

# FOR LEASE

3350 WILKENS AVE. | BALTIMORE MD 21229

ASKING PRICE:

## \$20.00 PSF

MODIFIED GROSS

### PROPERTY SUMMARY

#### AVAILABLE:

~~Suite 100: 2,277 SF~~ **LEASED**

~~Suite 101: 2,682 SF~~ **LEASED**

Suite 201: 4,307 SF

Suite 202: 1,226 SF

**BUILDING CLASS: B**

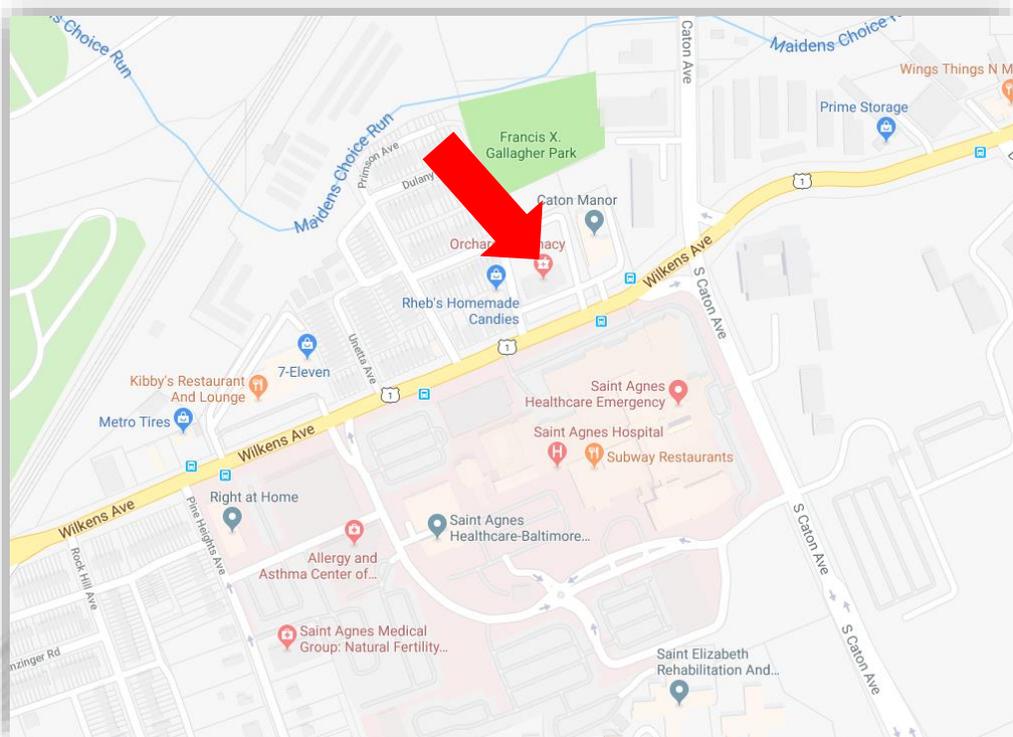
**PARKING RATIO: 6 : 1,000 SF**

**YEAR BUILT: 1961**

**SPACE USE: Medical/Office**

**ZONING: OR-2, Office Residential**

**SUBMARKET: Saint Agnes**



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# PROPERTY INFO.

PROPERTY ADDRESS:	3350 Wilkens Avenue, Baltimore, Maryland 21229
TAX ID:	20-05-2118-001A
OWNER:	3350 Wilkens Mesk, LLC
COMMUNITY:	Saint Agnes
TOTAL BUILDING AREA:	22,587 SF
LAND PARCEL:	1.5400 Acres
BUILT :	1961
HEIGHT:	Two Stories
CONSTRUCTION:	Brick
ZONING:	OR-2, Office Residential
CURRENT USE:	Medical / Office
PARKING:	136 free surface spaces; Ratio: 6 : 1,000 SF

## DEMOGRAPHICS (1 Mile Radius)

### POPULATION:

**2018 Total Population:** 15,498  
**2023 Population:** 15,203  
**Population Growth 2018-2023:** 1.90%  
**Average Age:** 38.80

### HOUSEHOLDS:

**2018 Total Households:** 6,028  
**Median Household Income:** \$42,925  
**Average Household Size:** 2.50

### TRAFFIC COUNT:

**Wilkens Avenue – 19,112 (2017 ADT)**

## AMENITIES

- 10 minute drive to West Baltimore Commuter Rail (Penn Line).
- Service Retail within 2 blocks:
- Convenient access to I-95
- Served by CityLink Purple and Yellow routes as well as LocalLink 76.

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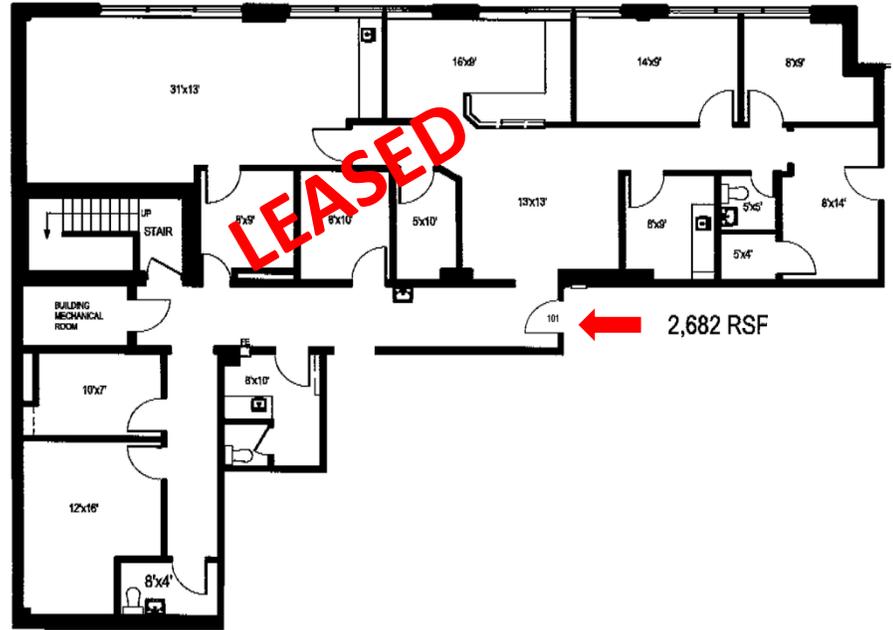
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# FLOOR PLANS



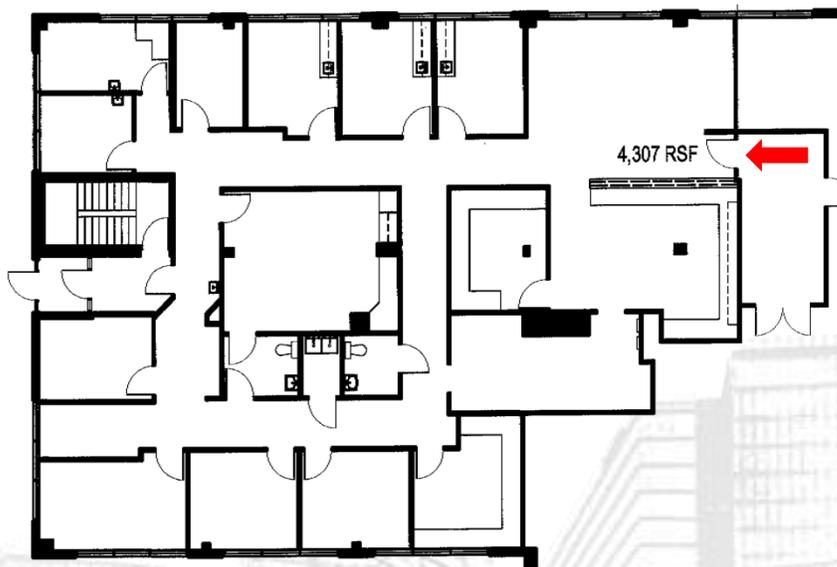
2,277 RSF

SUITE 100



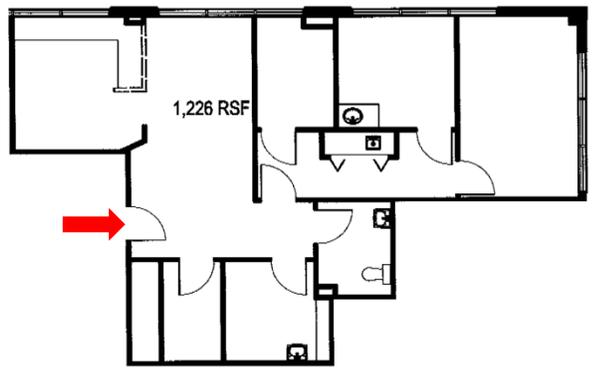
2,682 RSF

SUITE 101



4,307 RSF

SUITE 201



1,226 RSF

SUITE 202

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# PHOTOGRAPHS



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