

# OFFICE/FLEX FOR LEASE TRIANGLE BUSINESS CENTER

1500 - 1506 Joh Ave, Baltimore, MD 21227

Available: 1,901 - 24,212 SF

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY INFORMATION

**COUNTY:** Baltimore & Baltimore City

## PROPERTY HIGHLIGHTS

- Four (4) buildings totaling over 74,000 SF of office/ flex space
- 1,901 - 24,212 SF available
- Zoning: Baltimore County - ML (Industrial & Manufacturing Light) / Baltimore City - OIC (Office Industrial Campus District Baltimore City)
- Parking: 333 (4.47: 1,000)
- ADT Joh Ave: 10,000+
- 1.2 miles from Saint Agnes Hospital
- 8.9 miles from BWI Thurgood-Marshall Airport
- Conveniently located near ramps for I-95, I-695, & MD 295
- Up to 15' ceiling height
- Dock & drive-in loading available



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

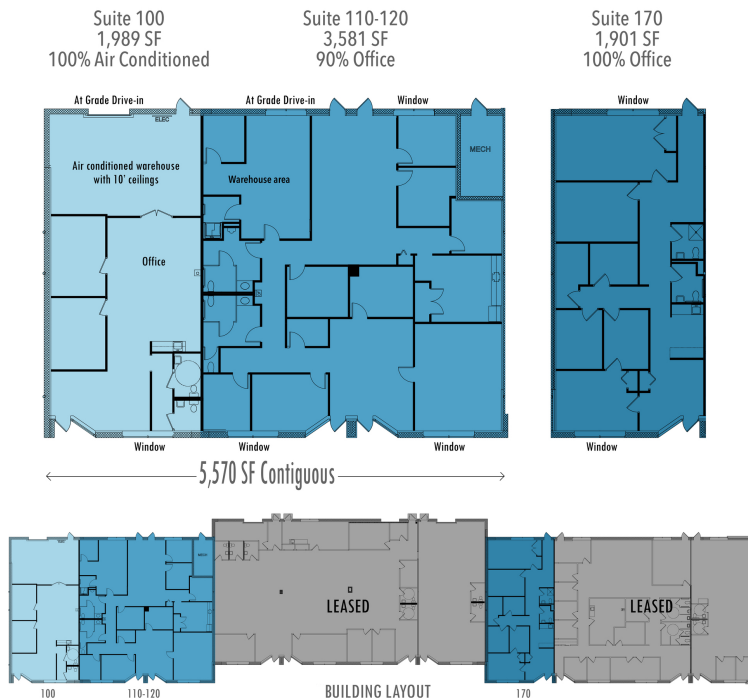
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Available: 1,901 - 24,212 SF



**ADDRESS** | 1502 Joh Ave    **TOTAL SPACE** | 1,901 SF - 5,570 SF    **LOCATION** | Baltimore County    **AVAILABILITY** | Immediately



SUITE	SIZE (SF)	DESCRIPTION
1502 Joh/Ste 100	1,989 SF	End unit, existing drive-in door. 100% AC
1502 Joh/Ste 110-120	3,581 SF	Potential to add drive-in
1502 Joh/Ste 100-120	1,989 - 5,570 SF	Mostly office with some warehouse, drive-in
1502 Joh/Ste 170	1,901 SF	Potential to add drive-in - 100% Office

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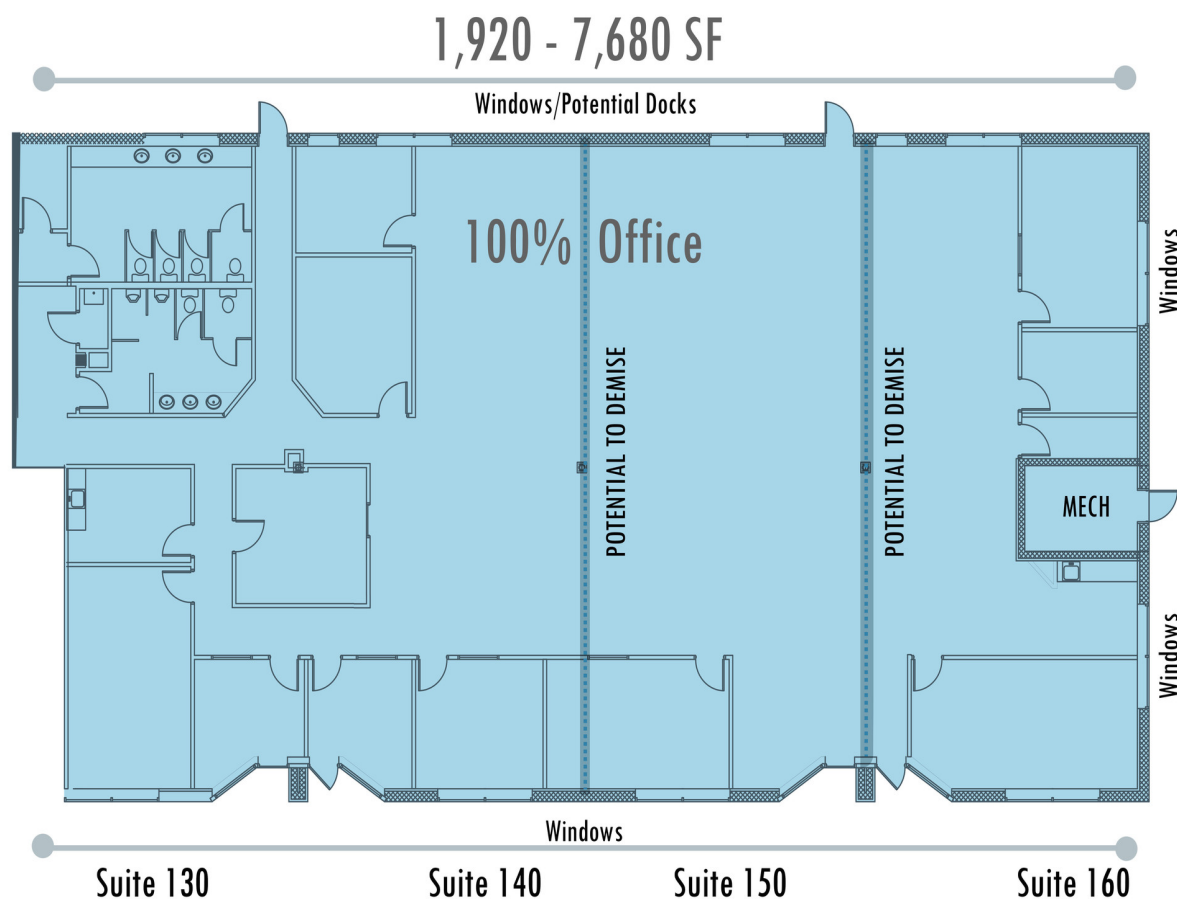


**ADDRESS** | 1504 Joh Ave

**TOTAL SPACE** | 1,920 - 7,680 SF

**LOCATION** | Baltimore County

**AVAILABILITY** | Immediately



SUITE	SIZE (SF)	DESCRIPTION
1504 Joh/Ste 130-160	1,920 - 7,680 SF	Potential to add docks - 100% office

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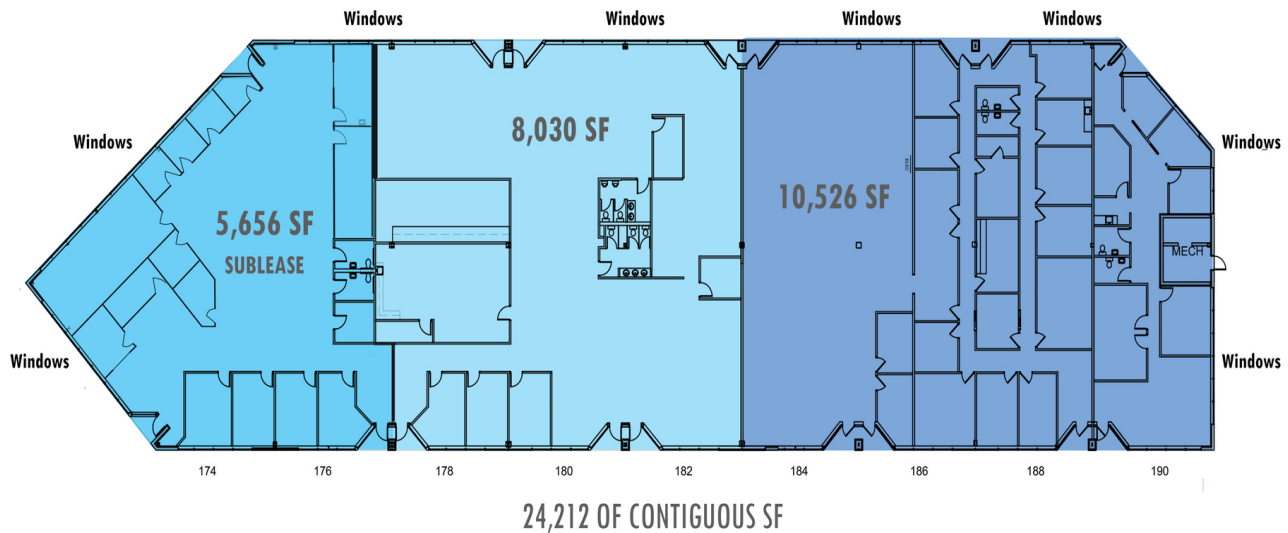
1500 - 1506 Joh Ave, Baltimore, MD 21227

Available: 1,901 - 24,212 SF



**ADDRESS** | 1506 Joh Ave **TOTAL SPACE** | 5,656 -24,212 SF **LOCATION** | Baltimore City **AVAILABILITY** | Immediately

**Rarely available free standing single story office building with excellent signage on Joh Ave**



SUITE	SIZE (SF)	DESCRIPTION
1506 Joh/Ste 174-176	5,656 - 24,212 SF	100% office, windows on both sides, excellent visibility with signage opportunity, end unit
1506 Joh/Ste 178-182	8,030 - 24,212 SF	100% office, windows on both sides, excellent visibility with signage opportunity
1506 Joh/Ste 184-190	10,526 - 24,212 SF	100% office, windows on both sides, excellent visibility with signage opportunity ,end unit
1506 Joh/Ste 174-190	24,212 SF	100% office, windows on both sides, excellent visibility with signage opportunity

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