

FOR LEASE

PROFESSIONAL OFFICE MEDICAL OFFICE

**FLEXIBLE SPACE. PRIME LOCATION.
ENDLESS POSSIBILITIES.**

Versatile three-story commercial property with excellent visibility on Wilkens Avenue. Ideal for medical, counseling, professional offices, and a wide range of uses.



**HIGH VISIBILITY
OVER 10,000
VEHICLES DAILY**

**MINUTES FROM
ASCENSION
SAINT AGNES
HOSPITAL**



3739 WILKENS AVENUE
BALTIMORE, MD 21229



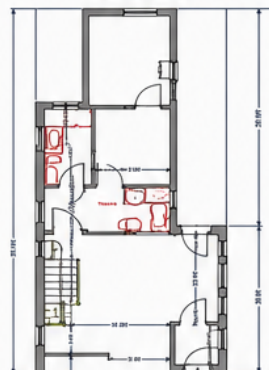
HIGHLY VISIBLE LOCATION
OVER 10,000 VEHICLES DAILY



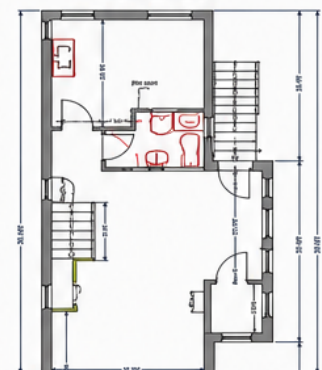
MINUTES FROM
ASCENSION SAINT AGNES HOSPITAL



FIRST FLOOR



SECOND FLOOR



LEASE OPPORTUNITIES

FIRST FLOOR

969 SF

\$1,453.50/MONTH

- Four Private Offices
- Reception Area
- Ideal Medical or Professional Office

SECOND FLOOR

842 SF

\$1,263.00/MONTH

- Private Entrance
- Open Floor Plan
- One Private Office
- Full Bathroom

PERFECT FOR:

- ✓ Medical
- ✓ Behavioral Health
- ✓ Counseling
- ✓ Professional Services

PROPERTY HIGHLIGHTS

- 1,811 SF Total – Two-Story Building
- Can Accommodate One or Two Tenants
- Private Exterior Entrance to Second Floor
- Medical Use Approved (Special Exception)
- R-6 Zoning – Multiple Permitted Uses
- Excellent Visibility on Wilkens Avenue
- Minutes to I-95, I-695 & Downtown Baltimore
- Strong Surrounding Demographics
- Ideal for Owner-Users or Tenants Seeking Affordable Office Space

IDEAL USES (R-6 ZONING)

- ✓ Medical Practice
- ✓ Behavioral Health
- ✓ Counseling
- ✓ Attorney
- ✓ CPA / Accounting
- ✓ Insurance
- ✓ Professional Office
- ✓ Adult & Child Day Care
- ✓ Residential Care (16 or fewer residents)
- ✓ Schools / Educational Facilities
- ✓ Religious Organizations / Churches
- ✓ Institutional & Community Facilities
- ✓ Accessory Uses Customarily Incidental to Residential Occupancy



STRATEGIC LOCATION
Near the Baltimore City
Baltimore County Line



CONVENIENT ACCESS
Immediate Access to I-95
Minutes to I-695



STRONG SURROUNDINGS
Close to Hospitals, Residential
Communities & Retail Amenities



TEAM LEAD

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