



1600 W 41ST ST - HAMPDEN

BALTIMORE, MD 21211

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Uber cool office space with mezzanine
- Polished concrete floors
- Exposed ceiling
- Brick perimeter walls
- Possible plug & play
- Excellent visibility from I-83 (Jones Falls Expressway)
- 4/1,000 plus parking, Free Surface
- Adjacent to the Collective and Union Craft Brewery
- Location offers excellent access to Downtown Baltimore as well points north via I-83 and I-695

AVAILABLE:

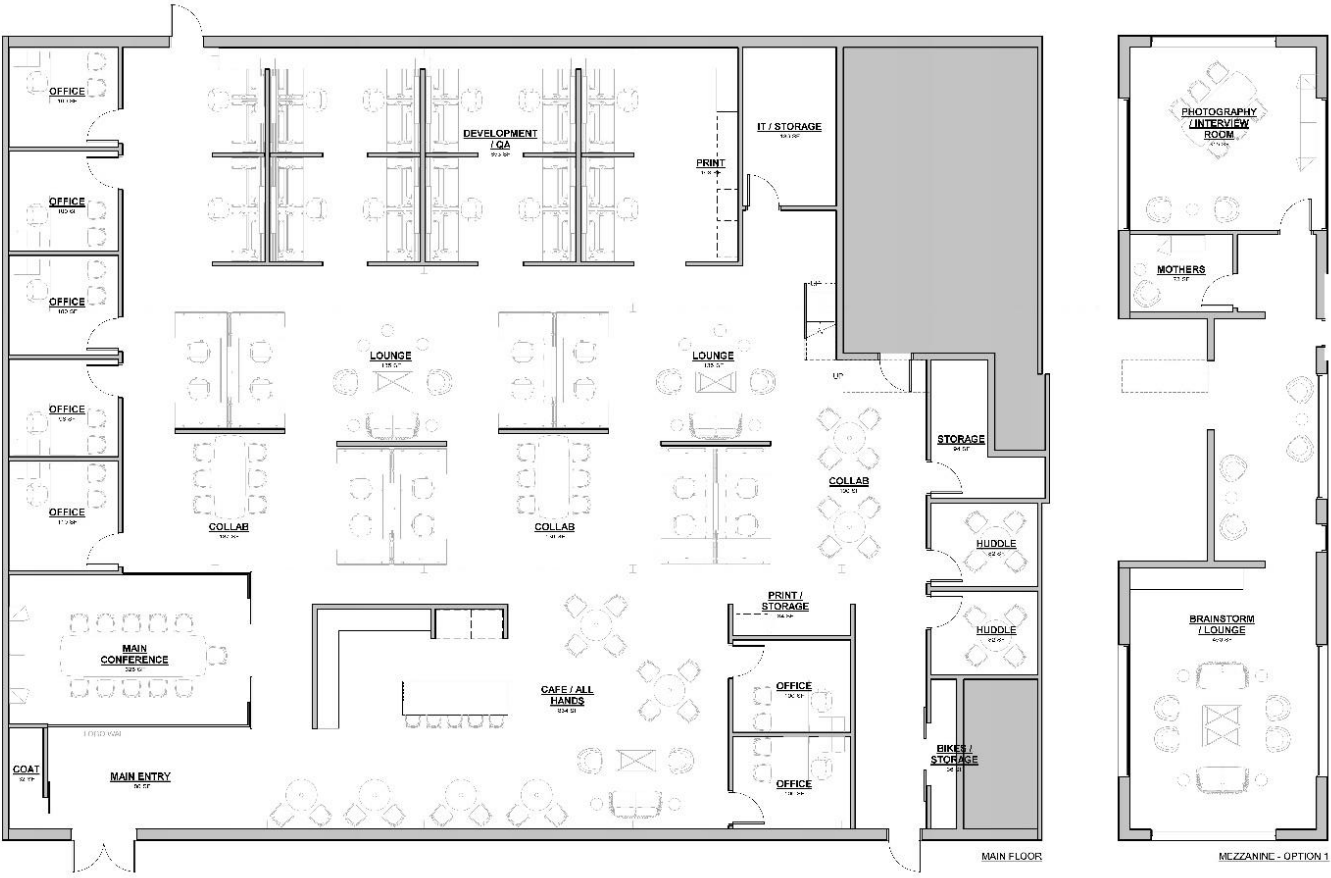
8,326 SF

RENTAL RATE:

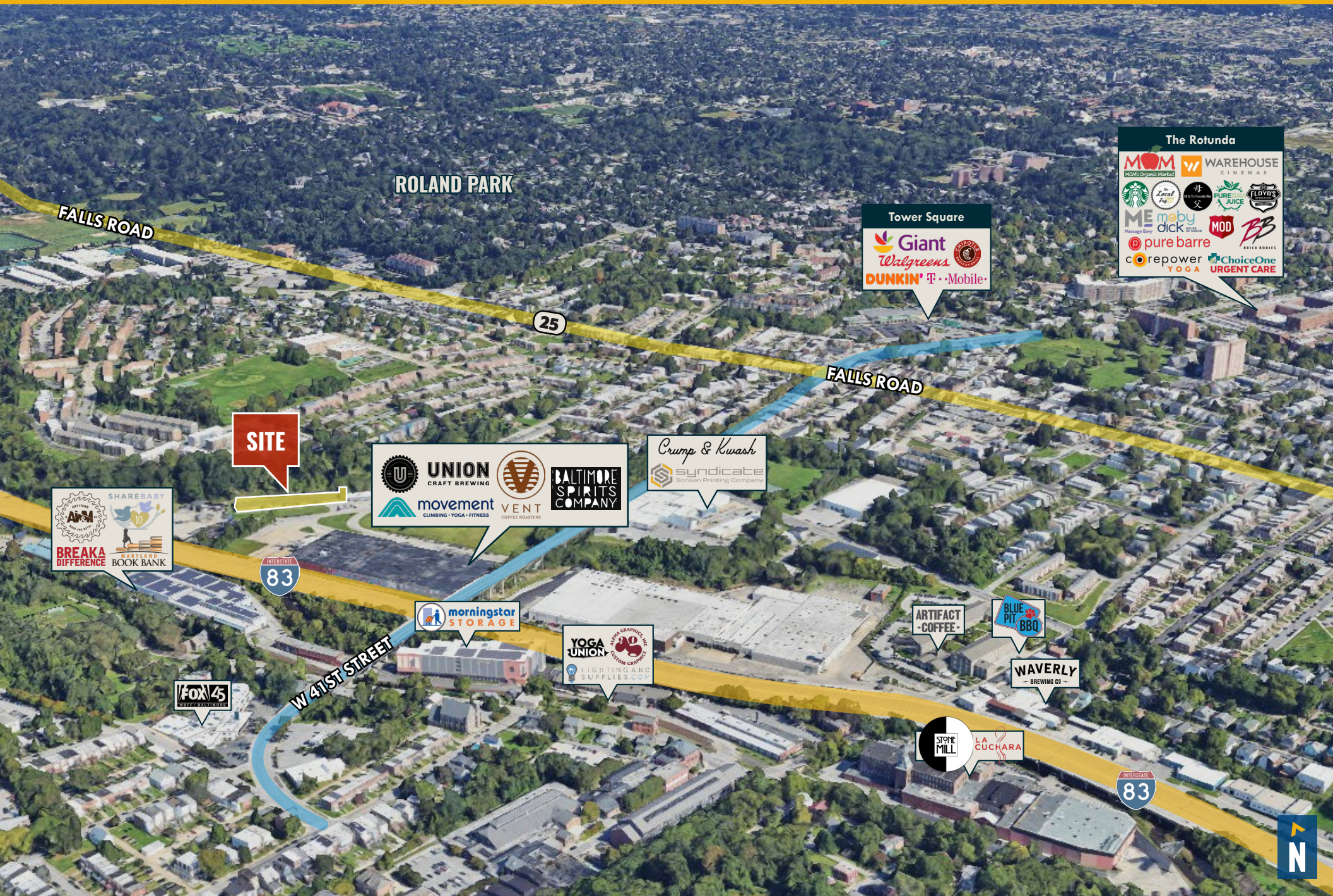
NEGOTIABLE



FLOOR PLAN



LOCAL BIRDSEYE



ROLAND PARK

FALLS ROAD

25

FALLS ROAD

SITE

83

W 41ST STREET

83

SHAREBABY
BREAKA DIFFERENCE
BOOK BANK

FOX 45
NEWS 45

UNION CRAFT BREWING
movement CLIMBING • YOGA • FITNESS
VENT COFFEE ROASTERS
BALTIMORE SPIRITS COMPANY

MORNINGSTAR STORAGE

YOGA UNION
LIGHTING AND SUPPLIES.COM

Crump & Kwash
syndicate Screen Printing Company

Tower Square
Giant
Walgreens
DUNKIN' T • Mobile

ARTIFACT - COFFEE -

BLUE PIT BBQ

WAVERLY - BREWING CO -

STONE MILL
LA CUCHARA

The Rotunda
MOM Organic Market
WAREHOUSE CINEMAS
Starbucks
Local
PURE JUICE
FLOYD'S
ME maby
dick
pure barre
MOD
BB
repower
YOGA
ChoiceOne URGENT CARE



INTERIOR PHOTOS



FOR MORE INFO **CONTACT:**



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



MARK DEERING

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3201

MDEERING@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



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