



800 W. BALTIMORE STREET

OFFICE/RETAIL FOR LEASE | BALTIMORE, MARYLAND 21201

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2nd Generation Retail Bank Branch on ground floor of Class A Lab/Office Building
- Dedicated street front entrance and Lobby ATM
- **Active daytime population of 34,074 within a 0.5 mile radius, driven by the University's medical system and academic uses**
- Major transit route to Downtown Baltimore, M&T Bank Stadium, Camden Yards, Horseshoe Casino, I-95, and the BWI Airport
- Access to the University of Maryland BioPark's amenities
- Adjacent to 4MLK Lab Office/Retail and The Firehouse

OPPORTUNITIES:

SUITE #130 (BANK):

3,738 SF ±

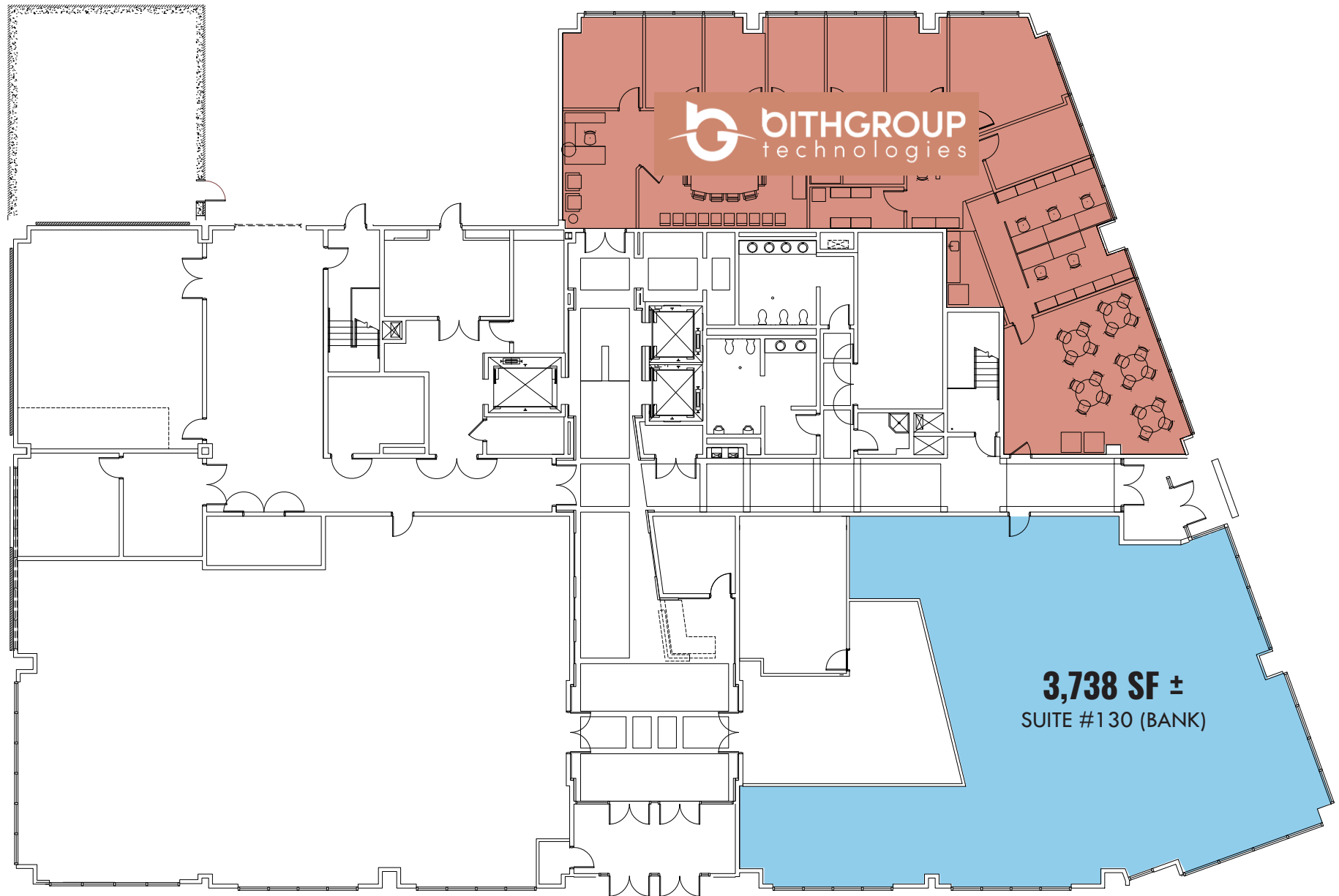
RENTAL RATE:

NEGOTIABLE

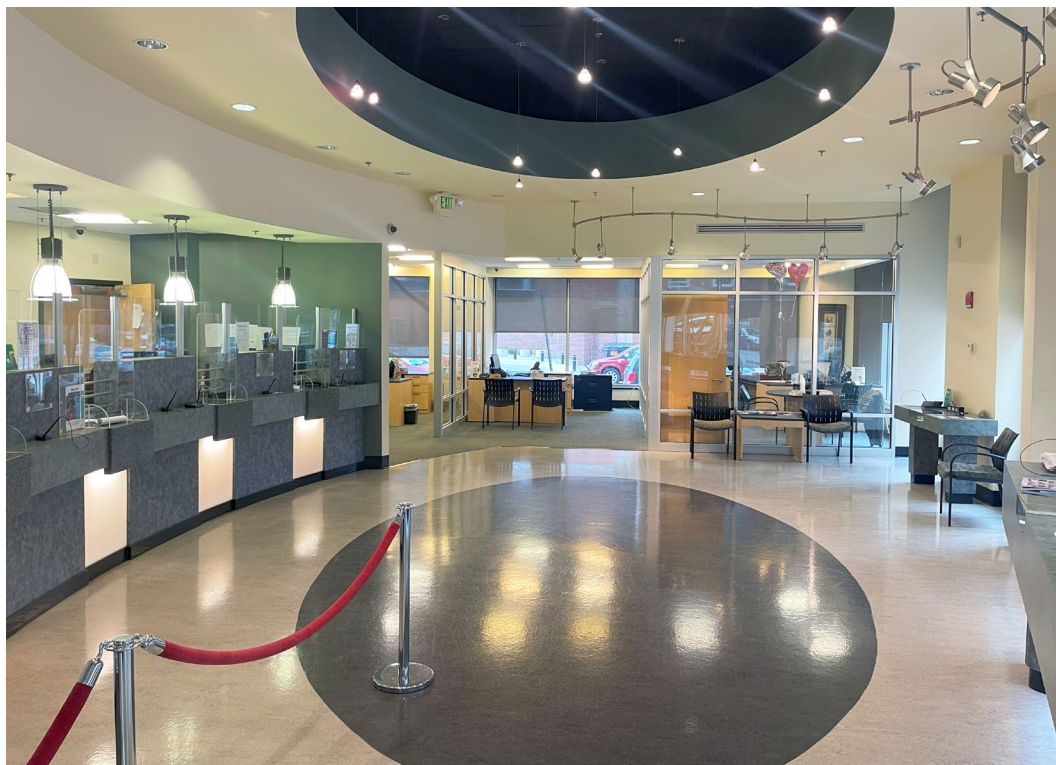


GOOGLE STREET VIEW

FLOOR PLAN



SUITE #130 BANK INTERIOR PHOTOS



LOCAL BIRDSEYE



Baltimore
Convention Center

**ORIOLE PARK
CAMDEN YARDS**



HORSESHOE
CASINO • BALTIMORE



VA MEDICAL
CLINIC

SCHOOL OF
DENTISTRY

HEALTH
SCIENCES

SCHOOL OF
PHARMACY

4MLK

SCHOOL OF
MEDICINE

FIREHOUSE
BUILDING

SITE

801 W. BALTIMORE

W BALTIMORE ST

PROTON
TREATMENT
CENTER

PARKING GARAGE

MLK JR BLVD 53,971 ADT

MOTHER MARY LANGE
CATHOLIC SCHOOL

N FREMONT AVE

W FAYETTE ST



MARKET AERIAL



FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



TIM HARRINGTON

SENIOR VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.