

AVAILABLE FOR LEASE

2700 Loch Raven Rd, Baltimore Maryland

- 22,099 SF Fully Furnished Office Building
- Two Floors Plus Basement Available
- Well Appointed with High End Finishes



Marcus & Millican

Offering Summary

**2700 Loch Raven Rd
Baltimore, MD 21218**

2700 Loch Raven Office Building

Office Size : 22,182 SF
Basement SF: 7,544 SF
Upper Two Floors: 14,638 SF
Parking Spaces: 69
- Fully Furnished

Property Zoning: I-1 (Light Industrial)



Listing Contacts:

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Office Highlights

Basement Rent: \$8.00 /SF NNN
Upper Two Floors Rent: \$12.00 /SF NNN

Building Highlights

- Automatic Gates, Security Cameras, Exterior Lights
 - Located in the Heart of Baltimore
 - Emergency Generator can Provide Full Power
 - Former Corporate Headquarters Building
 - Well-Appointed with High End Finishes
 - Fully Furnished
 - Above-Average Parking Ratio (up to 69 dedicated spaces)
 - I-1 Zoning
- **Basement (7,544 SF) can be rented separately from upper two floors. Upper two floors (14,638 SF) must be rented together.**



2700 Loch Raven Office Building

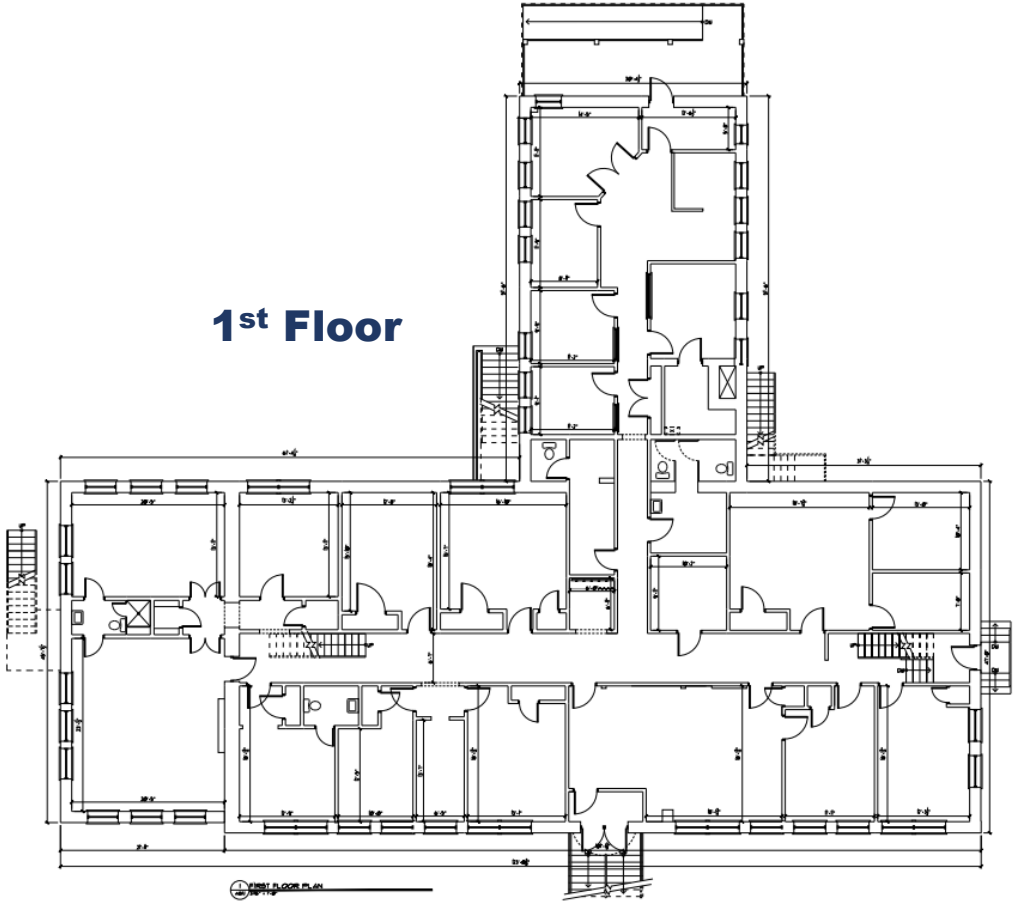
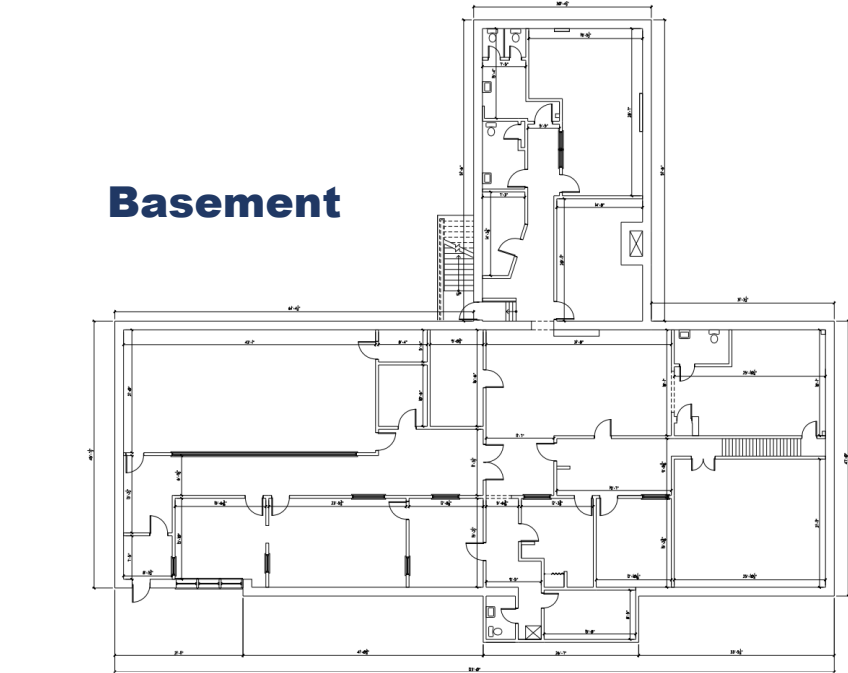
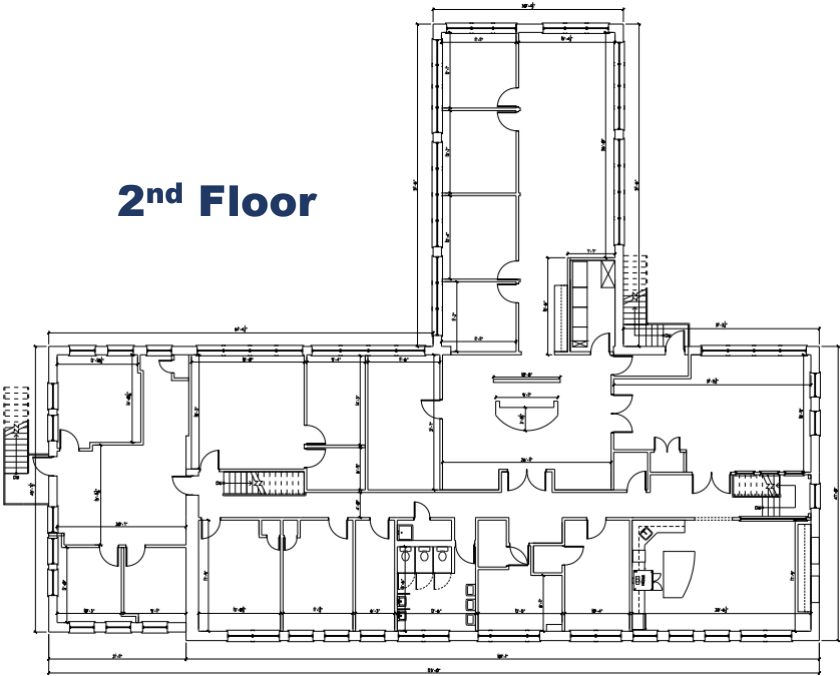
Parcel Number	09-04-4086-011
Year Built	1950
Gross Size	22,099 SF
First Floor	7,313 SF
Second Floor	7,323 SF
Basement	7,463 SF
Zoning	I-1
Lot Features	Fenced, Lit & Secured
Floors	2 + Basement
Parking	69 Spaces
Structure	Steel
Exterior Walls	Brick
Boiler	Four Weil-McLain No. 2 Fuel Oil, 150 MBH each
Air-Conditioning	29 Mini split systems
Roof	BUR/Gravel
Water	Municipal
Sewer & Drains	City of Baltimore
Power	Undetermined
Lighting	Fluorescent & some LED
Sprinkler	None
Bathrooms	9
Backup Generator	Shared with Warehouse



2700 Loch Raven Road Office Pictures

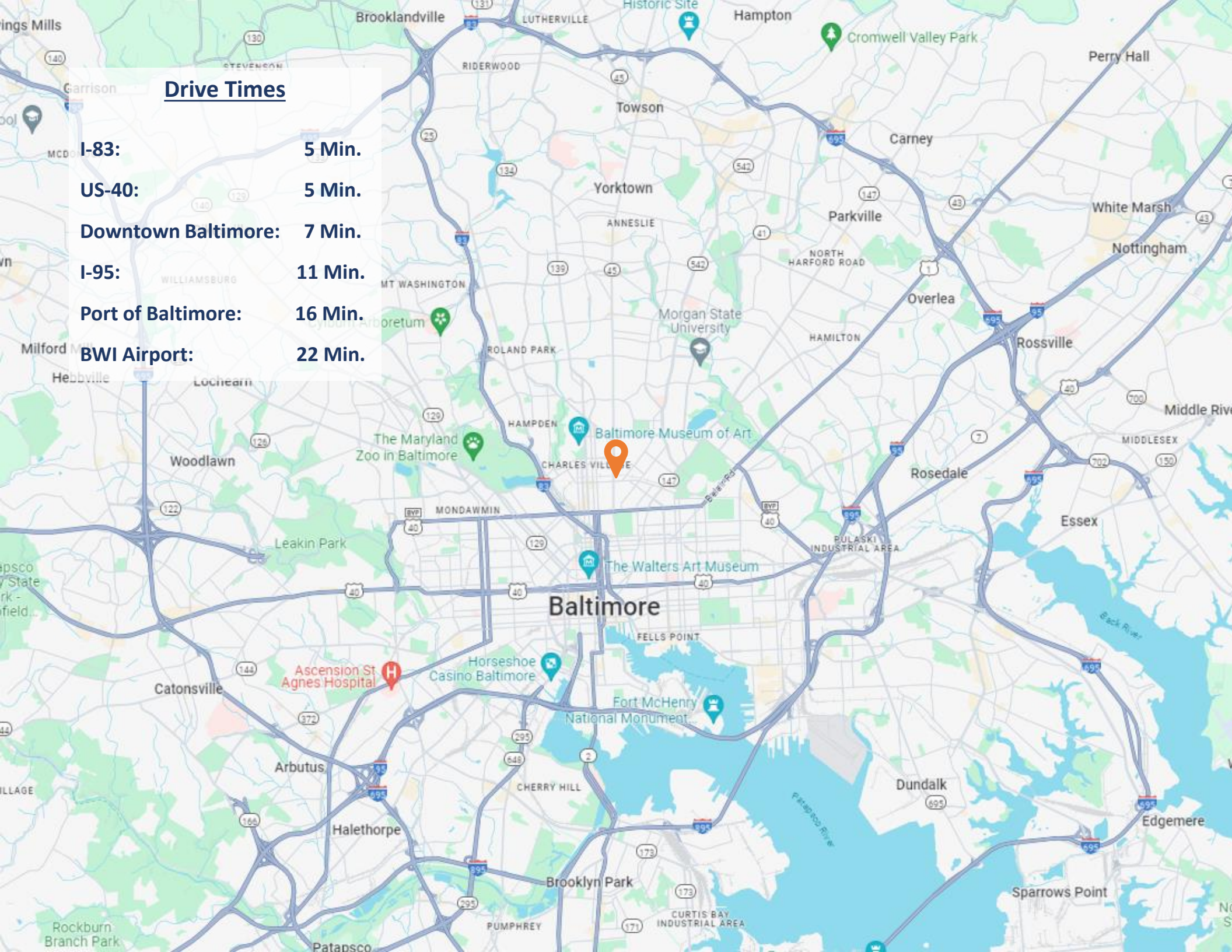


Office Floor Plans



Drive Times

I-83:	5 Min.
US-40:	5 Min.
Downtown Baltimore:	7 Min.
I-95:	11 Min.
Port of Baltimore:	16 Min.
BWI Airport:	22 Min.



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