

MARYLAND LIFE BUILDING

8-10 SOUTH STREET, BALTIMORE, MD 21202



For more information contact:

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RE/MAX
DISTINCTIVE

MARYLAND LIFE BUILDING

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**OFFERING SUMMARY**

Available SF:	362 - 4,142 SF (Full Floor)
Lease Rate:	Office: \$18.00 SF/yr (Gross) Retail: \$18.00 SF/yr (NNN)
Lot Size:	4,800 SF
Year Built:	1905
Building Size:	19,343 SF

PROPERTY OVERVIEW

The historic Maryland Life building is now operating under new ownership and Commercial Realty Management has been retained to provide professional management. The 19,343-square-foot, mid-rise building was built in 1905. It was completely gutted and rehabilitated in 2007. The building maintains its historic charm and architectural details, including custom mill-work, crown molding and high ceilings, as well as modern features like electronic access and security system. There is abundant natural lighting provided by large windows and an interior light-well.

The first floor features a vacant, fully furnished restaurant space featuring built-in hood exhaust system, walk-in freezer, refrigerator, gas stove and restroom. Current tenants include Courthouse Copy and Tech International.

LOCATION OVERVIEW

Notable nearby developments include the Hotel RL, Marriott Springhill Suites, Chesapeake Shakespeare Company Theater, Residence Inn by Marriott, Hampton Inn, Clarence J. Mitchell, Jr. Courthouse, One Light Street office building, Redwood Towers office building, One Calvert Plaza office building, 10 Light Apartments and Under Armour Performance Center, Equitable Apartments, Munsey Building Apartments, and the Totman Building Apartments.

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Lease Rate: O: \$18.00 SF/YR GROSS; R: 18.00 SF/YR NNN

Total Space 362 - 4,142 SF

Lease Type: O: Gross; R: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Second Floor Suite	Office Building	\$18.00 SF/YR	Gross	846 SF	Negotiable
Third Floor Suite 1	Office Building	\$18.00 SF/YR	Gross	1,602 SF	Negotiable
Third Floor Suite 2	Office Building	\$18.00 SF/YR	Gross	385 SF	Negotiable
Third Floor Suite 3	Office Building	\$18.00 SF/YR	Gross	857 SF	Negotiable
Third Floor Suite 4	Office Building	\$18.00 SF/YR	Gross	385 SF	Negotiable
Fourth Floor Suite 1	Office Building	\$18.00 SF/YR	Gross	1,620 SF	Negotiable
Fourth Floor Suite 2	Office Building	\$18.00 SF/YR	Gross	362 SF	Negotiable
Fourth Floor Suite 3	Office Building	\$18.00 SF/YR	Gross	855 SF	Negotiable
Fourth Floor Suite 4	Office Building	\$18.00 SF/YR	Gross	440 SF	Negotiable
Fifth Floor Suite 1	Office Building	\$18.00 SF/YR	Gross	1,602 SF	Negotiable
Fifth Floor Suite 3	Office Building	\$18.00 SF/YR	Gross	846 SF	Negotiable
Fifth Floor Suite 4	Office Building	\$18.00 SF/YR	Gross	452 SF	Negotiable
Sixth Floor Suite 1	Office Building	\$18.00 SF/YR	Gross	1,631 SF	Negotiable
Sixth Floor Suite 2	Office Building	\$18.00 SF/YR	Gross	363 SF	Negotiable
Sixth Floor Suite 3	Office Building	\$18.00 SF/YR	Gross	846 SF	Negotiable
Sixth Floor Suite 4	Office Building	\$18.00 SF/YR	Gross	436 SF	Negotiable
Street Level Restaurant/Retail	Restaurant	\$18.00 SF/YR	NNN	2,418 SF	Negotiable
First Floor Suite 2	Retail	\$18.00 SF/YR	NNN	404 SF	Negotiable

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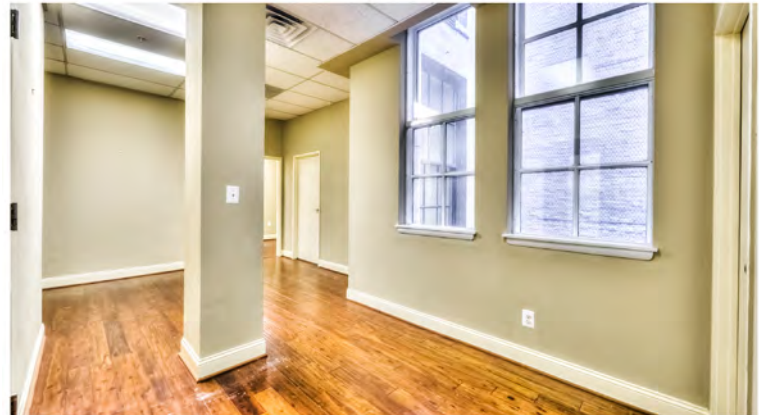
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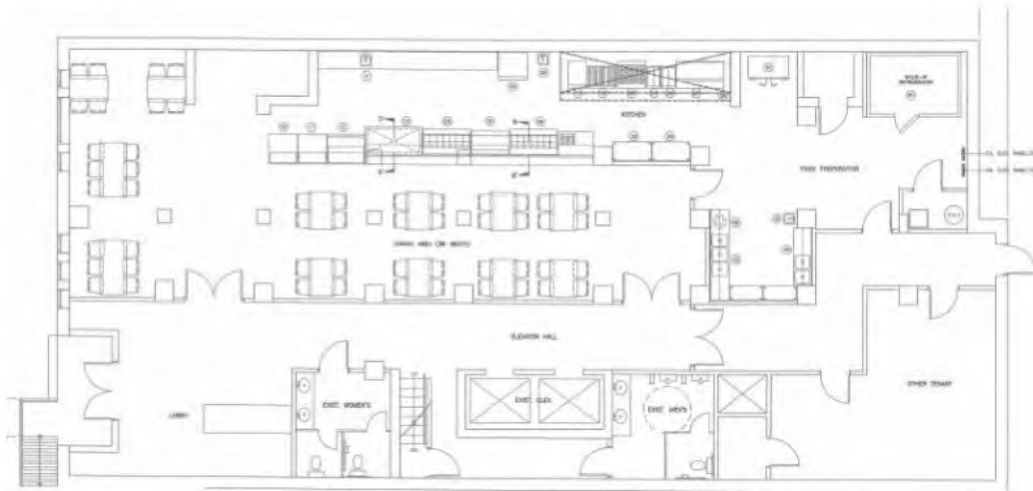
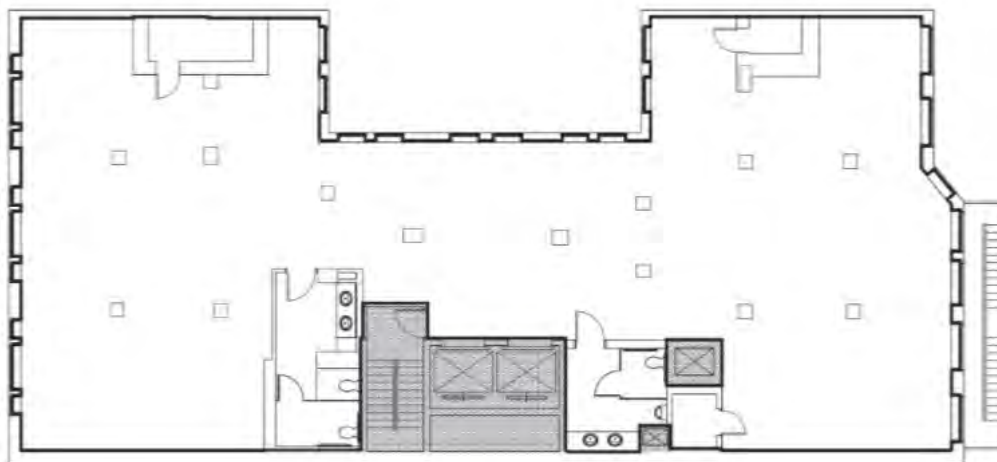
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1st FLOOR2nd FLOOR

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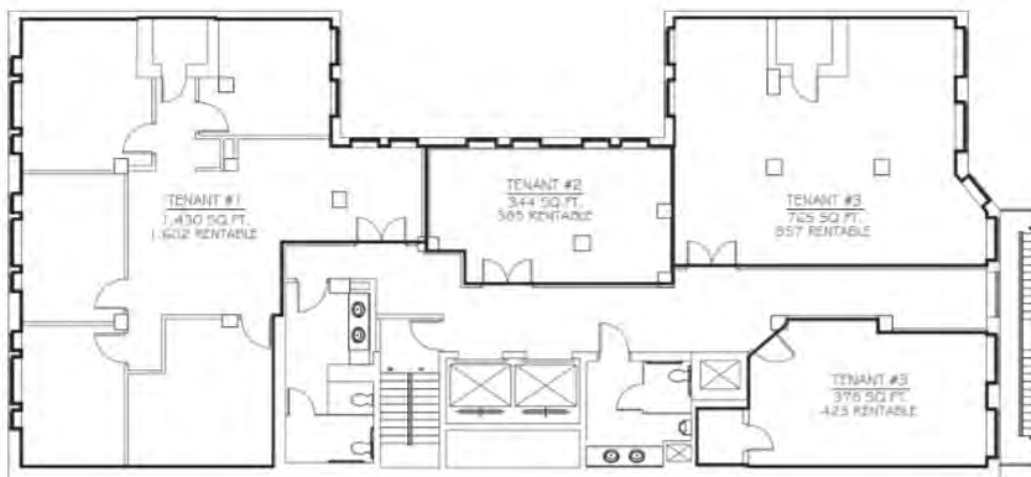
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3rd FLOOR4th FLOOR

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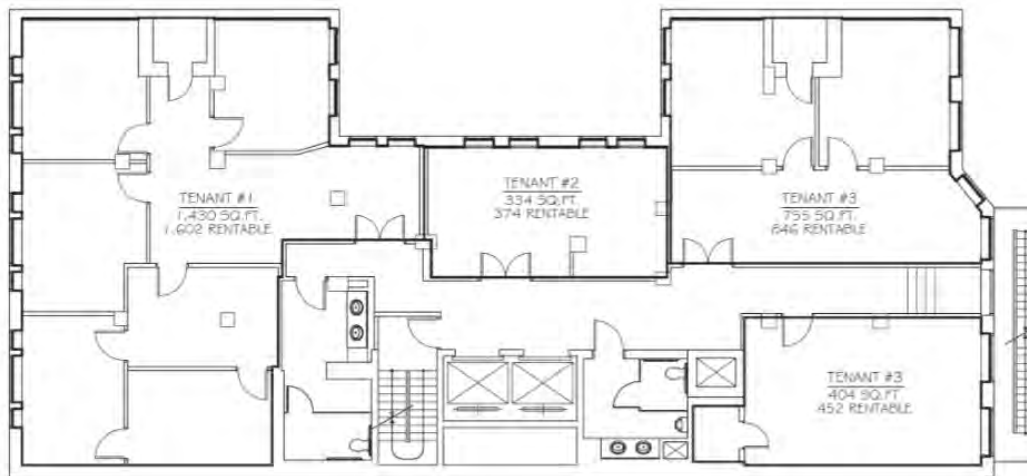
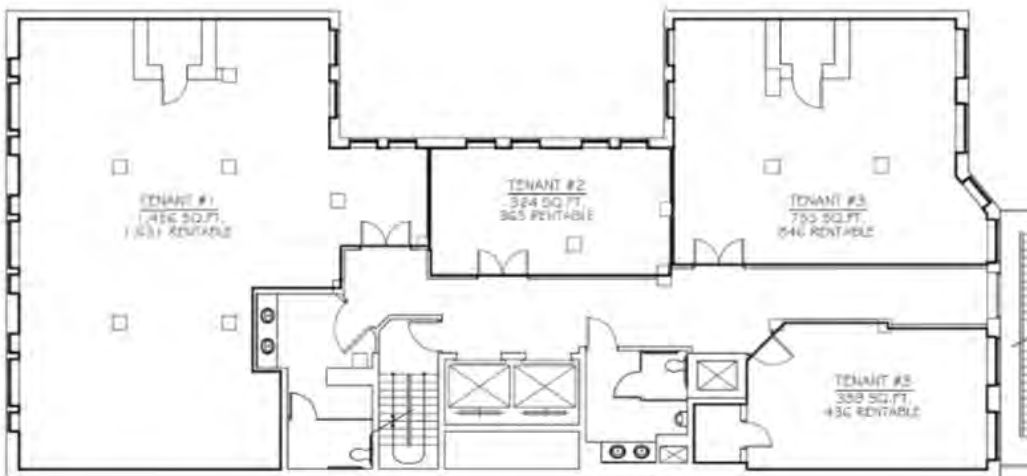
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5th FLOOR6th FLOOR

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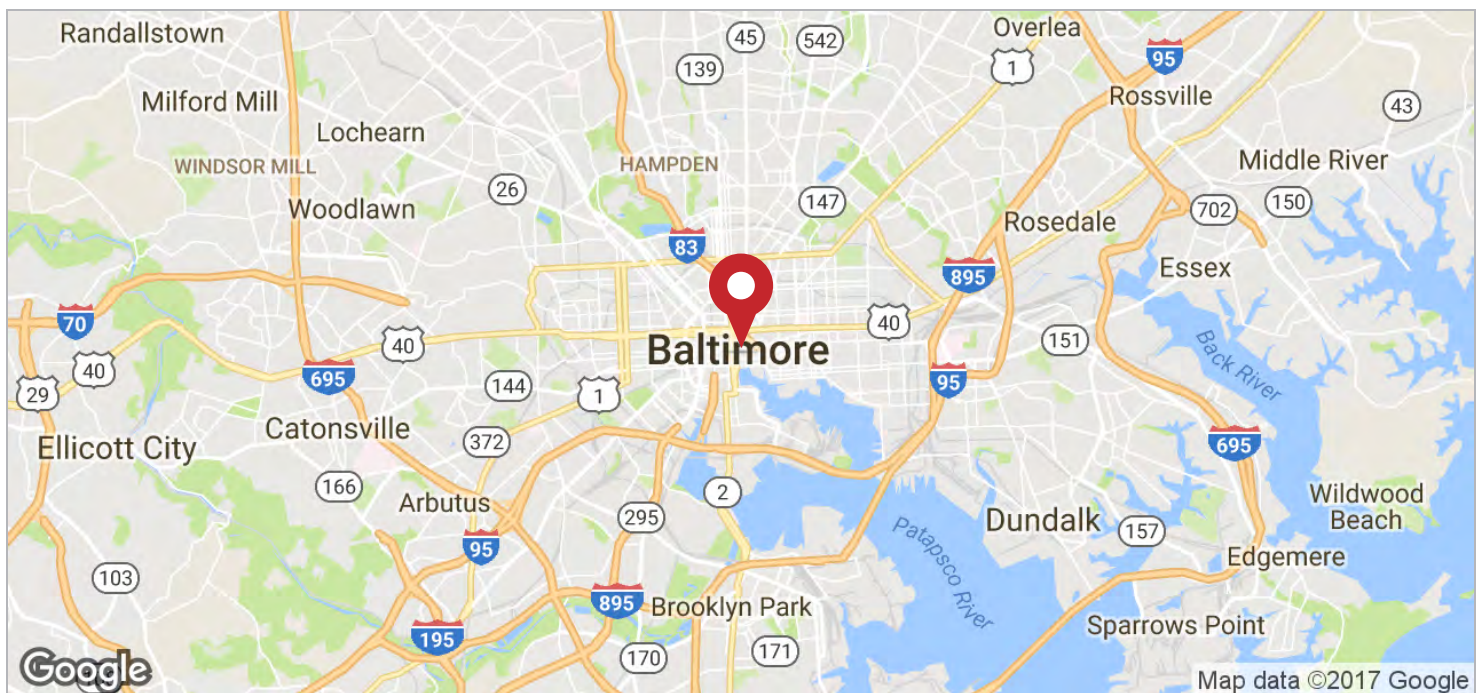
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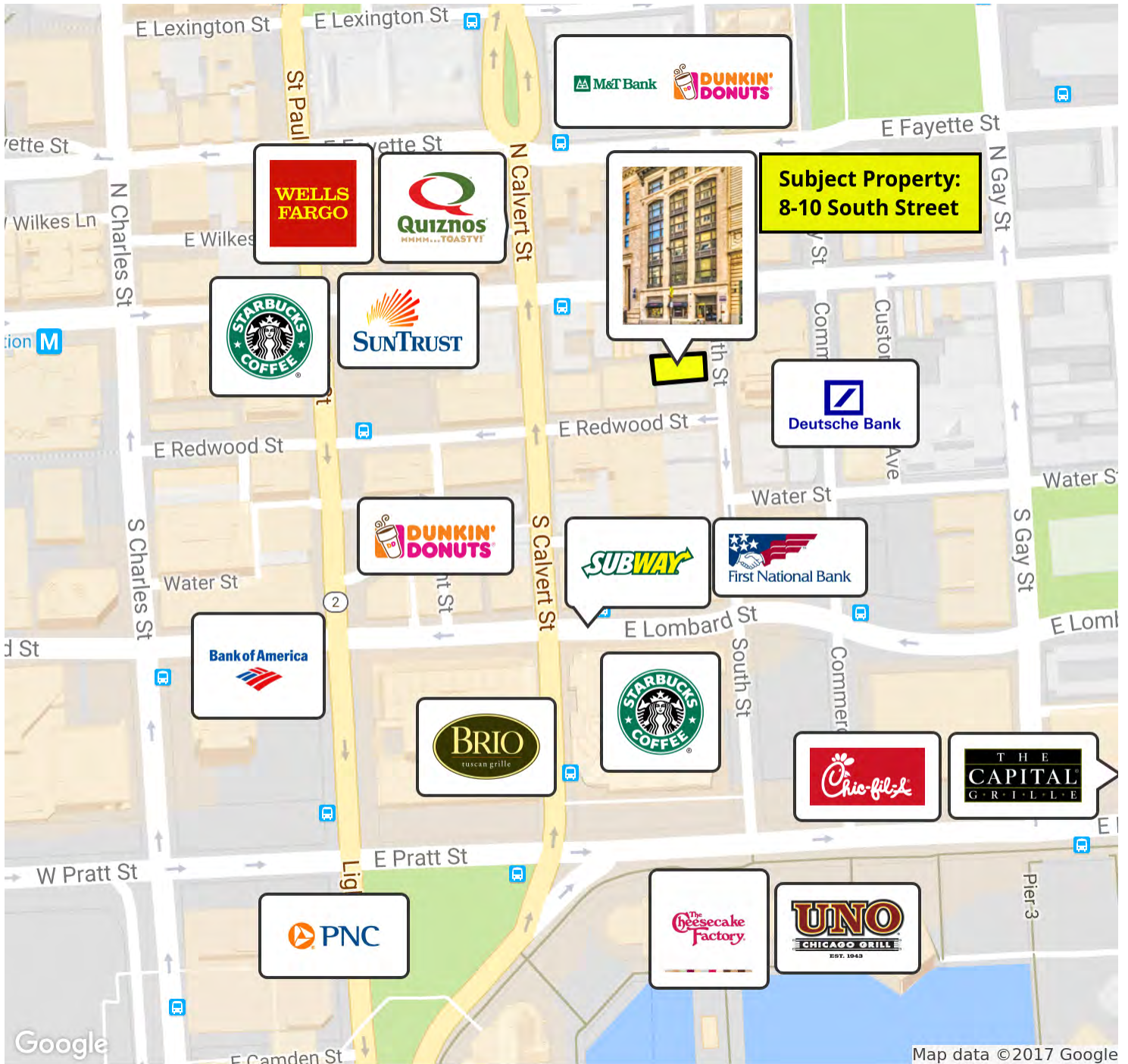
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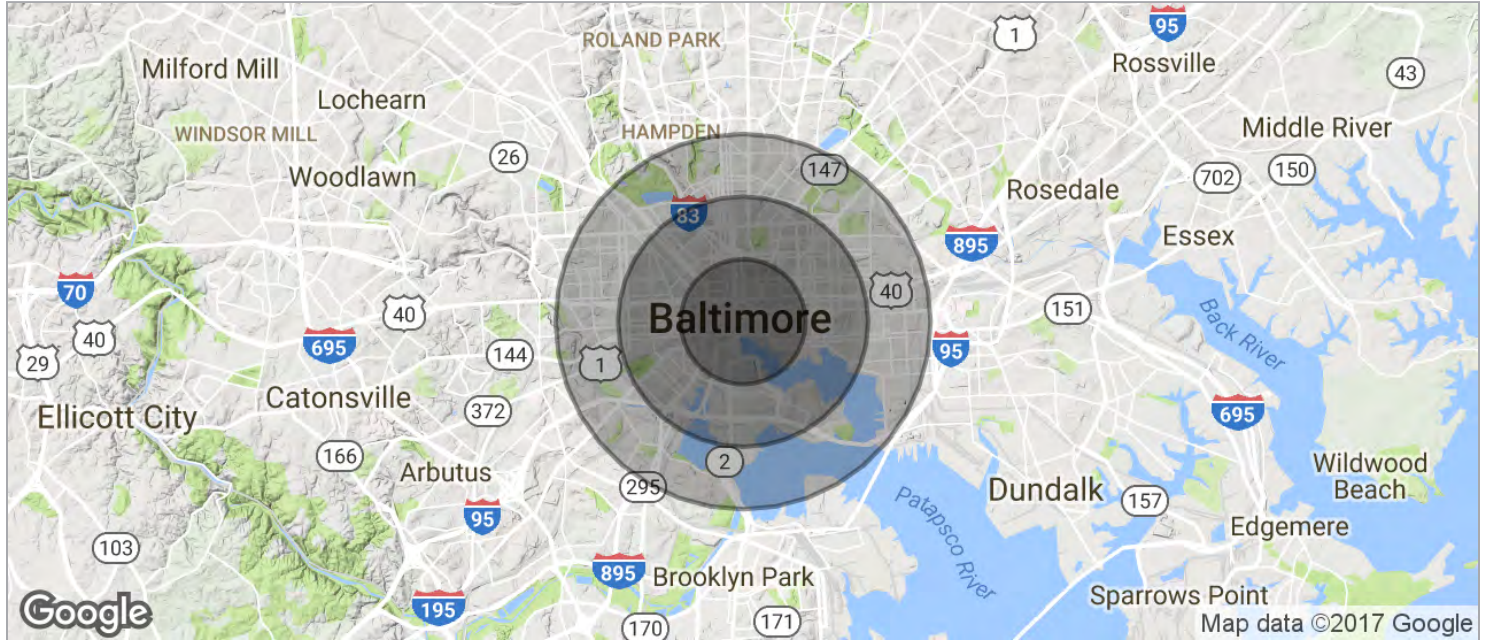


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POPULATION	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	36,624	134,600	283,276
MEDIAN AGE	32.2	32.5	33.3
MEDIAN AGE (MALE)	32.6	32.4	32.3
MEDIAN AGE (FEMALE)	31.9	32.4	33.9
HOUSEHOLDS & INCOME	1 MILE	2 MILE	3 MILE
TOTAL HOUSEHOLDS	16,642	57,543	112,165
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$61,483	\$57,285	\$53,931
AVERAGE HOUSE VALUE	\$375,682	\$286,174	\$238,226

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