

FOR LEASE | OFFICE SPACE

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER

Reduced Rent

940 Madison Avenue

**Stacey Berman**

443.865.4998

sberman@troutdaniel.com

**Jared Engel**

443.921.9342

jengel@troutdaniel.com

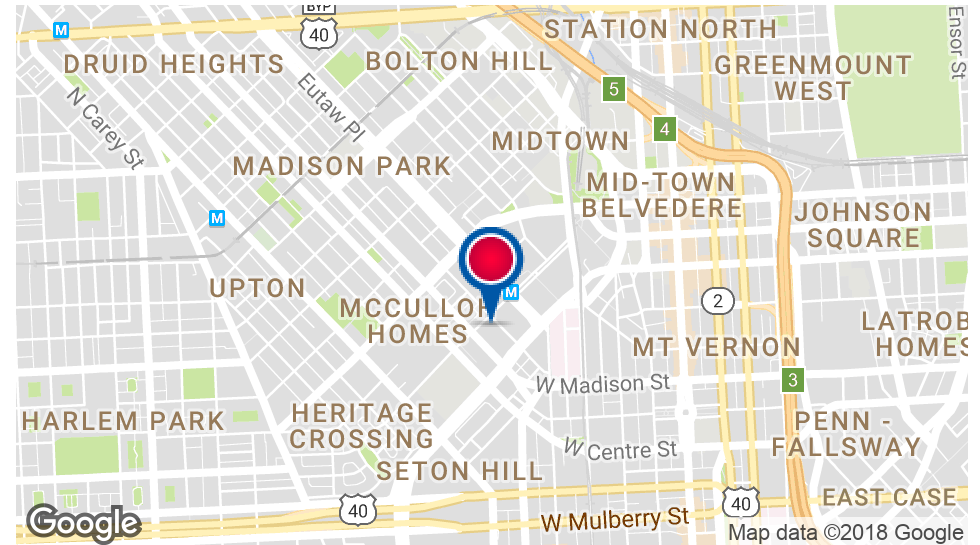


# 940 MADISON AVENUE, BALTIMORE, MD 21201

## THE MADISON AVENUE EXECUTIVE CENTER



Executive Summary



### PROPERTY HIGHLIGHTS

- Recently Completed Multi-Million Dollar Renovation
- Aggressive Market Rates
- Contemporary Design with Open and Spacious Lobby Area
- Ample Onsite Parking
- Shared Conference Facility
- Generous Tenant Improvement Allowance
- Customize, Design, and Build Out Space to tenants Unique Specifications
- Easy Access to Public Transit (METRO, Light Rail, MARC & CityBus)
- Floor to Ceiling Windows
- Centralized and Convenient Location
- Walking Distance to State Center, UMD Midtown Campus,
- MD Departments of General Services, Planning, IT, and Budget
- Separate Freight and Passenger Elevator

### PROPERTY OVERVIEW

Situated conveniently on the southeast corner of Madison Avenue and West Preston Street, the Madison Avenue Executive Center provides prospective tenants with the rare combination of both an aggressive market rental rate, as well as the ability to customize, design and build out space to their unique specifications.

The Madison Avenue Executive Center features floor to ceiling windows, an open and spacious lobby area, shared conference facility, ample onsite parking, separate freight and passenger elevator, and easy access to public transit (METRO, Light Rail, MARC & CityBus).

The recent recipient of a multi-million dollar renovation, the Madison Avenue Executive Center offers its tenants a contemporary office environment, all while in a centralized and convenient location; within walking distance to State Center, the UMD Medical Center Midtown Campus, MD Departments of General Services, Planning, Budget, and IT, as well as a variety of restaurants and other amenities.

**Stacey Berman**

443.865.4998

sberman@troutdaniel.com

**Jared Engel**

443.921.9342

jengel@troutdaniel.com

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER



Additional Photos



**Stacey Berman**  
443.865.4998  
sberman@troutdaniel.com

**Jared Engel**  
443.921.9342  
jengel@troutdaniel.com

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER



Aerial



Stacey Berman

443.865.4998

sberman@troutdaniel.com

Jared Engel

443.921.9342

jengel@troutdaniel.com



### Lower Level Floor Plan



Stacey Berman

443.865.4998

sberman@troutdaniel.com

Jared Engel

443.921.9342

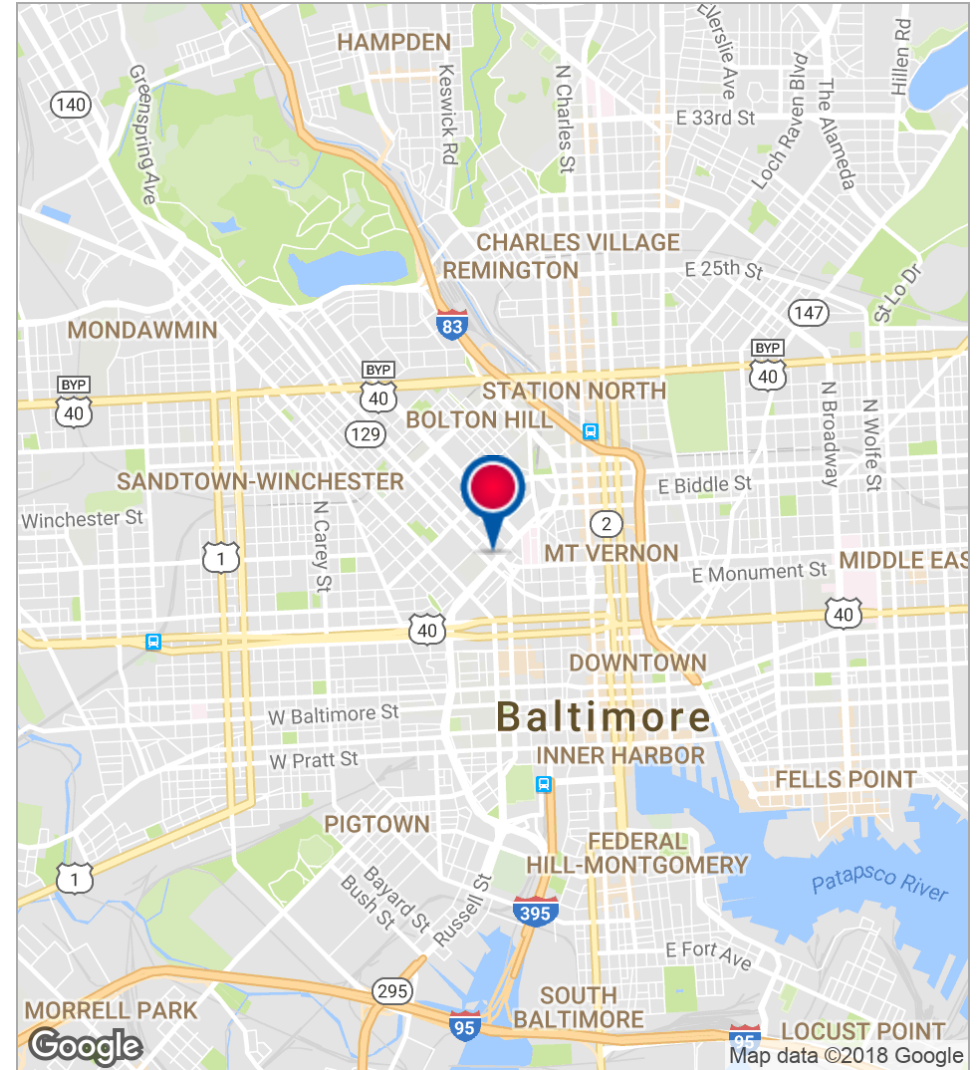
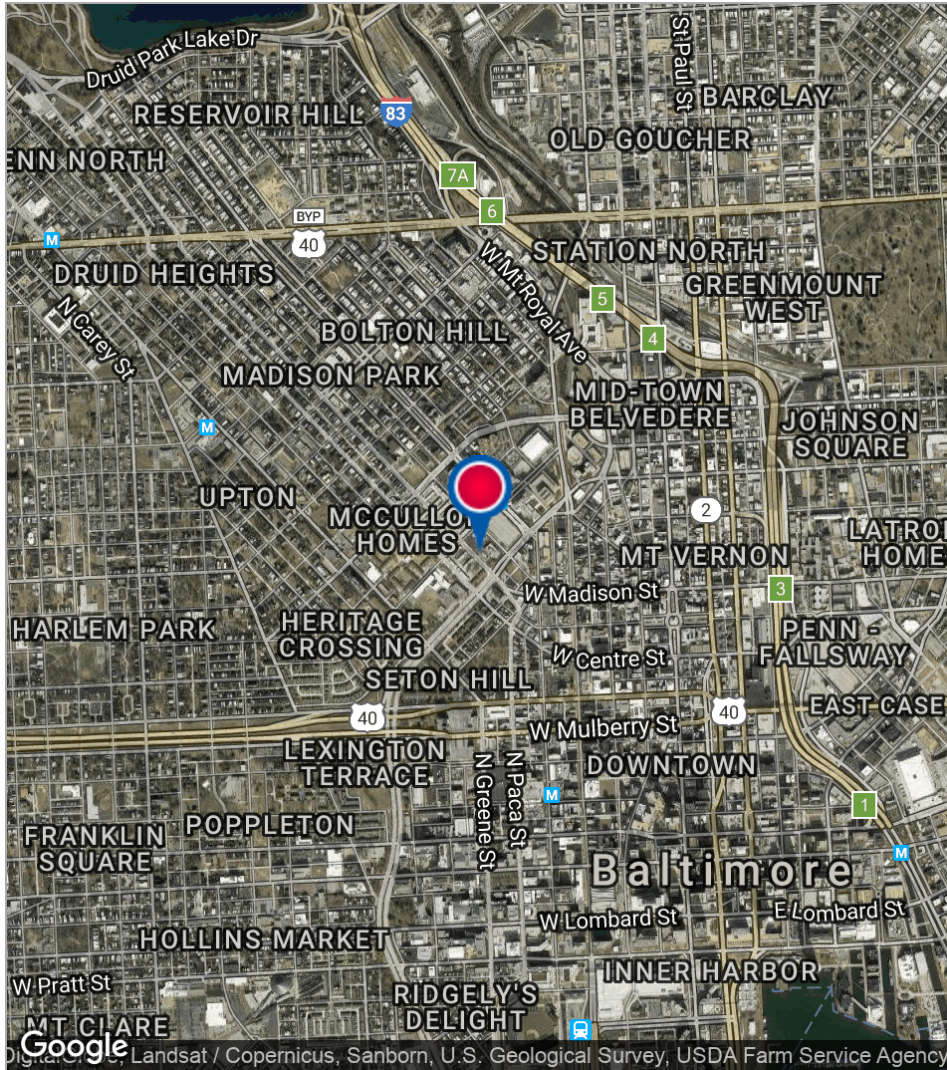
jengel@troutdaniel.com

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER



Location Maps



Stacey Berman

443.865.4998

sberman@troutdaniel.com

Jared Engel

443.921.9342

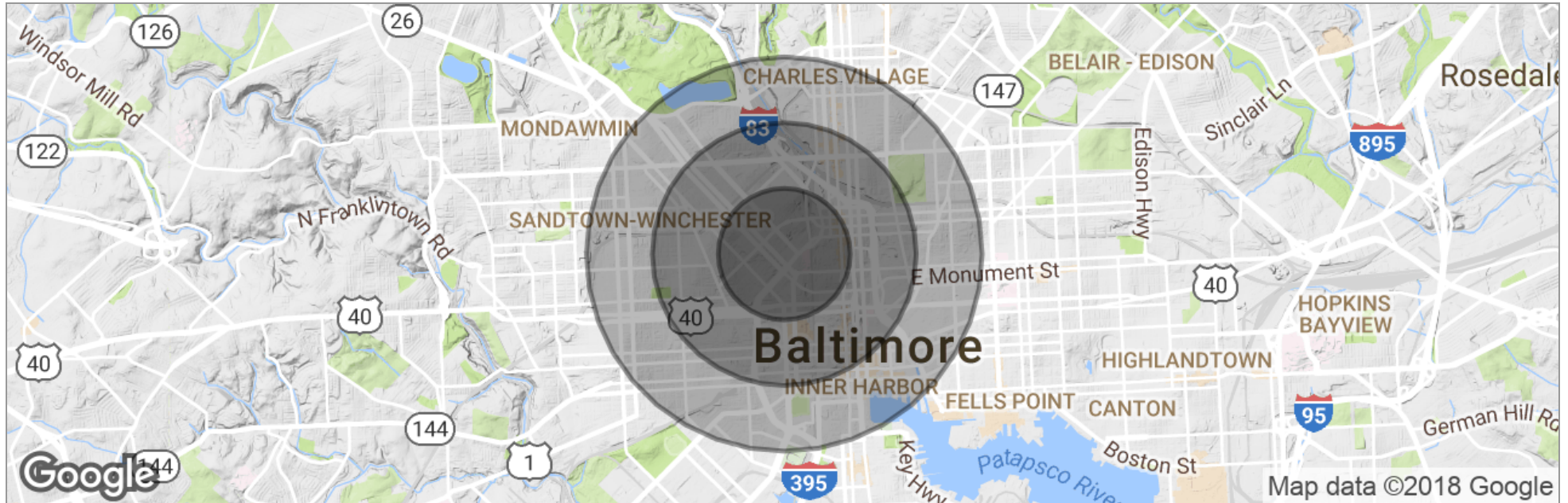
jengel@troutdaniel.com

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER



Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	13,962	50,507	99,311
Population Density	17,777	16,077	14,050
Median Age	29.4	30.7	32.7
Median Age (Male)	28.0	29.6	31.6
Median Age (Female)	30.3	30.9	33.2
Total Households	6,813	23,348	42,311
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$41,471	\$45,009	\$44,704
Average House Value	\$285,167	\$295,201	\$279,865

\* Demographic data derived from 2010 US Census

**Stacey Berman**

443.865.4998

sberman@troutdaniel.com

**Jared Engel**

443.921.9342

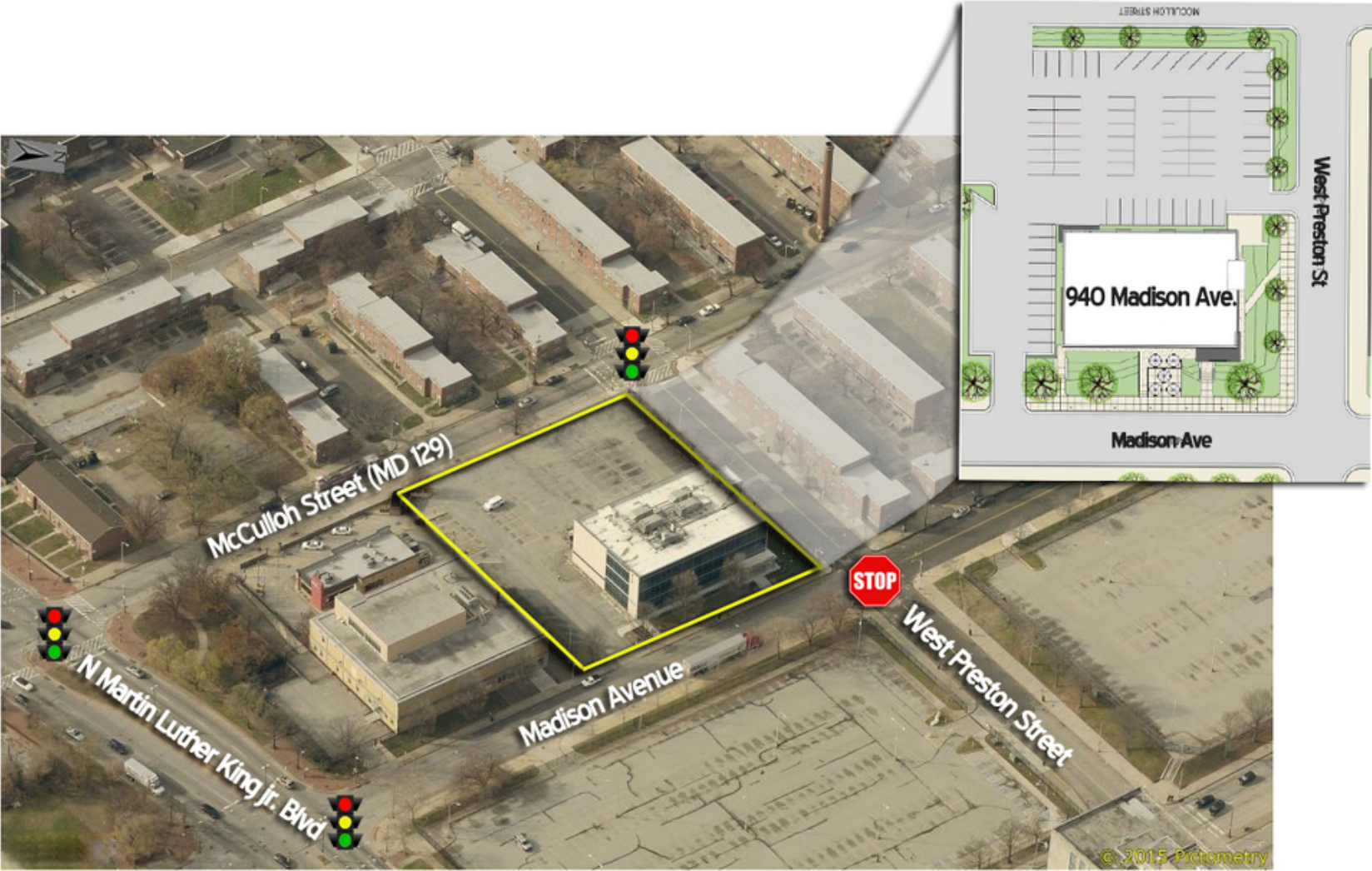
jengel@troutdaniel.com

# 940 MADISON AVENUE, BALTIMORE, MD 21201

THE MADISON AVENUE EXECUTIVE CENTER



Aerial (Zoomed in birdseye)



**Stacey Berman**  
443.865.4998  
sberman@troutdaniel.com

**Jared Engel**  
443.921.9342  
jengel@troutdaniel.com





**THE MADISON AVENUE EXECUTIVE CENTER:**

**RECENTLY RENOVATED OFFICE SPACE FOR LEASE IN MADISON PARK**

PROPERTY ADDRESS: 940 Madison Avenue, Baltimore, MD 21201  
BUILDING SIZE: 36,000 Square Feet  
AVAILABLE SPACE: Lower Level:  
Suite 001: 2,270 RSF  
Suite 002: 3,300 RSF  
\*Can be combined for contiguous 5,570 RSF\*

DATE AVAILABLE: Immediately  
LEASE TYPE: Full Service  
LEASE TERM: 3 Year Minimum  
LEASE RATE: \$13.50 Full Service (Lower Level)  
CORE FACTOR: 12%  
YEAR BUILT: Built in 1933 and Renovated 2014  
PUBLIC TRANSIT: METRO, Light Rail, MARC and CityBus  
RENT ESCALATIONS: Negotiable  
UTILITIES: Gas, electric, public water and sewer  
PARKING: 90 onsite parking spaces available  
ZONING: B-3-3  
AMENITIES: Situated conveniently on the southeast corner of Madison Avenue and West Preston Street, the Madison Avenue Executive Center is the recent recipient of a multimillion dollar renovation; offering tenants a contemporary office environment, all while in a centralized and convenient location. Featuring a shared conference facility, floor to ceiling windows, ample onsite parking, and easy access to public transportation. The Madison Avenue Executive Center is within walking distance to State Center, the UMD Maryland Medical Center Midtown Campus, MD Departments of General Services, Planning, Budget, and IT, as well as a variety of restaurants and other amenities.

LEASING AGENT: Stacey Berman Jared R. Engel  
(443) 921.9359 (direct) (443) 921.9342 (direct)  
sberman@troutdaniel.com jengel@troutdaniel.com