

FOR LEASE BY OWNER

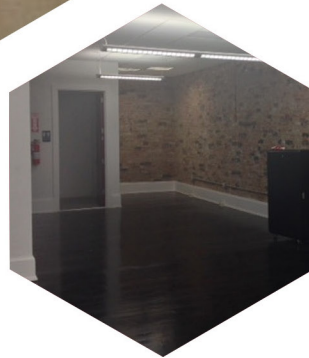
NEW TO MARKET | UNIQUE LEASE OPPORTUNITY | BROKERS WELCOME



COMMERICAL SPACE

3,800
sq/ft.

Contact Bill Krueger
202.464.6319



38 South Street Baltimore, Maryland 21202

DOWNTOWN CBD BALTIMORE, MARYLAND

COMPLETE SECOND FLOOR WITH ABUNDANT LIGHTING

Boutique office building in the heart of the commercial business district. Convenient access to the Harbor and most major highways. Recently updated prime studio space with off street parking available. Exposed brick and spacious large windows. Separate entrance with a dedicated bathroom. Additional space is available for storage.

Convenient location on a major interesection with high visibilty and easy access to major thoroughfares.

| | |
|----------------------|-------------------------------|
| FLOOR / AREA: | Complete 2nd Floor; 1,650 RSF |
| POSSESSION: | Immediate |
| TERM: | Variable |
| RENTAL: | \$20.00 NNN |



5290 Shawnee Road, Suite 300
Alexandria, VA 22312
nicholasdevelopment.com

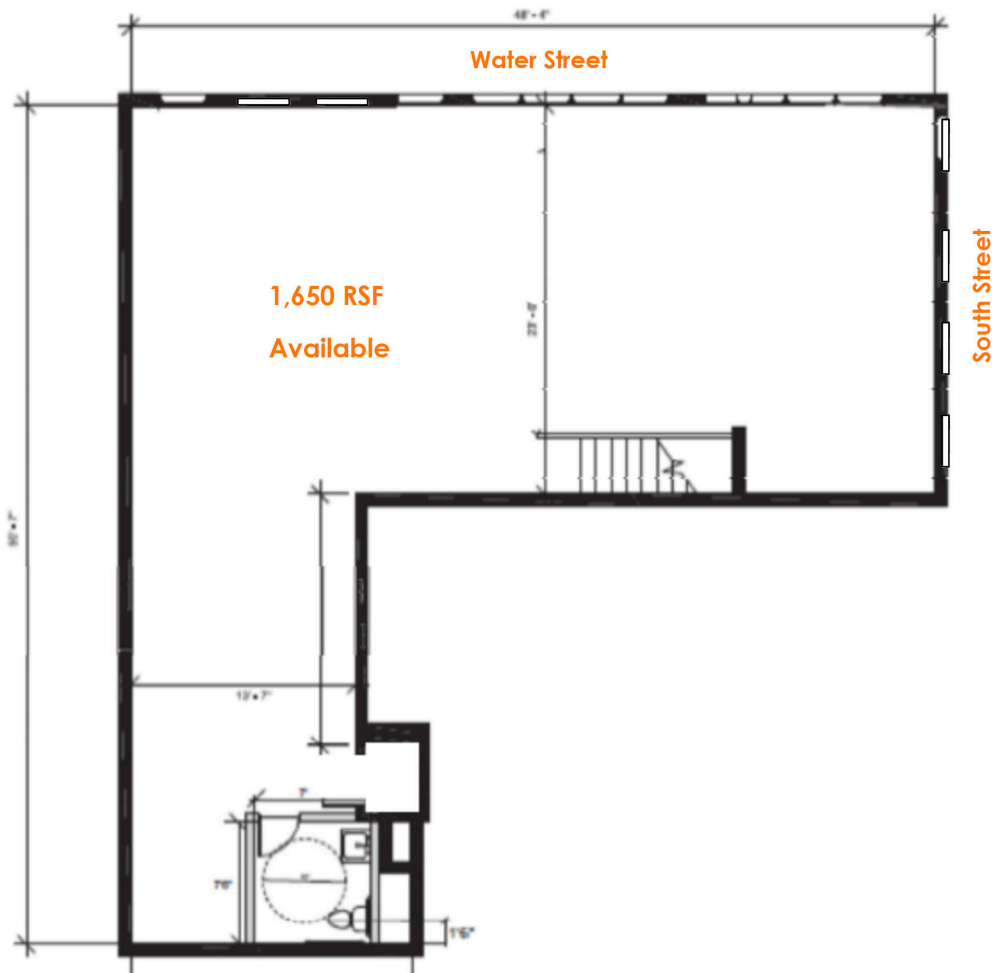
For more information, please contact:

Bill Krueger, Real Estate Manager
wkrueger@nicholasdevelopment.com
p: 202.464.6319



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