

# FOR LEASE BY OWNER

NEW TO MARKET | UNIQUE LEASE OPPORTUNITY | BROKERS WELCOME



COMMERICAL SPACE

**1,650** 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.

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



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

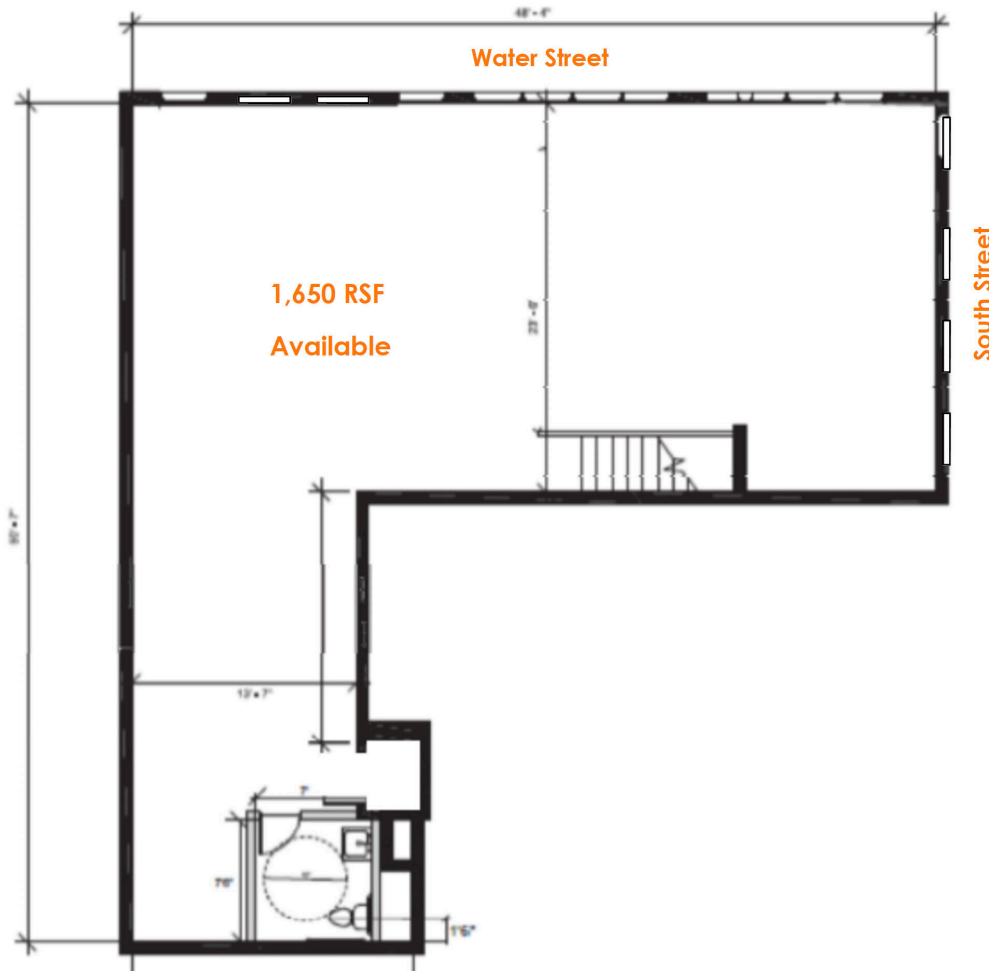
For more information, please contact:

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



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