

FOR LEASE | OFFICE SPACE

MARYLAND LIFE BUILDING

10 SOUTH STREET, BALTIMORE, MD 21298



Leo McDermott

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Henry Kornblatt

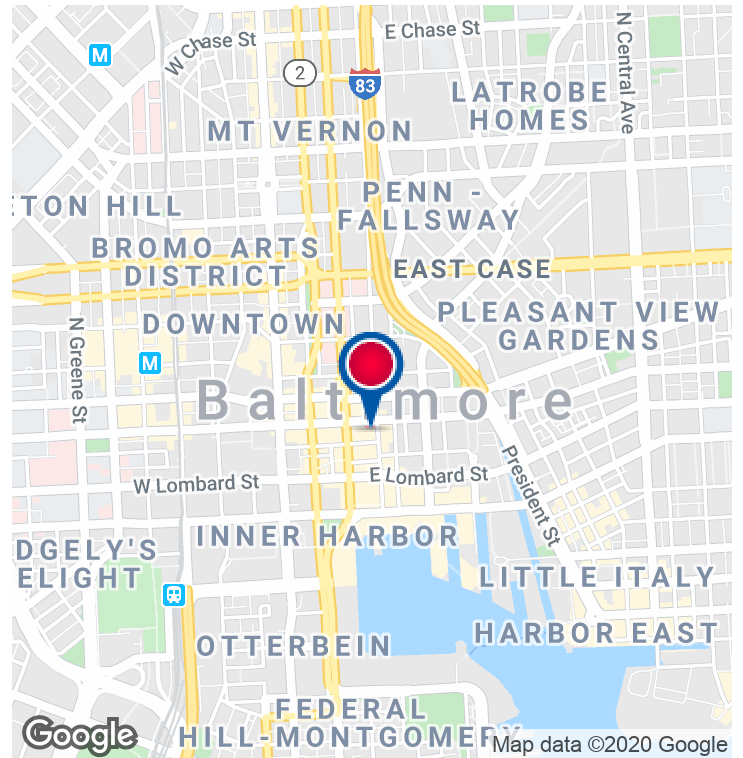
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TROUT DANIEL & ASSOCIATES

Property Summary



PROPERTY DESCRIPTION

The historic Maryland Life building is now operating under new ownership and Commercial Realty Management has been retained to provide professional management. The 19,343-square-foot, mid-rise building was built in 1905. It was completely gutted and rehabilitated in 2007. The building maintains its historic charm and architectural details, including custom millwork, crown molding and high ceilings, as well as modern features like electronic access and security system. There is abundant natural lighting provided by large windows and an interior lightwell.

Current tenants include La Calle restaurant, Courthouse Copy, Tech International, B&B Partnership Initiative, Law Firm of Anne Deady and Garden Street Capital.

OFFERING SUMMARY

- Office Suite Size: 385-4,142 SF
- Lease: Small Tenant Suites
- Location: 2 Blocks from Inner Harbor
- Amenities: 1st Floor Restaurant
Secure Key Fob Entrance
Electronic Tenant Directory
Above Std. Tenant Finishes
3rd Party Management

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	16,669	57,583	111,930
Total Population	36,674	134,770	282,450
Average HH Income	\$61,366	\$57,307	\$53,942

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Lease Spaces

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	385 - 1,620 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Second Floor Office Suite	Available	846 SF
Third Floor Suite 1	Available	1,602 SF
Third Floor Suite 3	Available	857 SF
Third Floor Suite 4	Available	385 SF
Fourth Floor Suite 1	Available	1,620 SF
Fourth Floor Suite 3	Available	855 SF
Fourth Floor Suite 4	Available	440 SF
Fifth Floor Suite 1	Available	1,602 SF
Fifth Floor Suite 3	Available	846 SF
Sixth Floor Suite 1	-	1,631 SF
First Floor Suite 2	Available	404 SF

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Additional Photos



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Additional Photos



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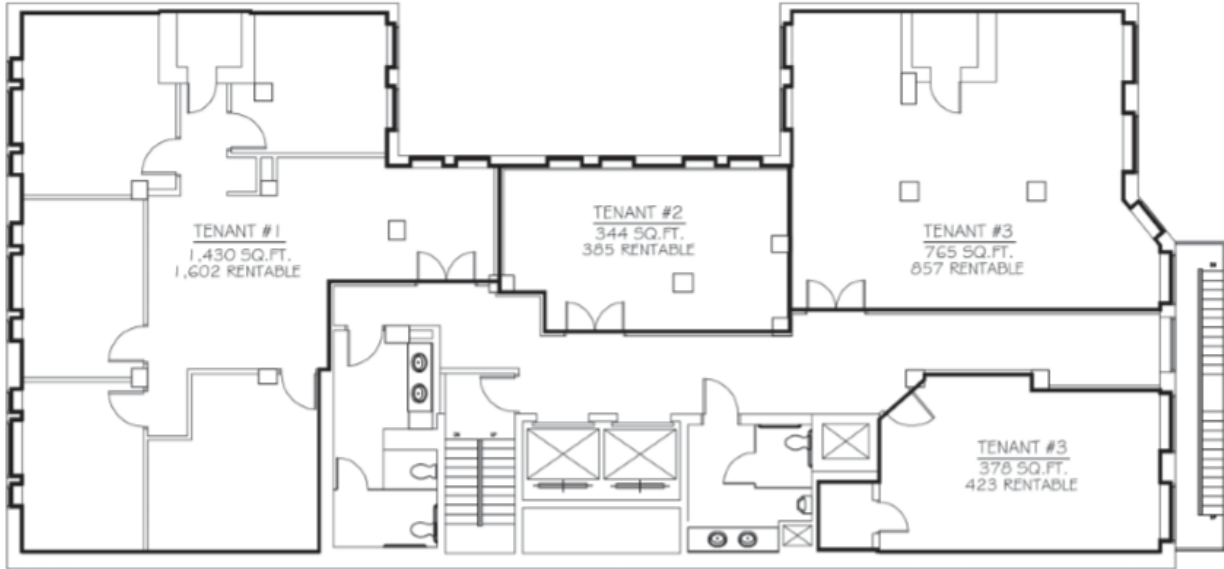
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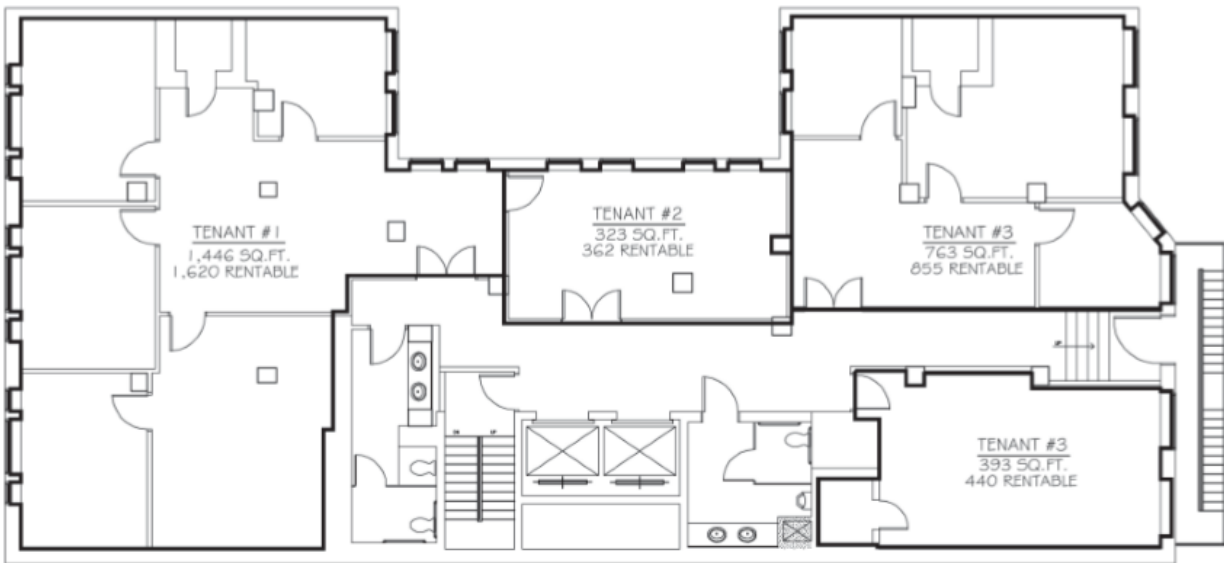
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3rd & 4th Floor Plans

3rd FLOOR



4th FLOOR



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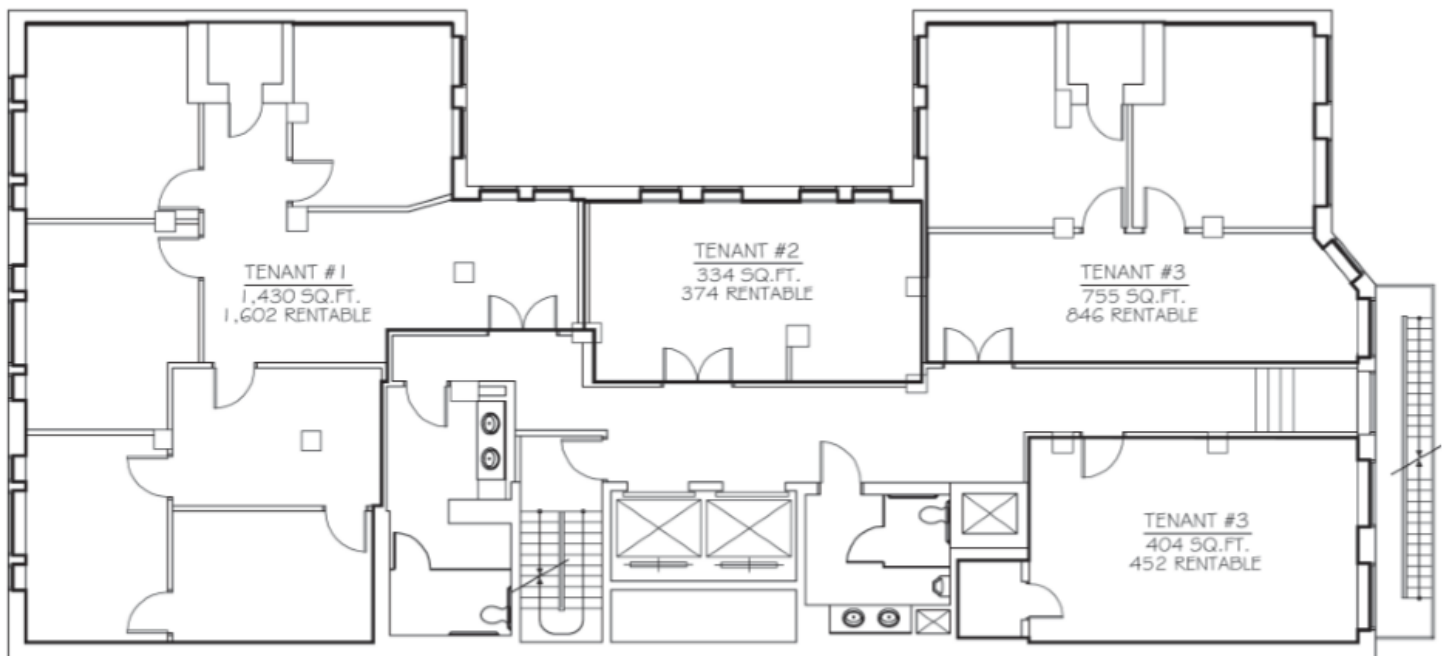
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5th FLOOR



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Retail Map



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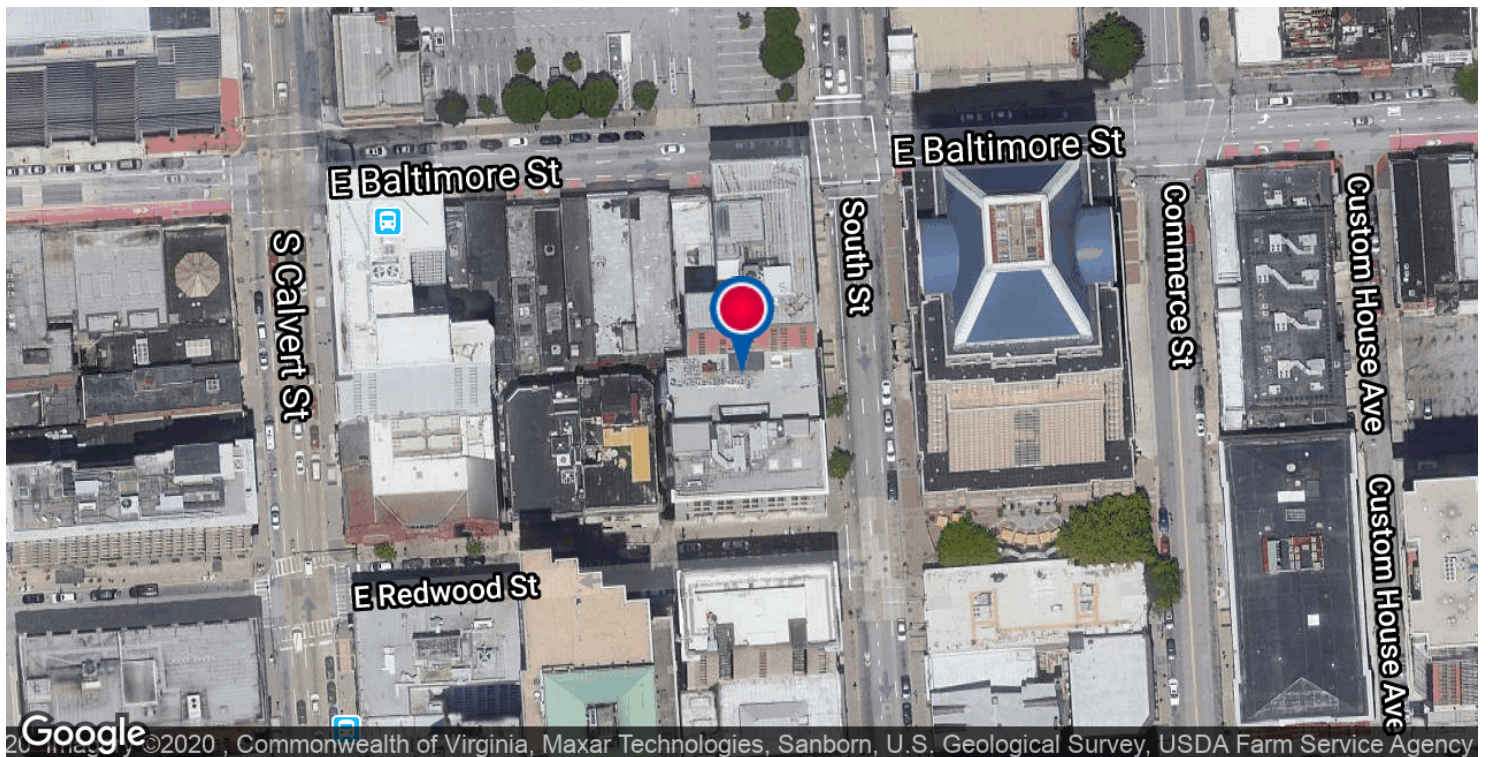
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Location Maps



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