

# FOR LEASE

 Baltimore City, Maryland

# 608 WATER STREET

BALTIMORE, MARYLAND 21202

## AVAILABLE

Total: 5,412 square feet

- ▶ 2nd Floor: 2,706 sf (\$9.25/sf)
- ▶ 3rd Floor: 2,706 sf (\$9.25/sf)

## RENTAL RATE

Tenant pays metered utilities, pro-rata property insurance and taxes, and suite janitorial (est. \$4.82/sf)

## HIGHLIGHTS

- ▶ Complete renovations to building include newly renovated entrance lobby & common areas
- ▶ 2 new bathrooms per floor
- ▶ New HVAC per floor with individual tenant controls
- ▶ New kitchenettes for each floor
- ▶ Front entrance intercom system
- ▶ High ceilings throughout
- ▶ Exposed brick walls
- ▶ Next to Power Plant Live!
- ▶ Abundant parking nearby
- ▶ 2 blocks from the Inner Harbor

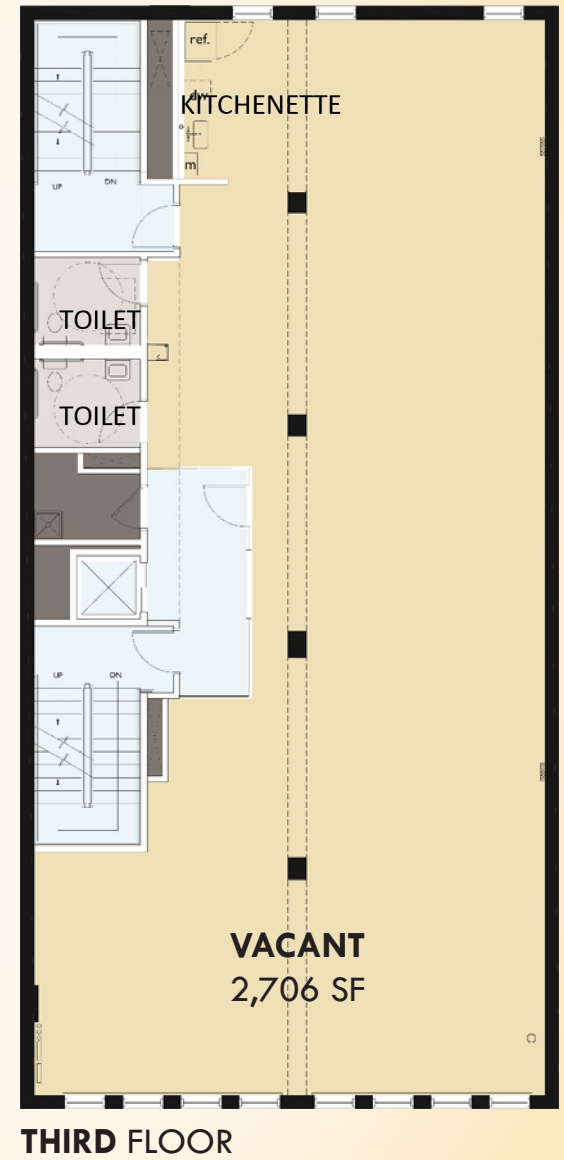
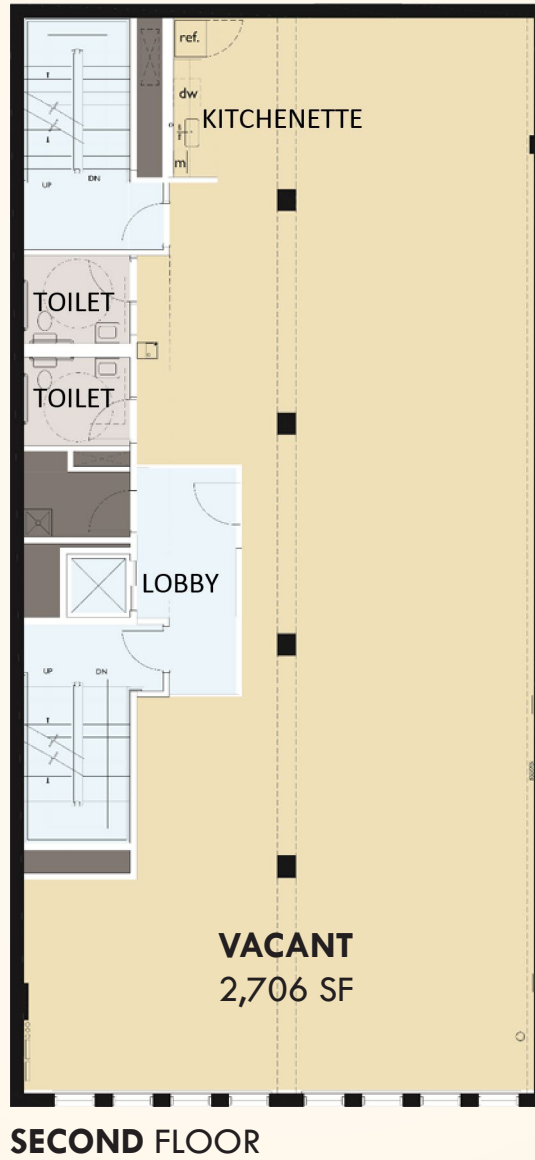
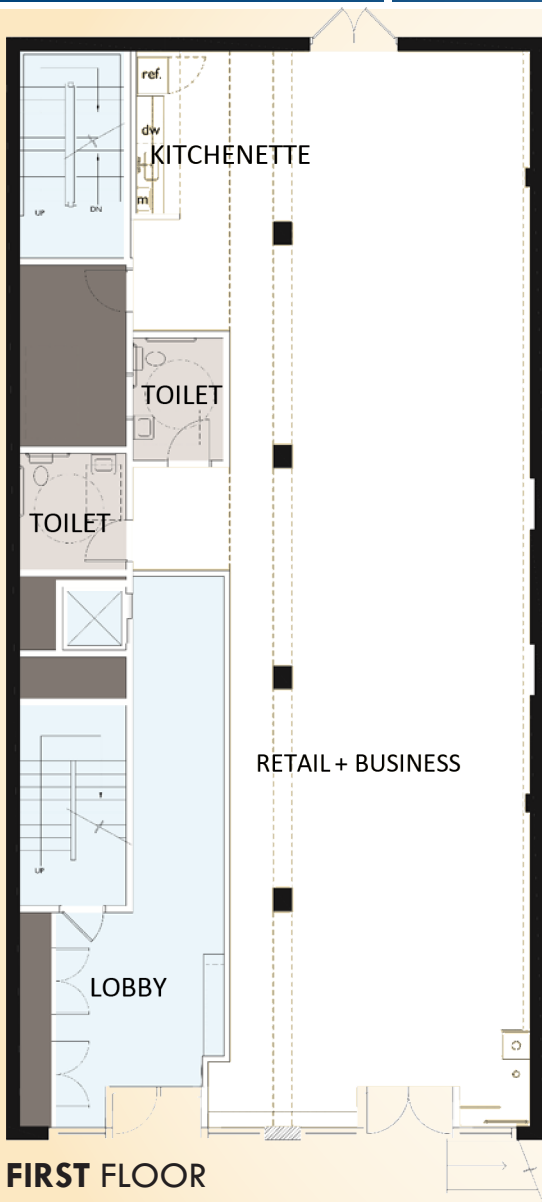


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# FLOOR PLANS

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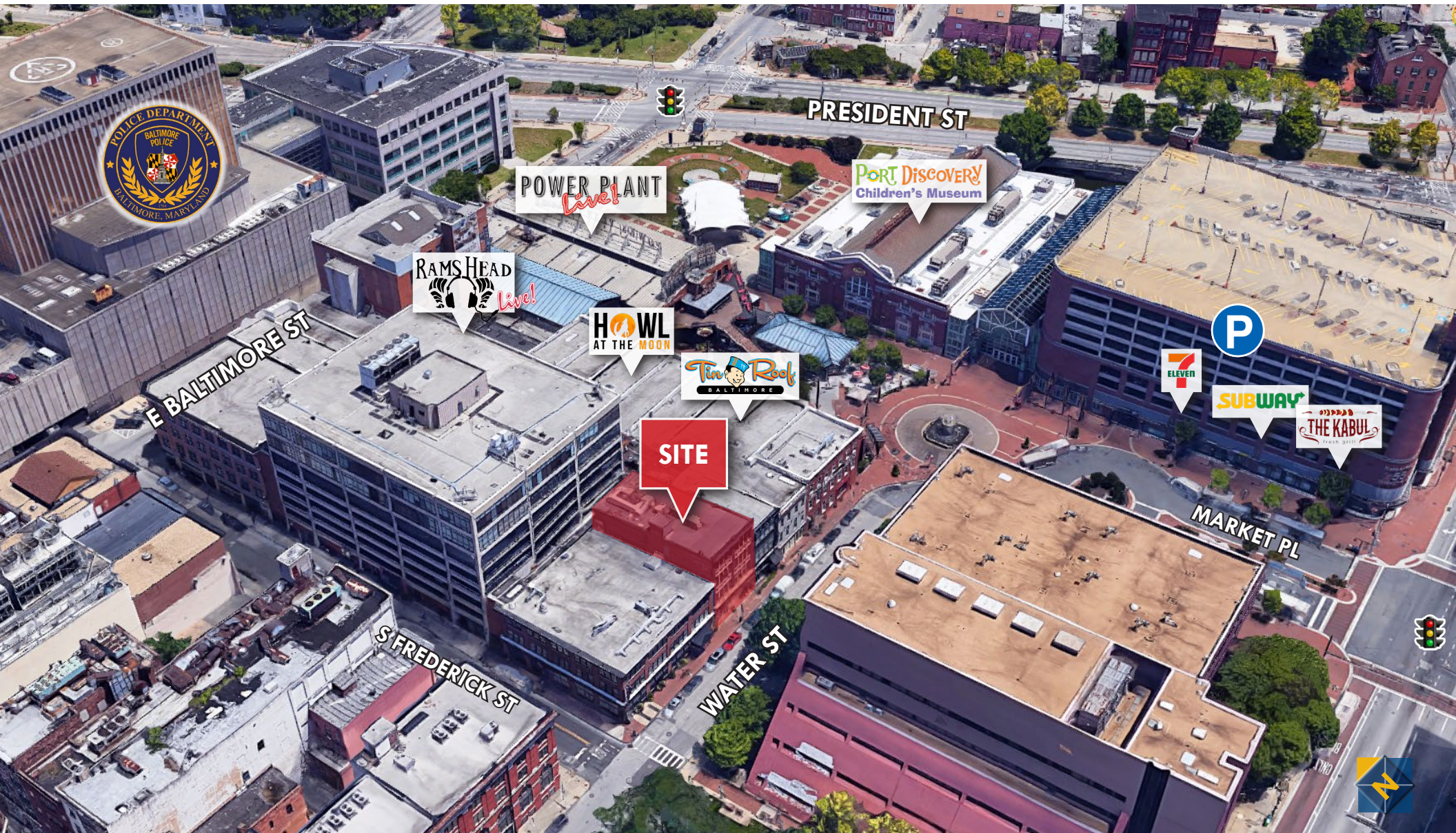
# FOR LEASE



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# BIRDSEYE

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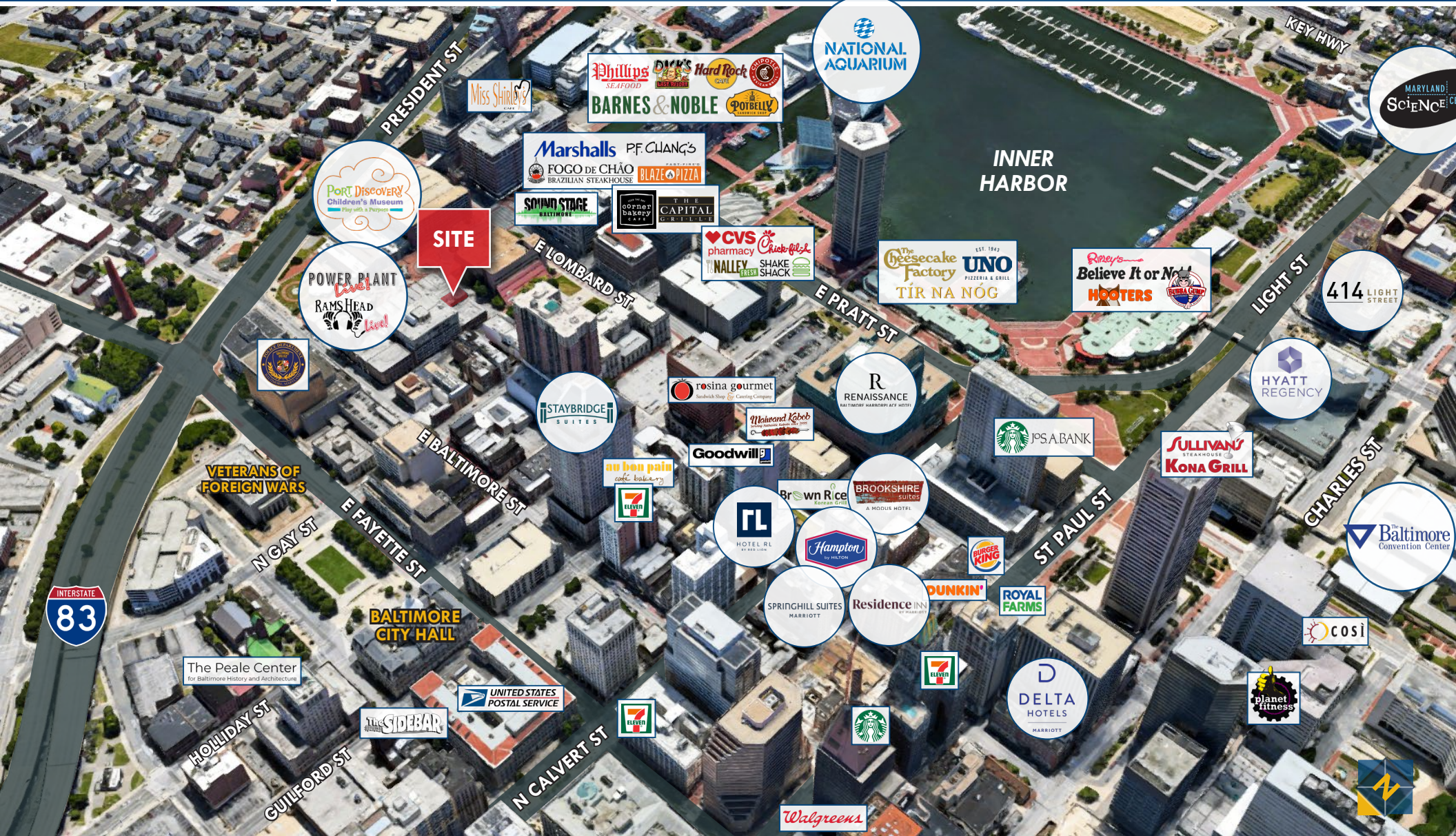


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# TRADE AREA

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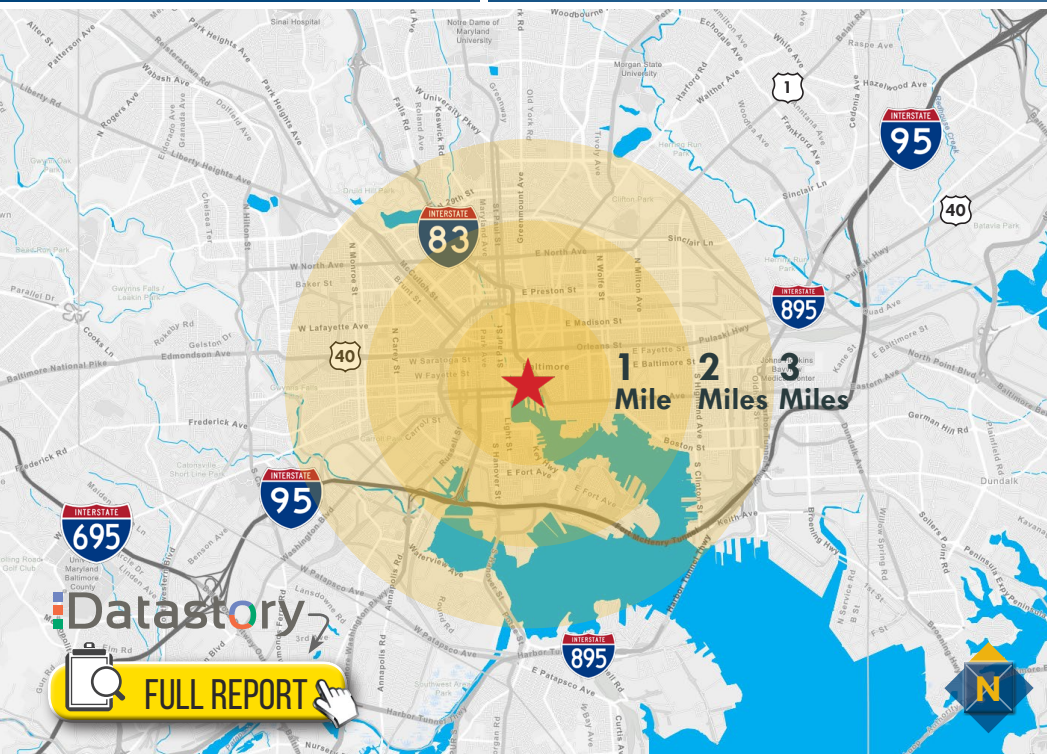


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# LOCATION / DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b>  46,810 1 MILE 156,560 2 MILES 263,623 3 MILES	<b>NUMBER OF HOUSEHOLDS</b>  21,702 1 MILE 69,097 2 MILES 110,435 3 MILES	<b>AVERAGE HH SIZE</b>  1.76 1 MILE 2.10 2 MILES 2.25 3 MILES	<b>MEDIAN AGE</b>  33.0 1 MILE 33.9 2 MILES 34.1 3 MILES
<b>AVERAGE HH INCOME</b>  \$87,133 1 MILE \$83,292 2 MILES \$74,156 3 MILES	<b>EDUCATION (COLLEGE+)</b>  68.2% 1 MILE 62.2% 2 MILES 56.4% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b>  96.0% 1 MILE 94.2% 2 MILES 93.4% 3 MILES	<b>DAYTIME POPULATION</b>  155,587 1 MILE 279,741 2 MILES 392,863 3 MILES

**52%**  
METRO RENTERS  
1 MILE

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The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

**1.67**  
AVERAGE HH SIZE

**32.5**  
MEDIAN AGE

**\$67,000**  
MEDIAN HH INCOME

**11%**  
CITY COMMONS  
1 MILE

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Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

**2.67**  
AVERAGE HH SIZE

**28.5**  
MEDIAN AGE

**\$18,300**  
MEDIAN HH INCOME

**8%**  
LAPTOPS AND LATTES  
1 MILE

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These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

**1.87**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$112,200**  
MEDIAN HH INCOME

**6%**  
COLLEGE TOWNS  
1 MILE

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This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

**2.14**  
AVERAGE HH SIZE

**24.5**  
MEDIAN AGE

**\$32,200**  
MEDIAN HH INCOME