



EBERSBERGER BUSINESS CENTER

645 BALTIMORE ANNAPOLIS BLVD | SEVERNA PARK, MD 21146

3,097 SF OFFICE CONDO

FOR
SALE



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.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 645 B&A Blvd offers a rare opportunity: up to 3,097 SF of office space for sale in the heart of Severna Park
- Ample parking with both secure underground and a convenient surface lot for easy access
- Fronts B&A Blvd with convenient access to Rt. 2 North and South
- Building access controlled with card key and code entry
- Building is wired with FIOS and Comcast
- New bathrooms
- Offers a variety of the local favorite shops and restaurants, including Adam's Ribs in the Severna Park Village Center, Park Tavern in Park Plaza, and the Severna Park Marketplace

AVAILABLE:

3,097 SF ±

PARKING:

3.13/1,000 SF

TAXES (2025):

\$5,248.45/YEAR

*CONDO FEES:

\$1,431.84/MONTH

SALE PRICE:

\$755,000

*Condo fees do not include any expense associated with individual suites. Electricity, HVAC, cleaning, taxes, insurance and all repairs and maintenance of individual suites are the responsibility of the individual condo owners. The condo fees cover maintenance and repair of the common areas and everything other than the individual suites. All capital projects are completed with special assessments.



GOOGLE STREET VIEW



Main Building Entrance

INTERIOR PHOTOS



MARKET AERIAL



Robinson Crossing

ALDI DOLLAR TREE FAS SHERWIN-WILLIAMS Celebree SCHOOL

Starbucks Chick-fil-A

Severna Park Marketplace

Giant CHIPOTLE petco FIVE GUYS KOHL'S SEPHORA McDonald's

Lochmanns Plaza

Breakfast Shoppes FIREHOUSE SUBS meze noodles & COMPANY five BELOW planet fitness TACO BELL

SEVERN SCHOOL

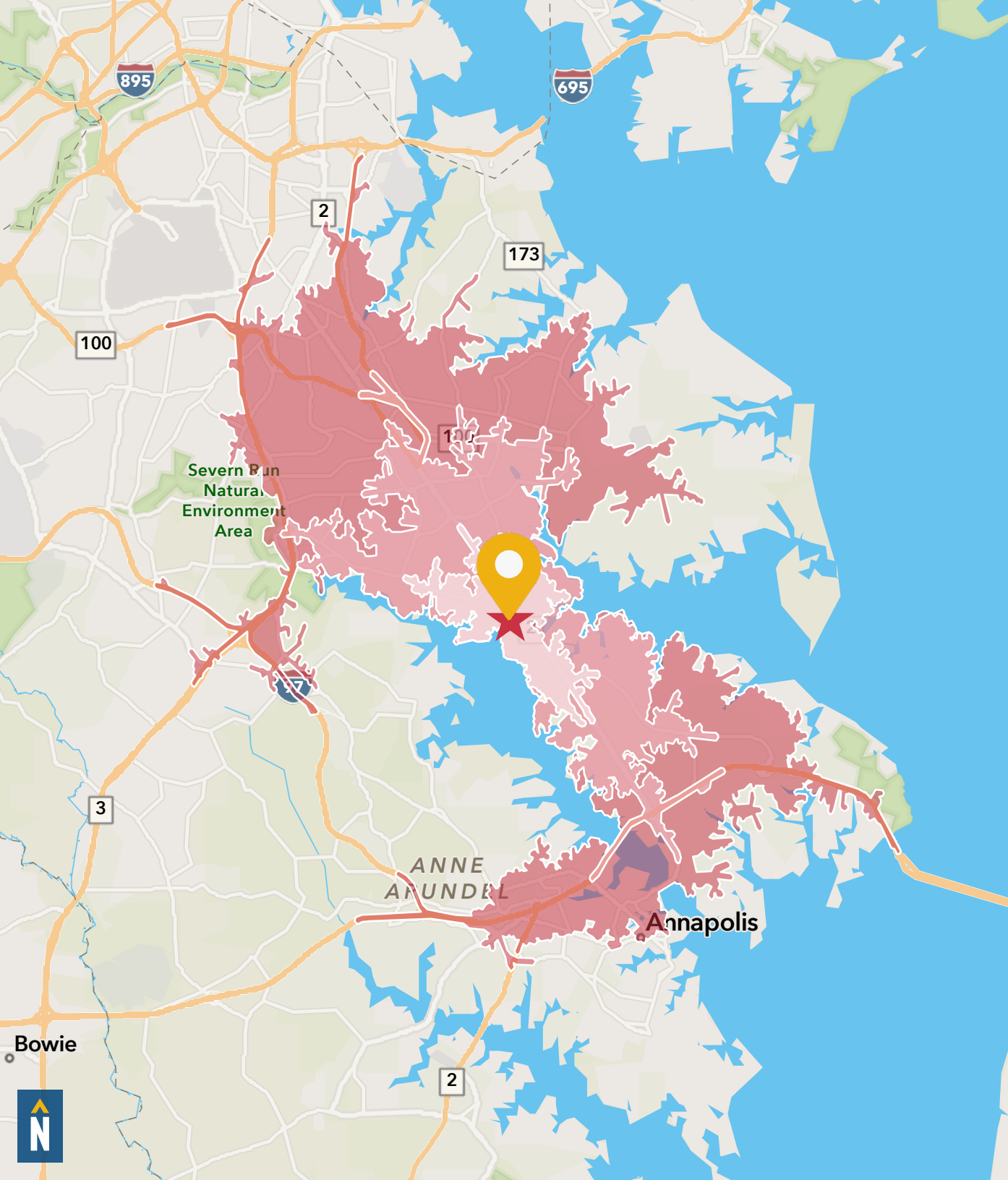
SEVERNA PARK COMMUNITY CENTER

OLDE SEVERNA PARK COMMUNITY BEACH

River Reach Shopping Mall

nb NEIGHBORHOOD barre





DEMOGRAPHICS

2024

RADIUS:

5 MIN

10 MIN

15 MIN

RESIDENTIAL POPULATION



6,433

23,062

83,181

DAYTIME POPULATION



15,679

43,865

176,984

AVERAGE HOUSEHOLD INCOME



\$243,249

\$212,841

\$158,401

NUMBER OF HOUSEHOLDS



4,530

17,316

69,200

MEDIAN AGE



43.1

41.9

39.3

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



ETHAN BINNIX

REAL ESTATE ADVISOR

443.798.9342

EBINNIX@mackenziecommercial.com



DAVID MCCLATCHY

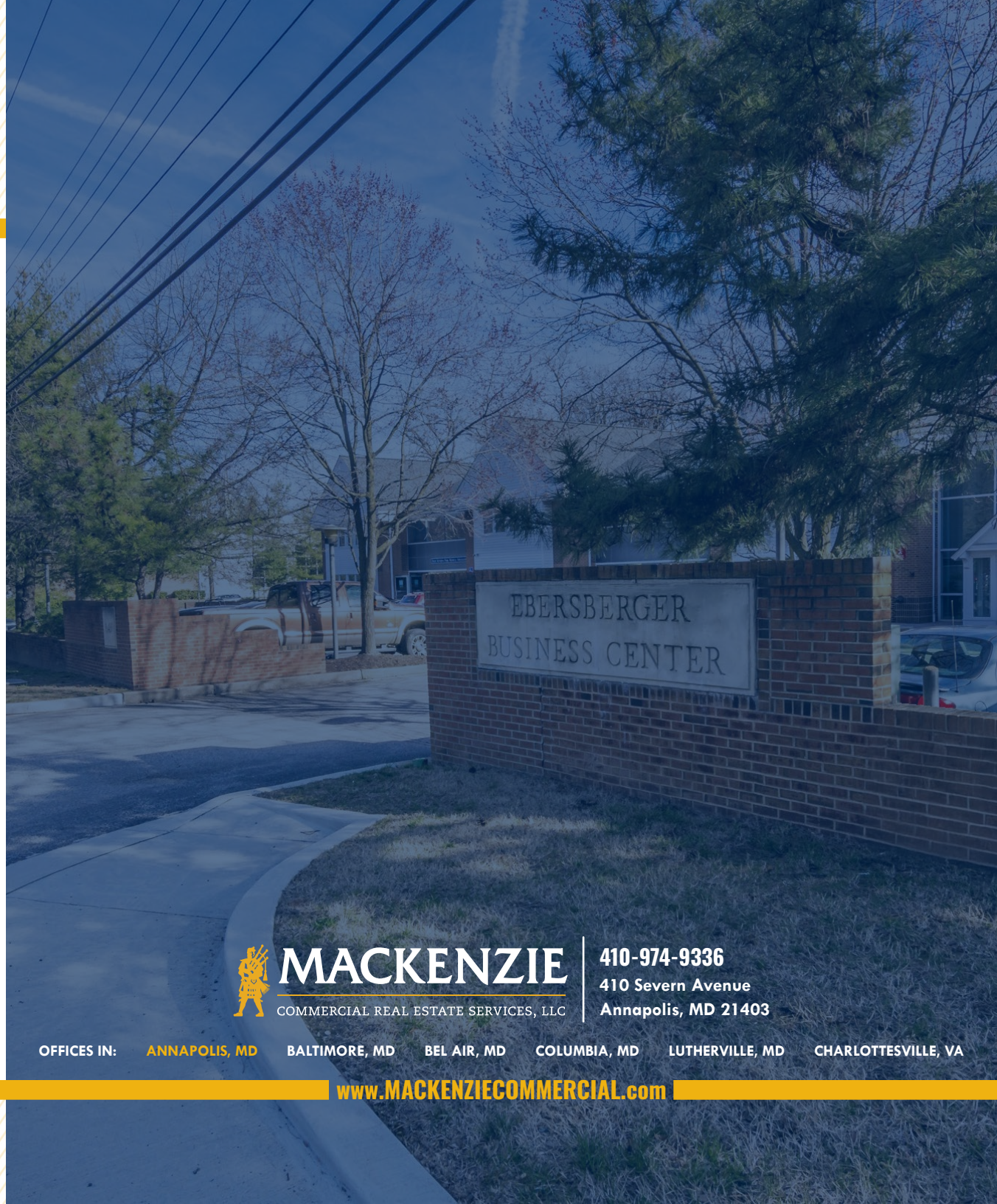
SENIOR VICE PRESIDENT & PRINCIPAL

410.953.0366

DMCCLATCHY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

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