

PROPERTY HIGHLIGHTS

- Attractive entry and waiting area with marble fireplace
- Beautiful large conference room with skylights and exposed brick fireplace
- Sculptured main stair (designed to be used as an art showplace or gallery)
- Convenient bathroom on each floor (3rd floor has a shower)
- "Coffee" area on 1st, 2nd and 3rd Floors
- 1st Floor kitchen area with hookup for stove and dishwasher
- Arched openings
- Skylights with custom mirrored frames (reflects natural light into space)
- Quality acoustic ceilings (2x2 Tegular edge)
- Exposed brick fireplaces throughout
- Functional interior wooden light shutters
- Picture ledge throughout building (very nice for displays)
- Architectural lighting (Parabolic and cove lighting reduces computer screen glare)
- Restored antique door hardware

PROPERTY OVERVIEW

Approximately 10,000 gross square feet of custom architect designed, high quality office space. Includes 2 parking lots with approximately 35 parking spaces

BUILDING SYSTEMS

- Central Air-conditioning with 8 zones (2 per floor)
- Electric meter zones (2 per floor)
- Building security system Oil heat- hot water

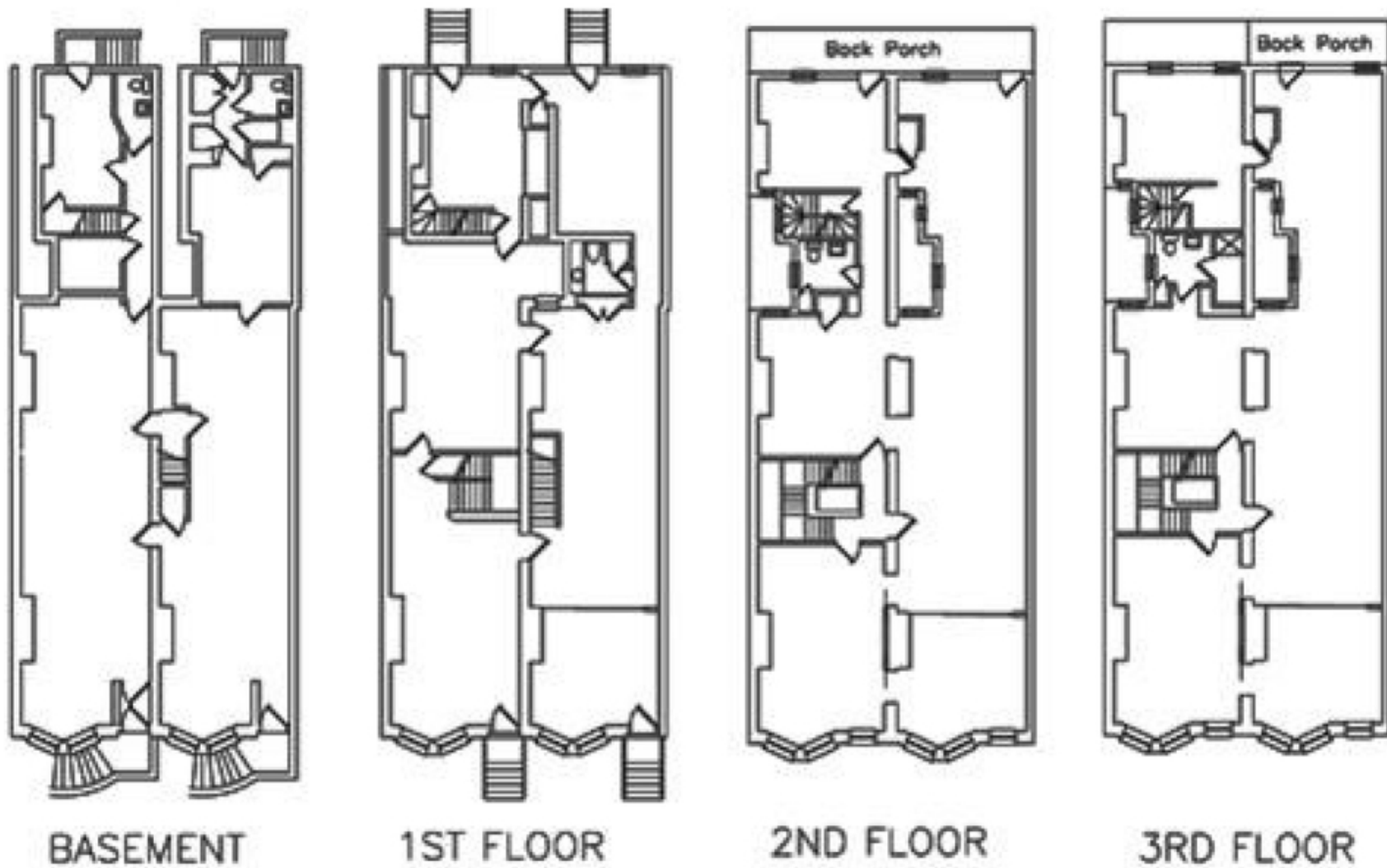
EXTERIOR

Stone & brick front facade with interesting detail. Parking in rear + additional lot on 22nd. 4 grade level exterior entrances. Freshly painted back porches and facade. Freshly sealed roof (reflective to reduce AC costs). Close to bus line.

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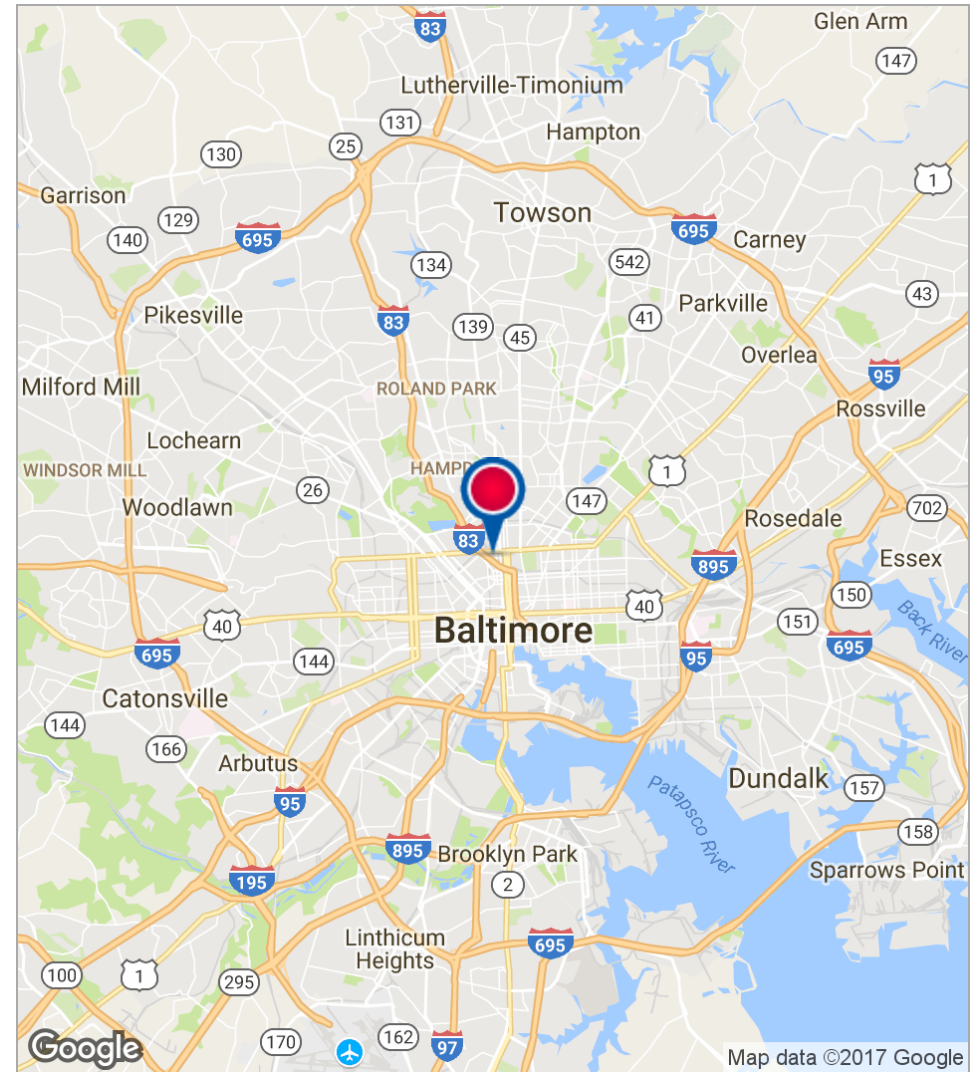
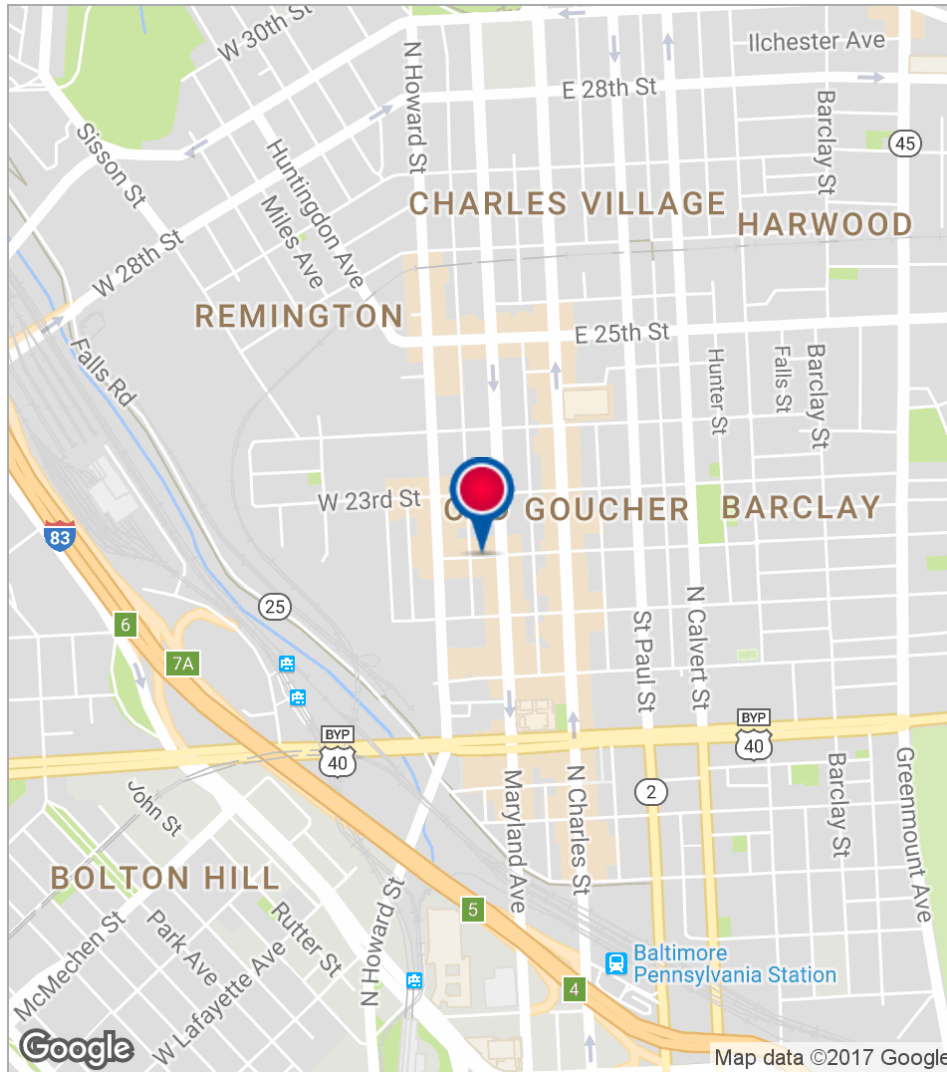


BALTIMORE, MD 21218

2204 MARYLAND AVE



Location Maps



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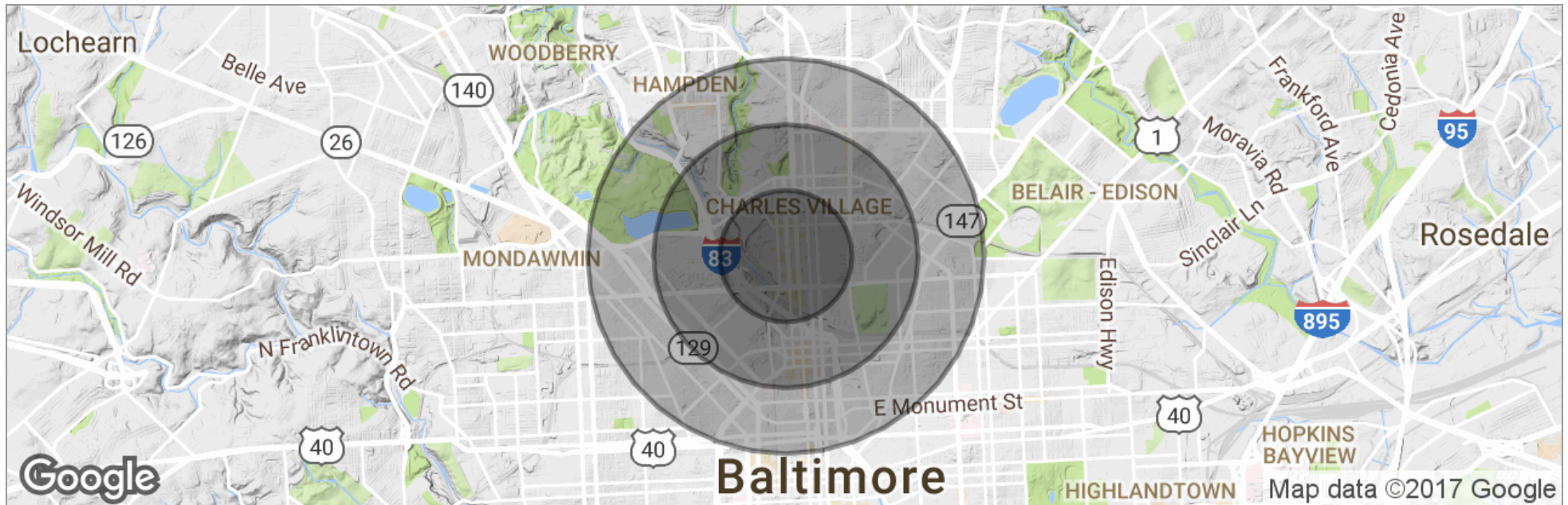
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Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	9,003	45,039	102,506
Population Density	11,463	14,336	14,502
Median Age	38.2	32.5	32.1
Median Age (Male)	38.5	32.6	31.2
Median Age (Female)	35.6	31.5	32.6
Total Households	4,100	19,958	42,059
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$53,120	\$53,075	\$49,099
Average House Value	\$292,163	\$288,432	\$271,738

* Demographic data derived from 2010 US Census

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