

13450 Baltimore Avenue

Fully Conditioned Showroom

93,800 SF DIVISIBLE SPACE FOR LEASE

LAUREL, MD 20707



ZONED CSC // EASY ACCESS TO I-95

T Transwestern

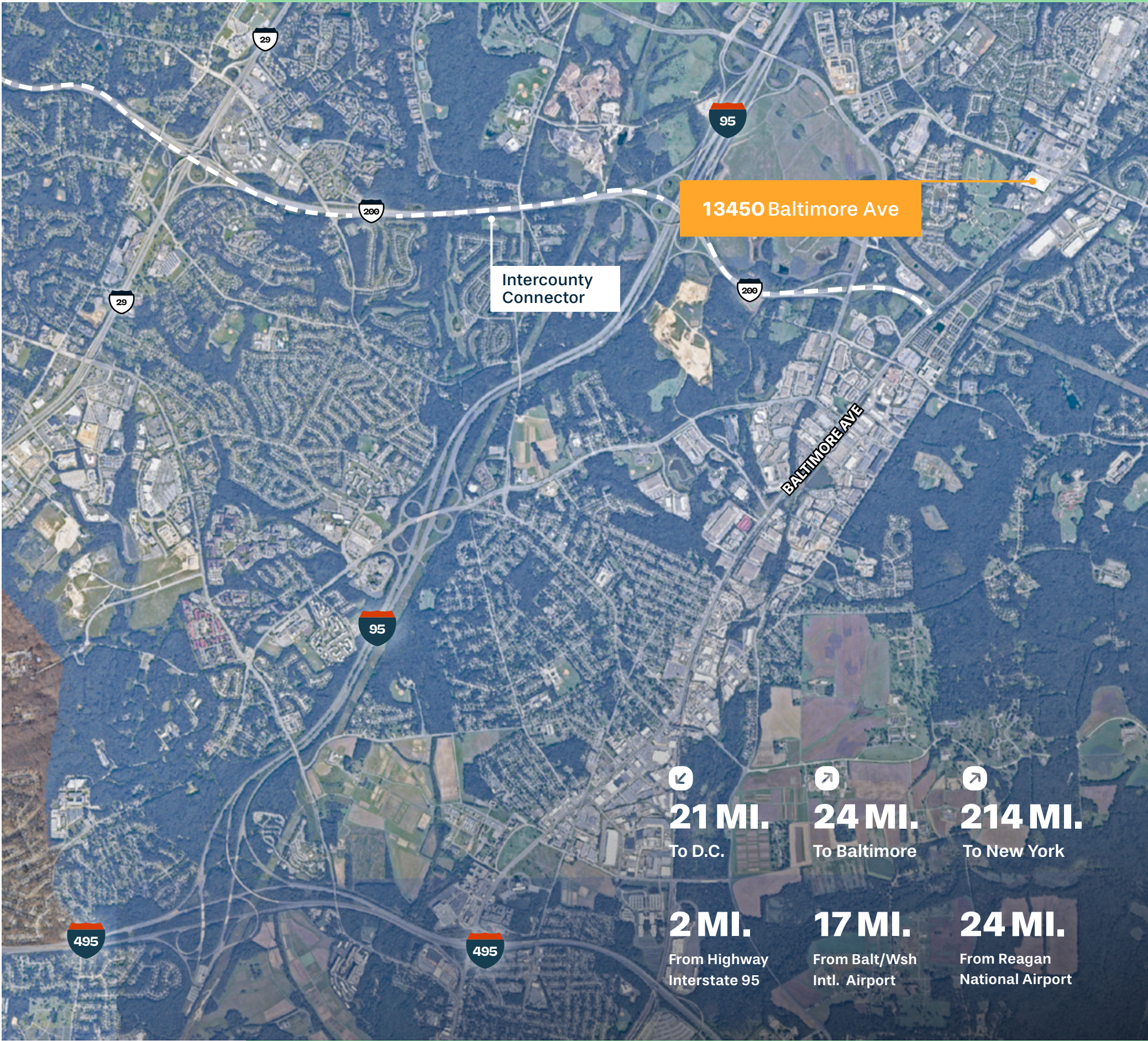
Premier Accessibility

13450 Baltimore Ave is a high-visibility location offering excellent signage opportunities, ample parking, and strong co-tenancy in a growing commercial area. Ideal for medical, retail, or professional services. **Join Urban Air Trampoline & Adventure Park!**

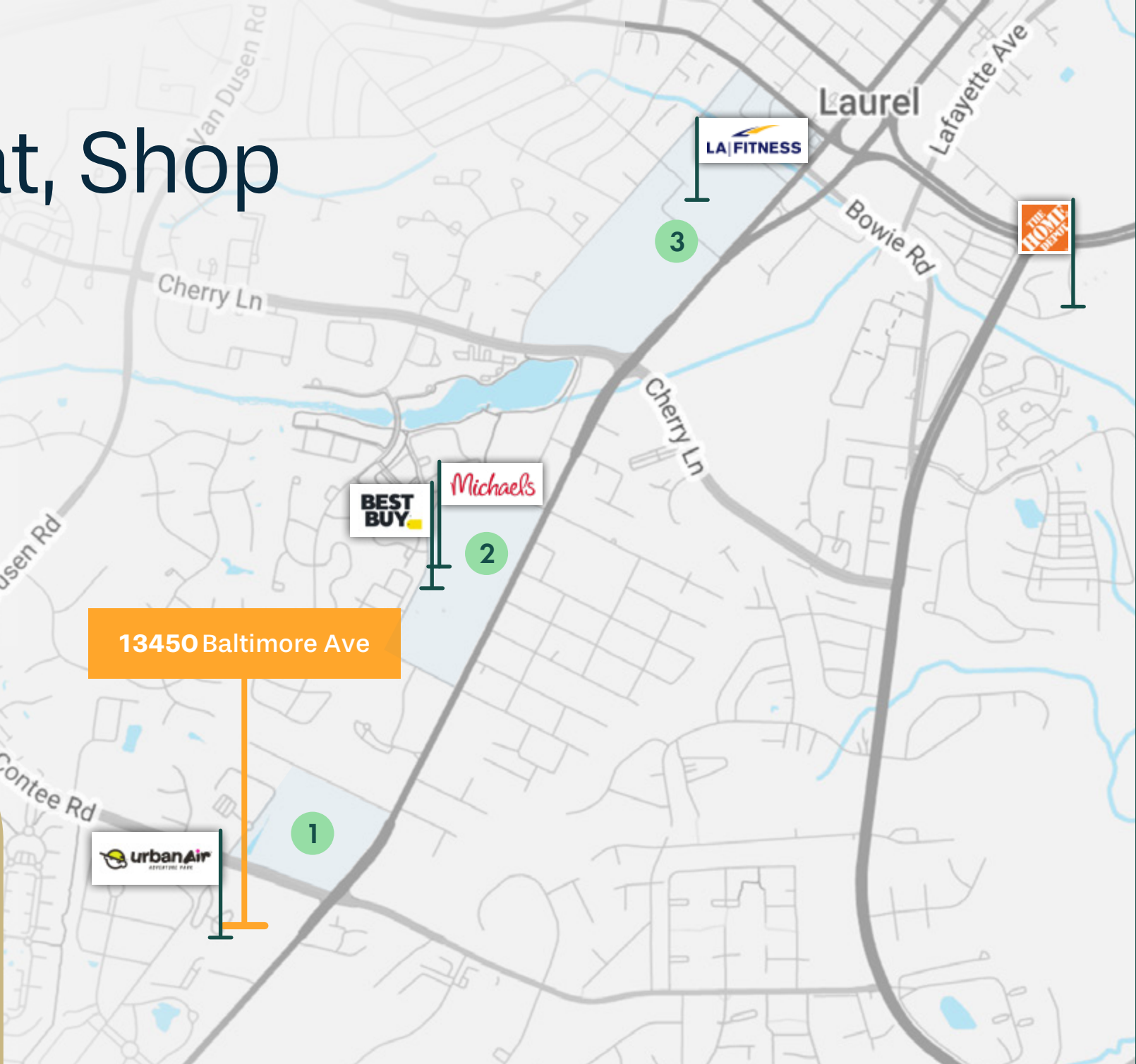


GENERAL SPECIFICATIONS

Property Address	13450 Baltimore Ave
Year Built / Stories	1988 / 2 Stories
Available Rentable SF	93,800 SF (Divisible)
Clear Height	16'
Loading Dock	One (1) Exterior
Parking Ratio	2.0/1,000 SF (187 Spaces)
Zoning	CSC



Explore, Eat, Shop



DEMOGRAPHICS



200K

Population
within 5 miles



72K

Households
within 5 miles



\$118K

Average Income
within 5 miles



85K

Daytime Employees
within 5 miles



\$2.4M

Consumer Spending
within 5 miles



35K

Vehicles per Day
on Baltimore Ave



NEIGHBORHOOD AMENITIES

1

Chick-fil-A
Jeresy Mike's
Longhorn Steakhouse
Nothing Bundt Cakes
Amigos Mexican Grill
PetSmart

Edible Arrangements
Three Brothers Italian
The Big Greek Cafe
Shoppers Food
Sardi's Pollo A Brasa
GNC

2

Starbucks
Wendy's
Pizza Hut
7-Eleven
ALDI
Dollar Tree
Famous Dave's BBQ
Dirty Dough
The Vitamin Shoppe

Subway
Chipotle
Best Buy
Teppanyaki Grill
DSW
Michaels
CAVA
Lowe's
Soul Boat Seafood

3

First Watch
Starbucks
Harris Teeter
BJ's Brewhouse
Noodles & Co
Outback Steakhouse
Mission BBQ
Wawa
Mezeh
McDonald's
Burger King
Panda Express

Nando's
Kung Fu Tea
Buffalo Wild Wings
Blaze Pizza
Regal
Tropical Smoothie
Popeyes
IHOP
KPOT Korean BBQ
Dunkin'
Mad Cow Grill
Panera Bread

Building Floor Plan

This expansive 93,800 SF floor plan offers a versatile combination of spacious and functional showroom space. Other options may be available!

93,800 SF

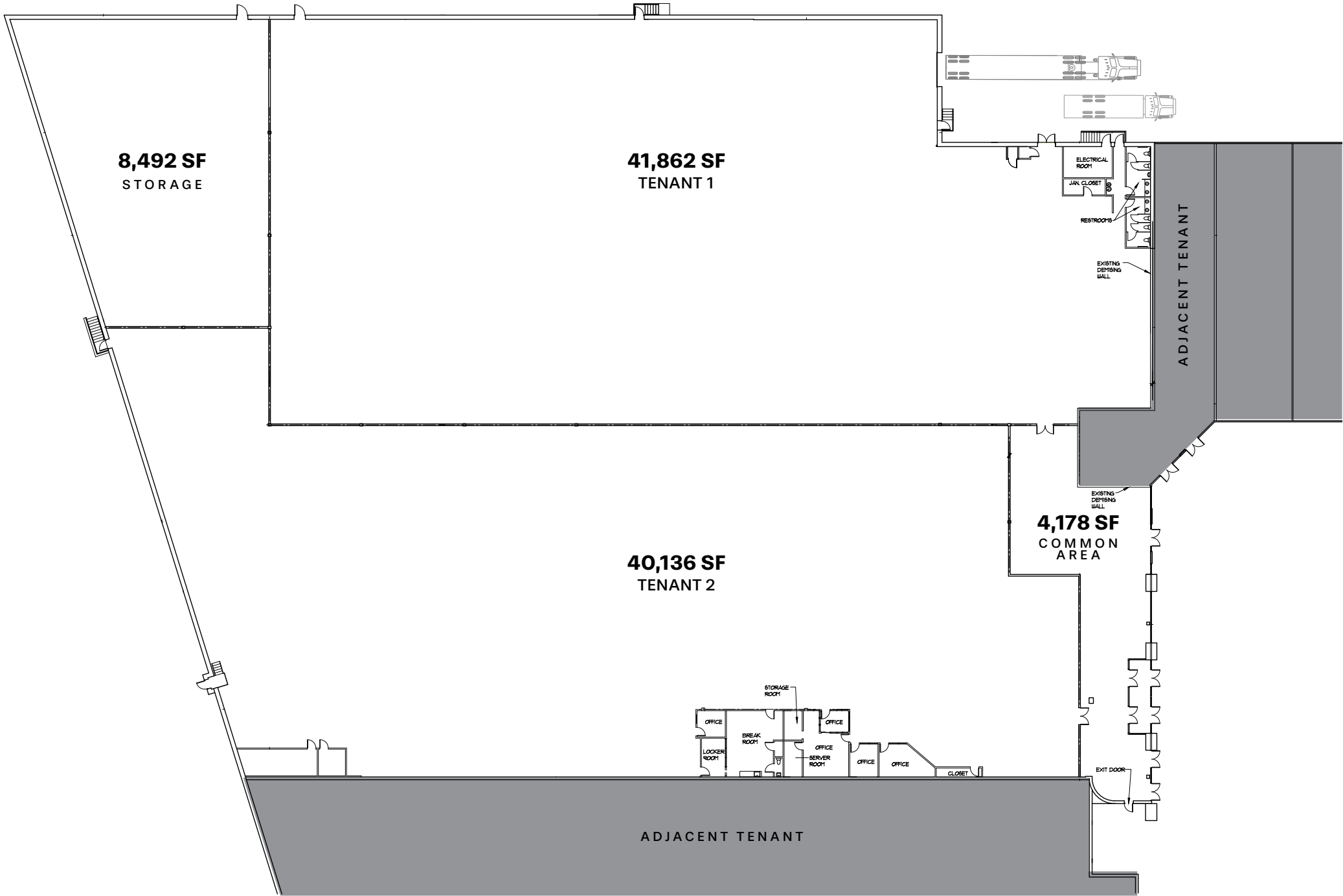
Divisible Space

16 FEET

Clear Height

ONE (1)

Loading Dock



93,800 SF Divisible Space For Lease

13450 Baltimore Ave

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SHOWROOM OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT:

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