



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

CLASS A **EMPIRE** **OFFICE**
TOWERS

FOR LEASE

Anne Arundel County, MD

EMPIRE TOWERS

7310 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061

AVAILABLE

Approximately 57,083 sf
Suites from 427 sf to 13,300 sf
(full floor)

ZONING

C-3

PARKING RATIO

3.5:1,000 sf (surface and 3-story
below grade garage)

RENTAL RATE

\$20.00 - \$22.00 psf (full service)

HIGHLIGHTS

- ▶ Class A office building
- ▶ On-site property management and tenant porter
- ▶ Easy access from Rt. 100, 695, and two miles from I-97
- ▶ Creature comforts: 1st floor deli, surrounded by retail, large comfortable lobby
- ▶ Large conference room available to tenants
- ▶ Security desk and physical security guard presence
- ▶ Dual heating and A/C building systems
- ▶ Individual heating and A/C units serve perimeter to maintain comfort year round
- ▶ 10 floors plus 3-story below grade parking garage, serviced by 3 high speed elevators



Bethany Hobbs

📞 410.953.0359

✉ bhobbs@mackenziecommercial.com

Chris Bennett

📞 410.953.0352

✉ cbennett@mackenziecommercial.com

Trish Farrell

📞 410.953.9003

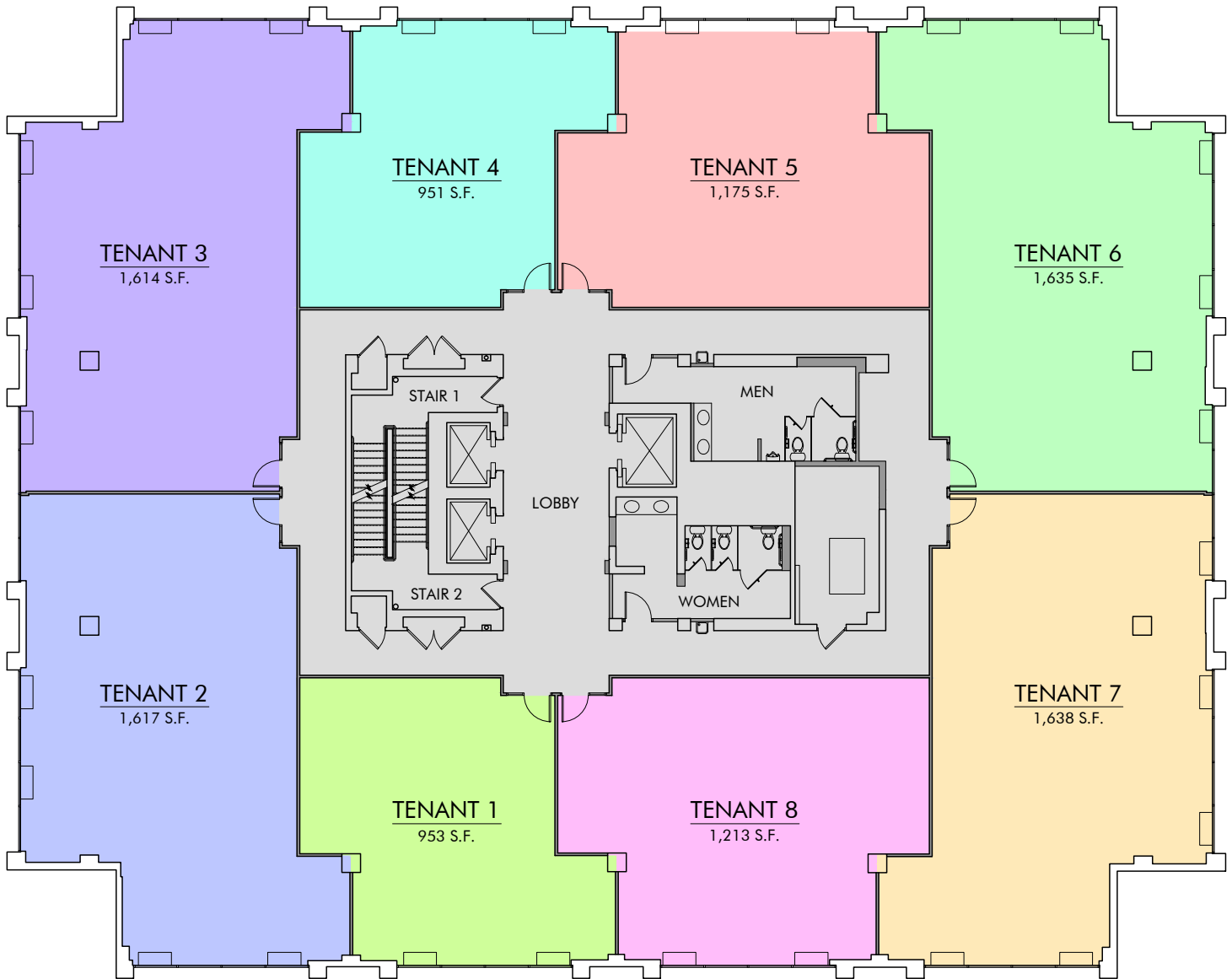
✉ tfarrell@mackenziecommercial.com

FOR LEASE

Anne Arundel County, MD

TYPICAL FLOOR PLAN - 8 TENANT

EMPIRE TOWERS | 7310 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061



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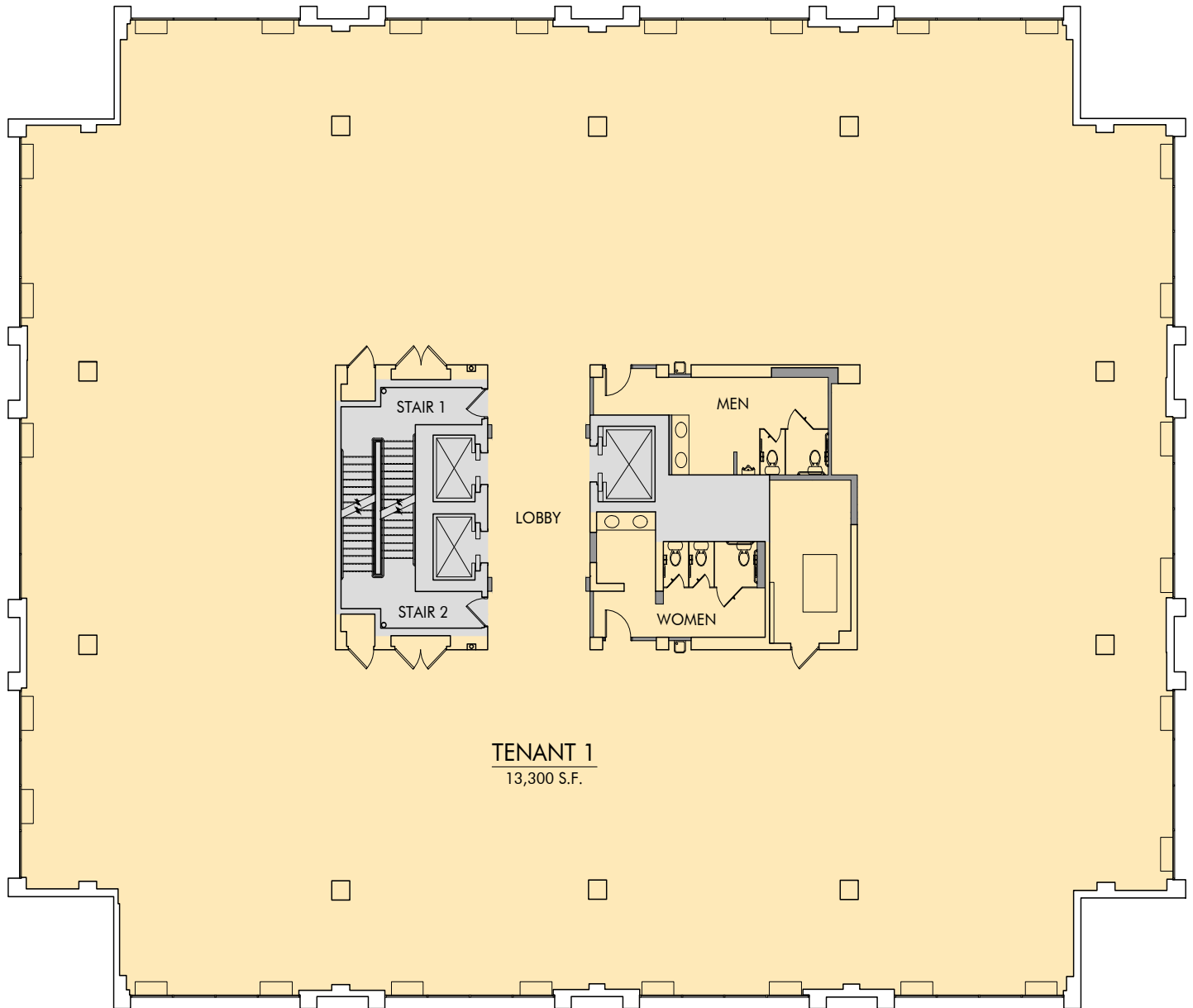
✉️ tfarrell@mackenziecommercial.com

FOR LEASE

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TYPICAL FLOOR PLAN - SINGLE TENANT

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☎ 410.953.0352

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FOR LEASE

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TRADE AREA

EMPIRE TOWERS | 7310 RITCHIE HWY | GLEN BURNIE, MARYLAND 21061



87.2%

PARKS
AND REC
1 MILE

Two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME



LEARN MORE

12.5%

OLD AND
NEWCOMERS
1 MILE

Composed of neighborhoods in transition, populated by renter who are just beginning their careers or retiring. They support environmental cause and Starbucks. Age is not always obvious from their choices.

2.11
AVERAGE HH SIZE

38.5
MEDIAN AGE

\$39,000
MEDIAN HH INCOME



LEARN MORE

0.3%

FRONT
PORCHES
1 MILE

Half of households are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions.

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME



LEARN MORE

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