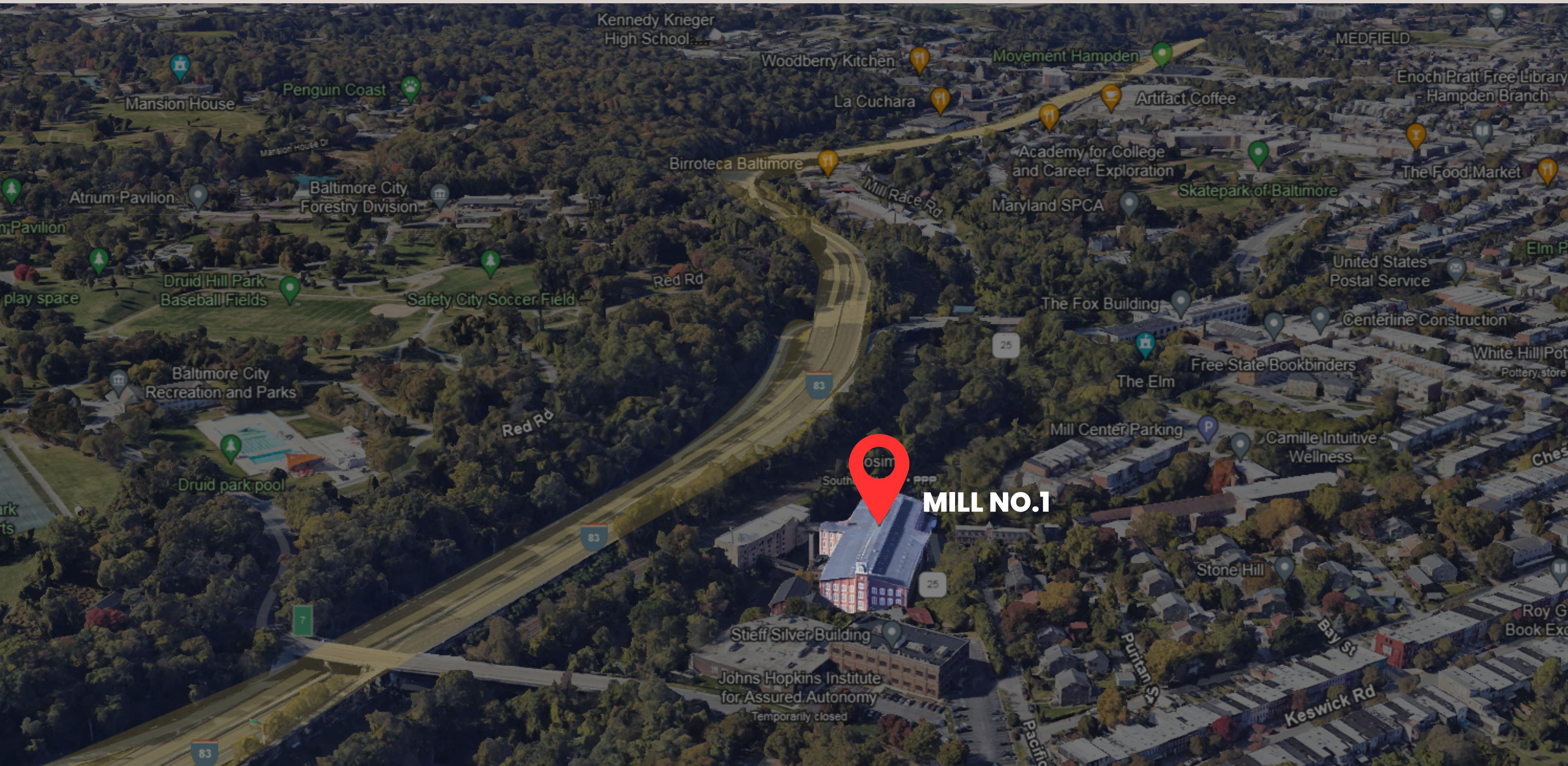
3000 FALLS RD - MILL NO. 1

BALTIMORE, MD



LOCAL MAP

3000 FALLS RD - MILL NO. 1, BALTIMORE, MD



DEMOGRAPHICS AND MAP

3000 FALLS RD – MILL NO. 1, BALTIMORE, MD

	2 mile	5 mile	10 mile
Avg Household Income	\$70,867	\$81,448	\$89,209
2023 Households	56,001	229,336	488,649
2023 Population	133,153	571,880	1,228,041



3000 FALLS RD – MILL NO. 1 BALTIMORE, MD

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