

FOR LEASE

Baltimore City, Maryland

THE ROTUNDA - OFFICE/RETAIL

711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



AVAILABLE

Office Building (2nd, 3rd, & 4th floors):
Up to 5,360 sf ±

Office/Retail:
Suite 114: Up to 8,655 sf ±
Print Shop: 1,500 sf - 6,190 sf ±

PARKING

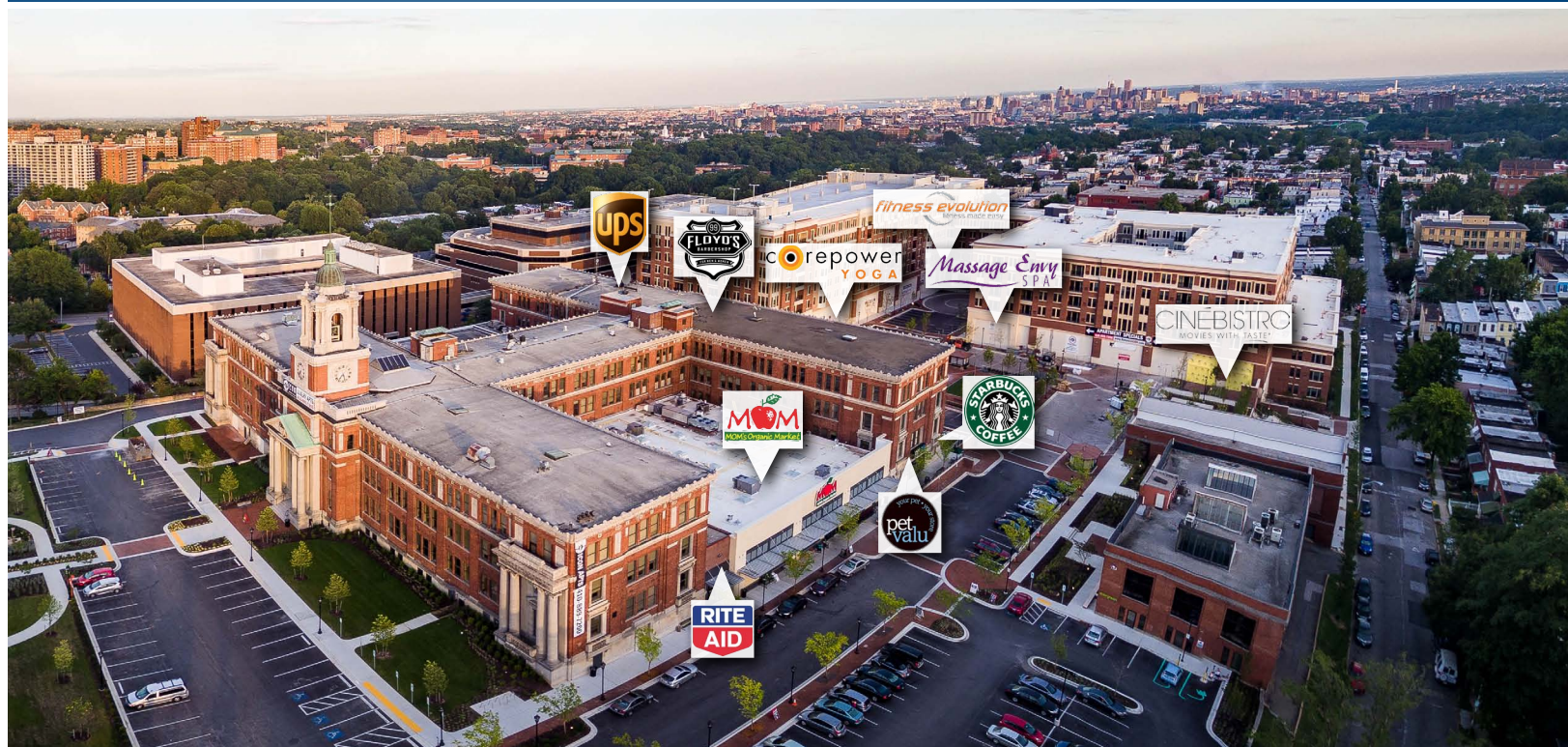
900 on-site garage spaces
300+ surface spaces

RENTAL RATE

Office: \$24.50 - \$28.50/ sf, FS
Retail: Negotiable

HIGHLIGHTS

- ▶ Multiple office spaces (up to 5,360 sf contiguous), a former movie theater (8,655 sf), and a stand-alone building (1,500 - 6,190± sf) available for retail/office use
- ▶ Direct access from exterior and/or main building lobby on the first floor retail spaces
- ▶ On-site property management with 24 hr. security guard staff
- ▶ New 900+ space parking facility on-site
- ▶ Close proximity to downtown Baltimore, I-83, and I-695



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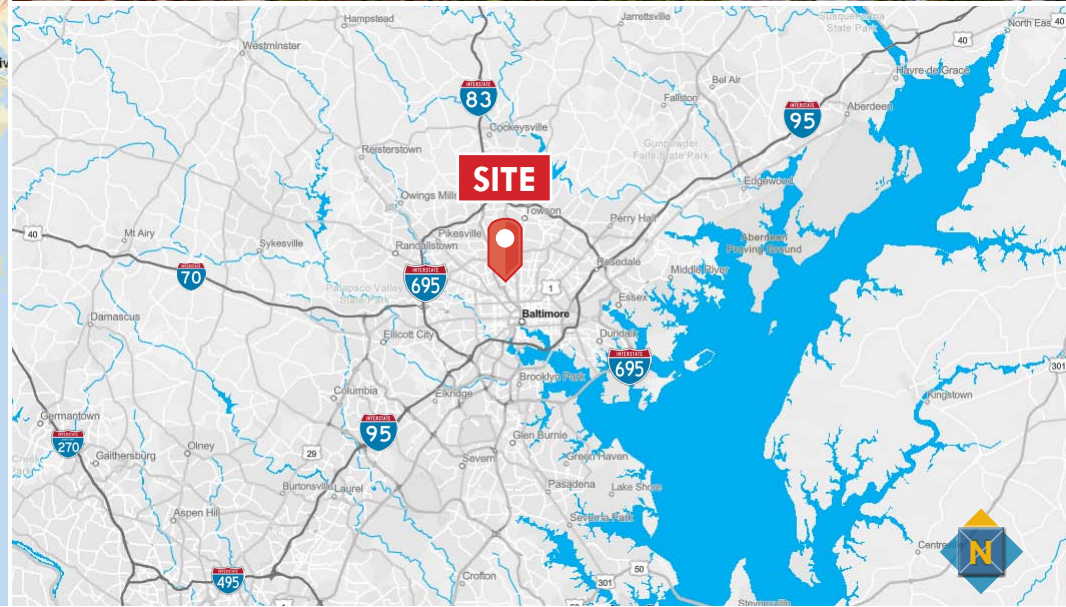
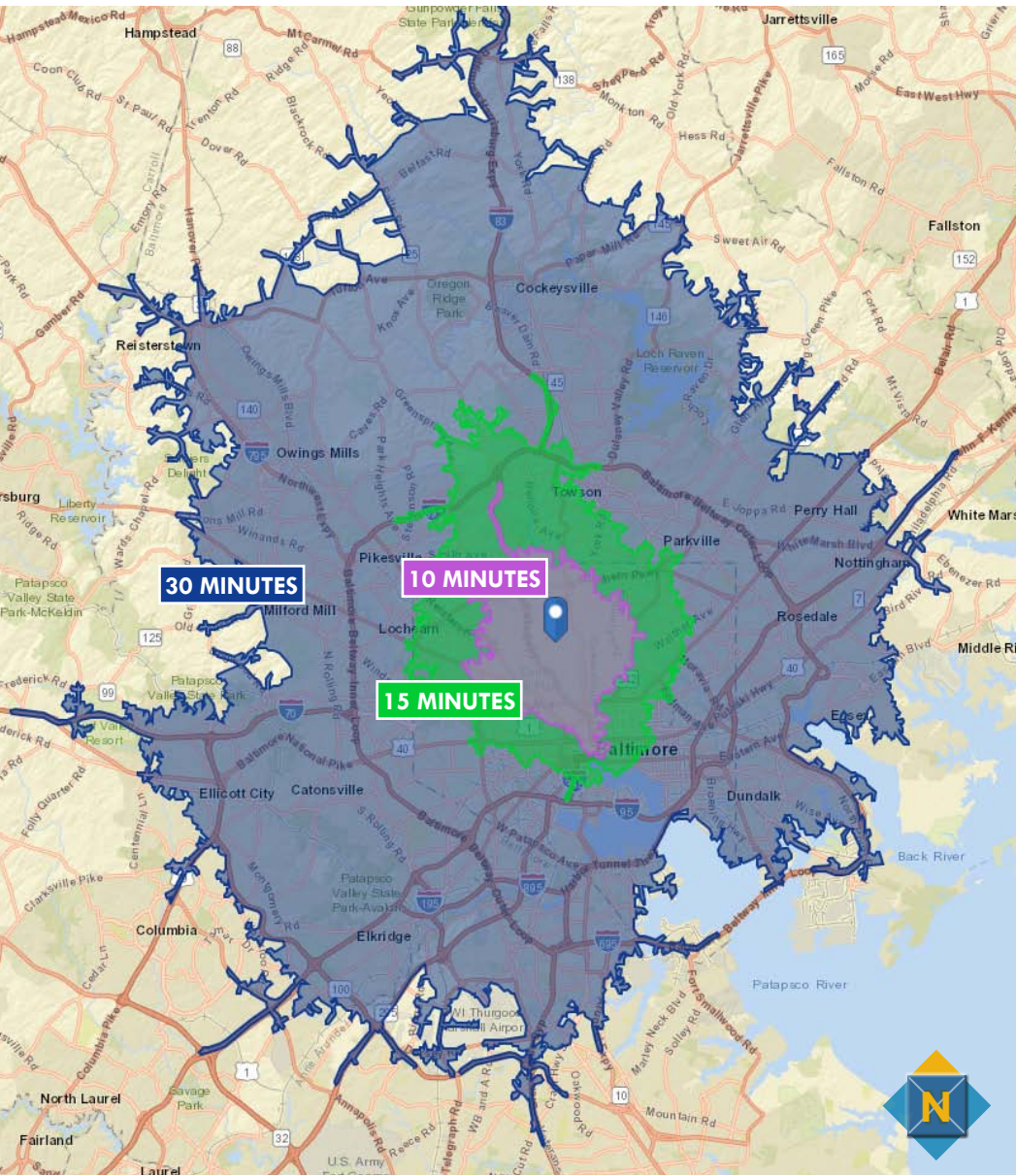
FOR LEASE



Baltimore City, Maryland

LOCATION

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



MACKENZIE

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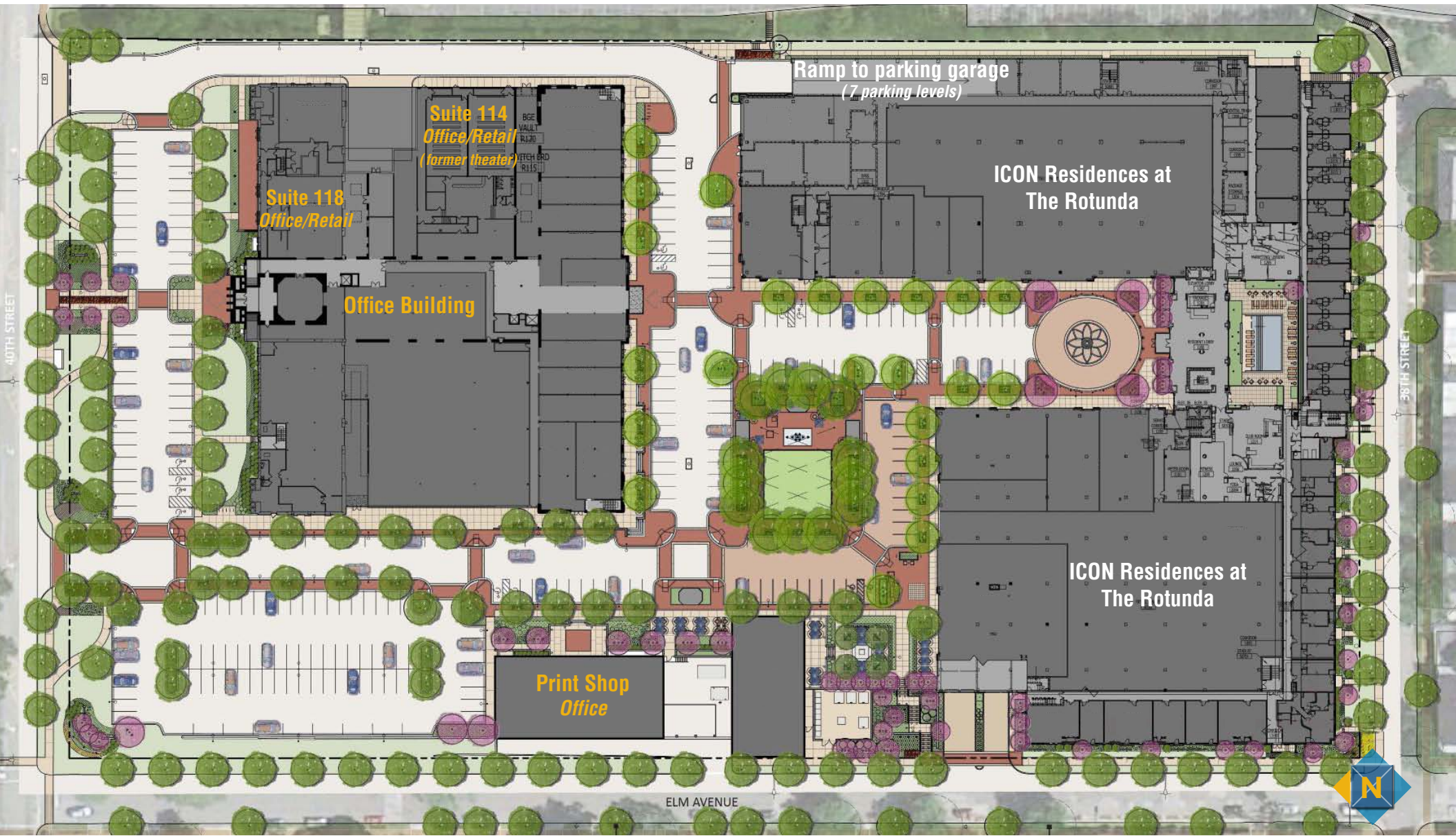
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SITE PLAN

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211

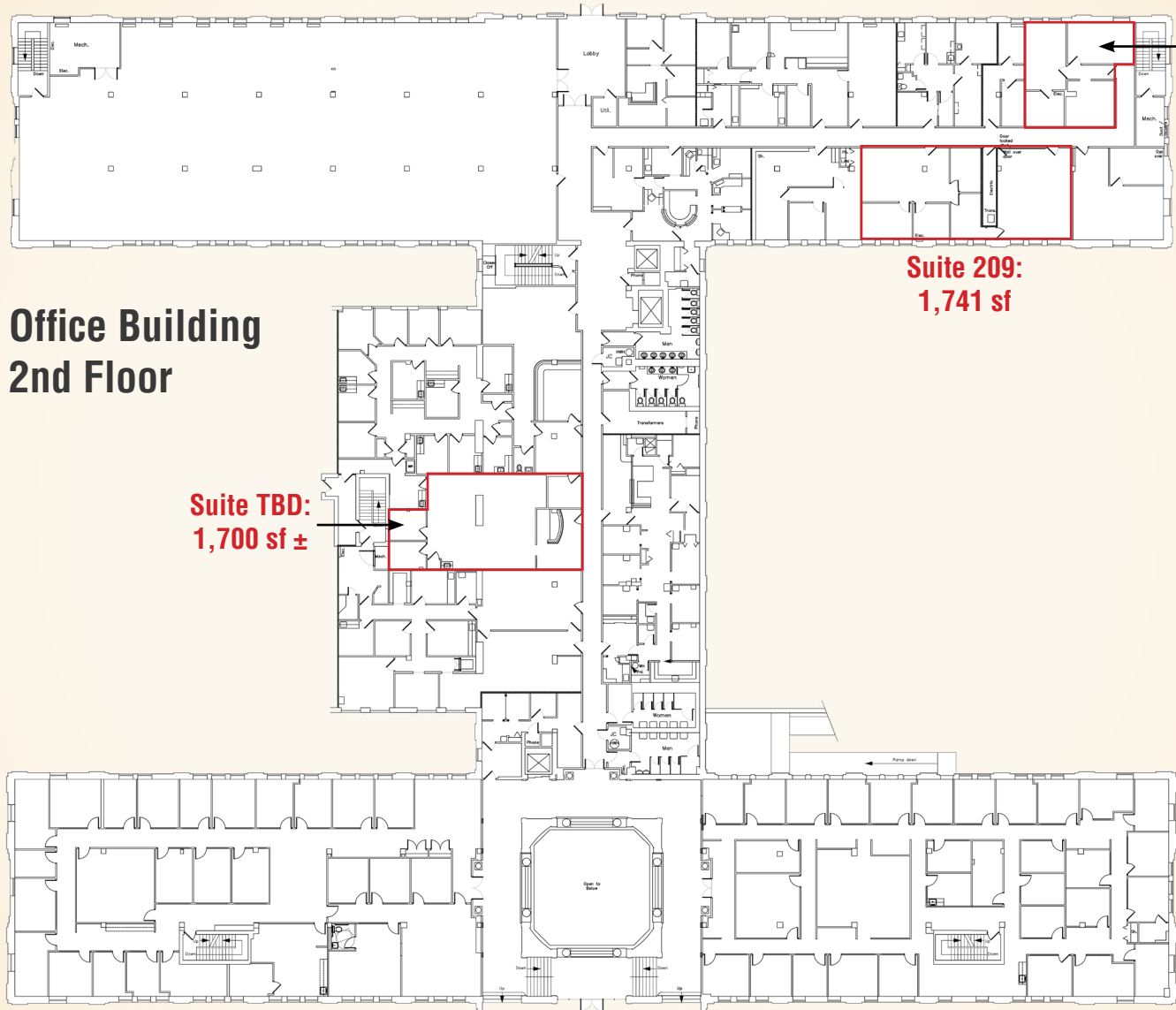


FOR LEASE

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FLOOR PLAN

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



**Office Building
2nd Floor**

**Suite TBD:
1,700 sf ±**

**Suite 209:
1,741 sf**

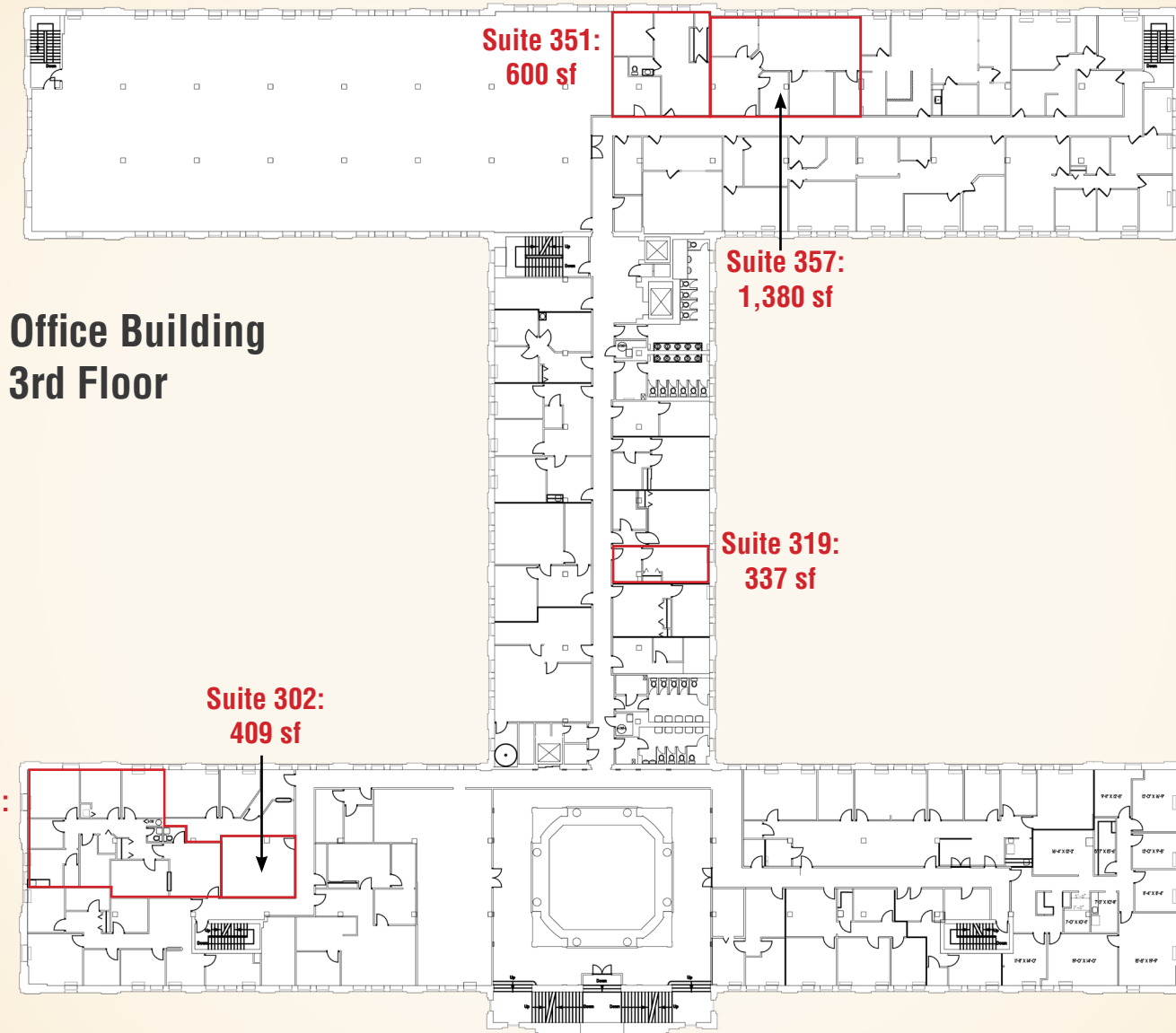
**Suite 210A:
975 sf**

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Office Building
3rd Floor

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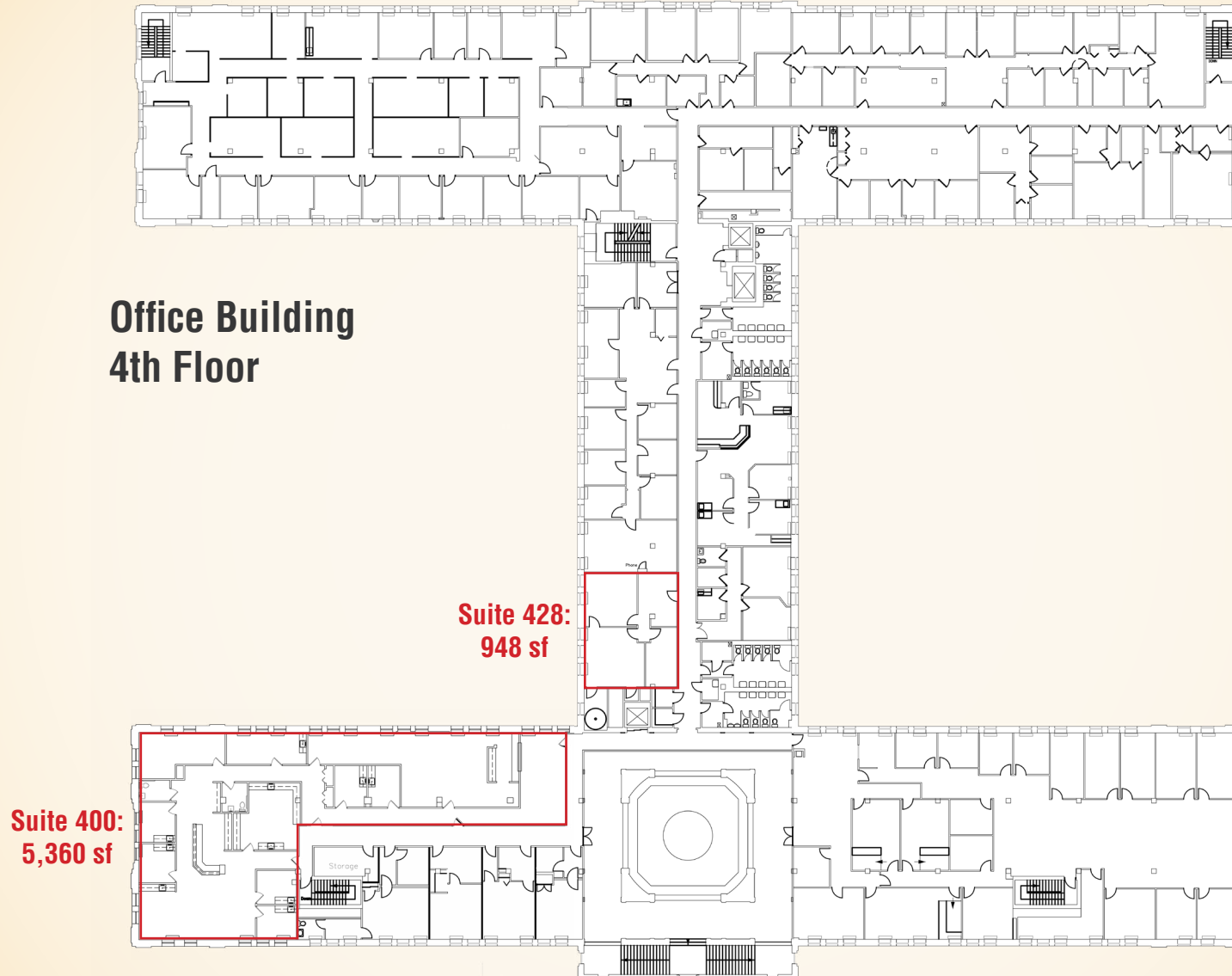
Baltimore City, Maryland

FLOOR PLAN

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



Office Building 4th Floor



Suite 428:
948 sf

Suite 400:
5,360 sf

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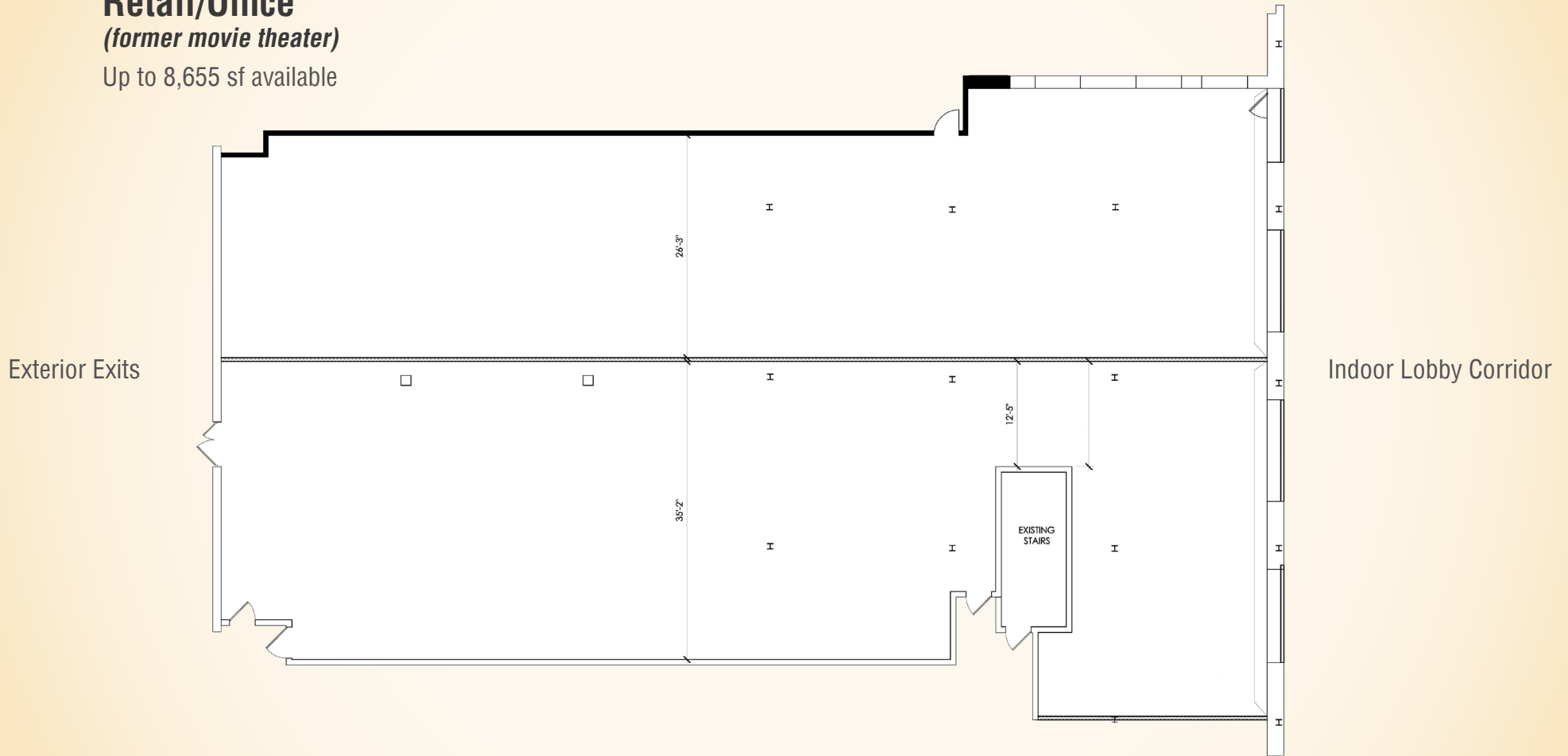
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Suite 114 Retail/Office *(former movie theater)*

Up to 8,655 sf available



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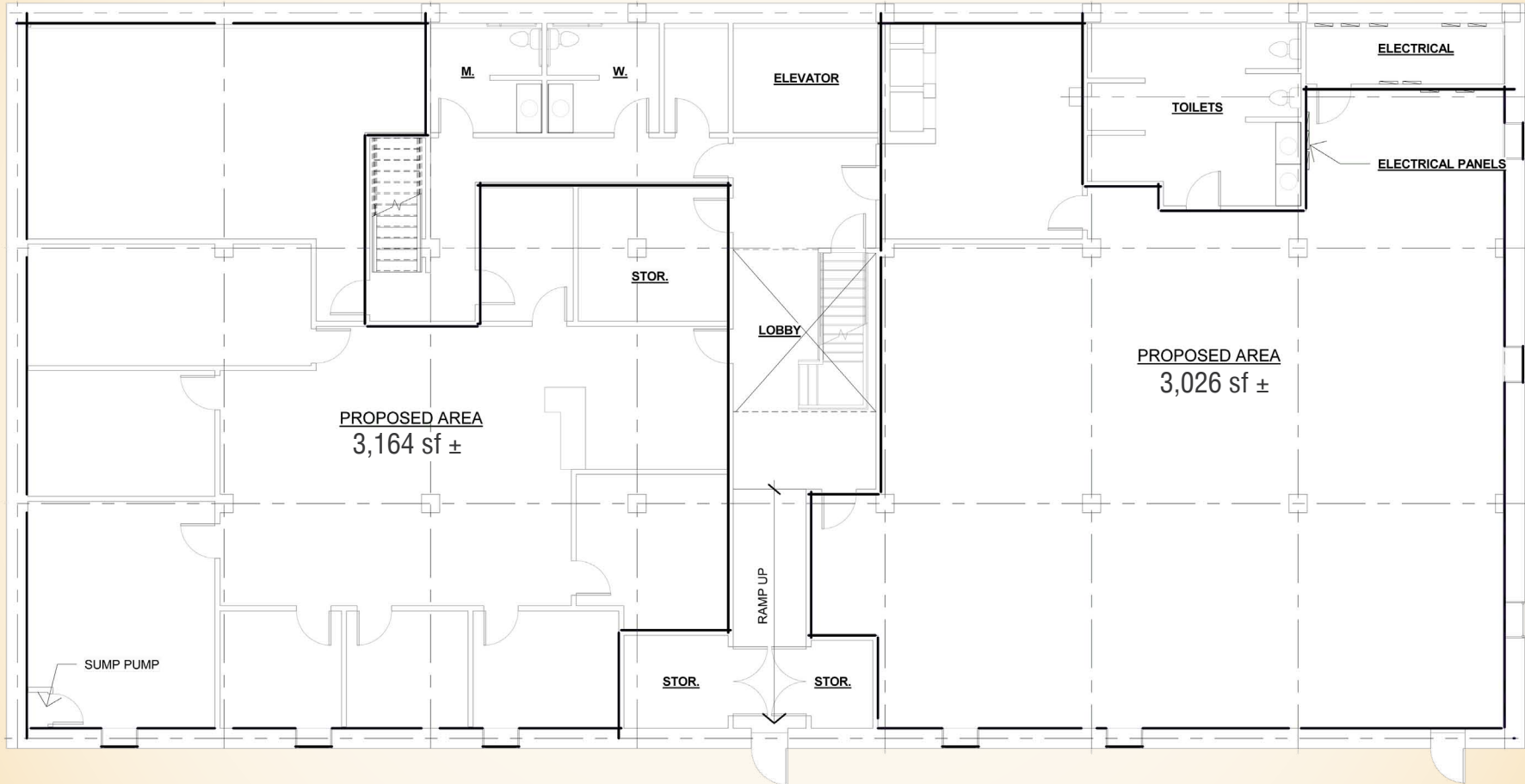
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Print Shop Building (Ground Floor Terrace)



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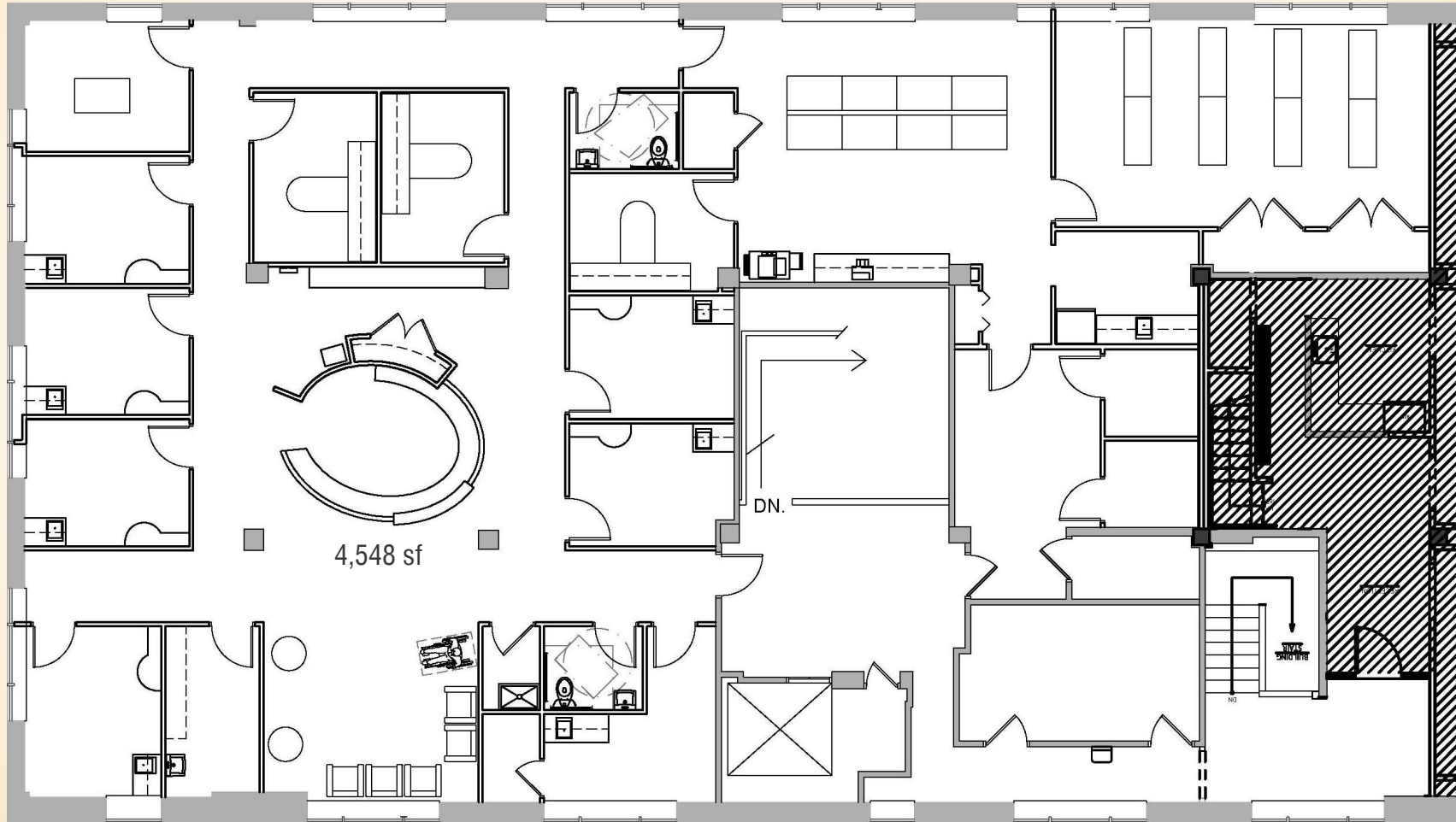
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FLOOR PLAN

THE ROTUNDA | 711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



Print Shop Building (Second Floor)



4,548 sf

DN.

STAIRS

FOR LEASE

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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Total Population	2,819	9,926	30,201
Male Population	1,124	4,562	14,193
Female Population	1,696	5,364	16,009
Number of Households	1,384	5,085	12,272
Average Household Size	1.86	1.90	1.96
Median Age	62.3	41.1	31.3
Average Household Income	\$86,951	\$88,572	\$91,811
Civilian Employed	97.3%	96.6%	96.1%
Education (College+)	33.0%	41.7%	40.9%



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