



FOR LEASE

Baltimore City, Maryland

THE ROTUNDA - OFFICE/RETAIL

711 WEST 40TH STREET | BALTIMORE, MARYLAND 21211



AVAILABLE

Main Building
Suite 114: 8,500 sf ±
Suite 200: 8,500 sf (Available 8/1/22)
Suite 209: 1,555 sf
Suite 210A: 1,150 sf
Suite 212B: 1,700 sf
Suite 357: 1,232 sf
Suite 351: 536 sf

Power Plant Building
2,511 sf - 5,862 sf

Print Shop
Suite 10P - 2,750 sf

PARKING

900 on-site garage spaces
300+ surface spaces

RENTAL RATE

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

HIGHLIGHTS

- ▶ Multiple office spaces, a former movie theater, and a stand-alone building 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
- ▶ Close proximity to downtown Baltimore, I-83, and I-695

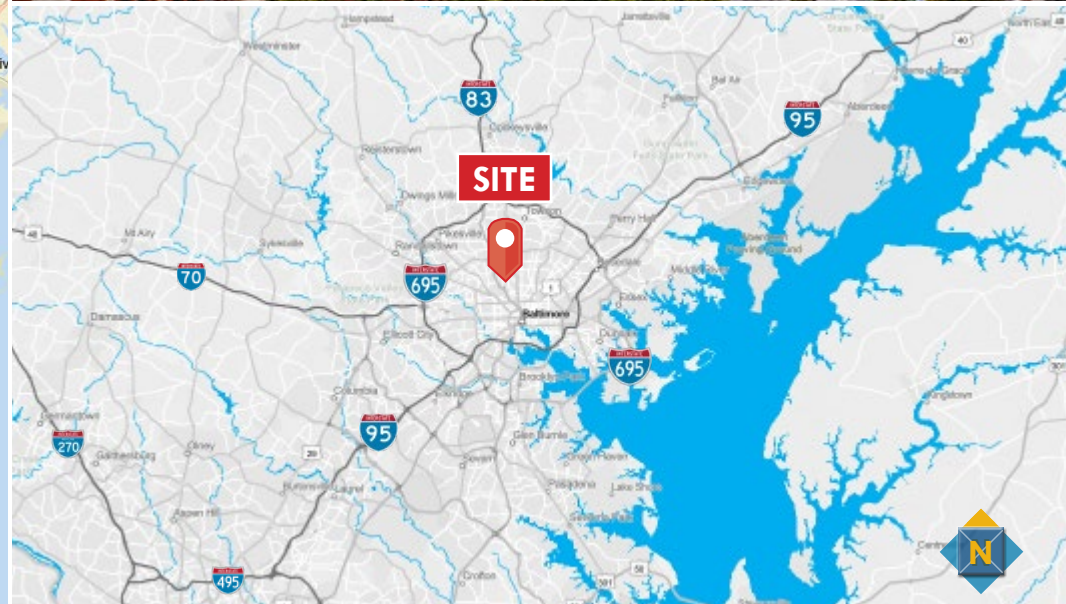
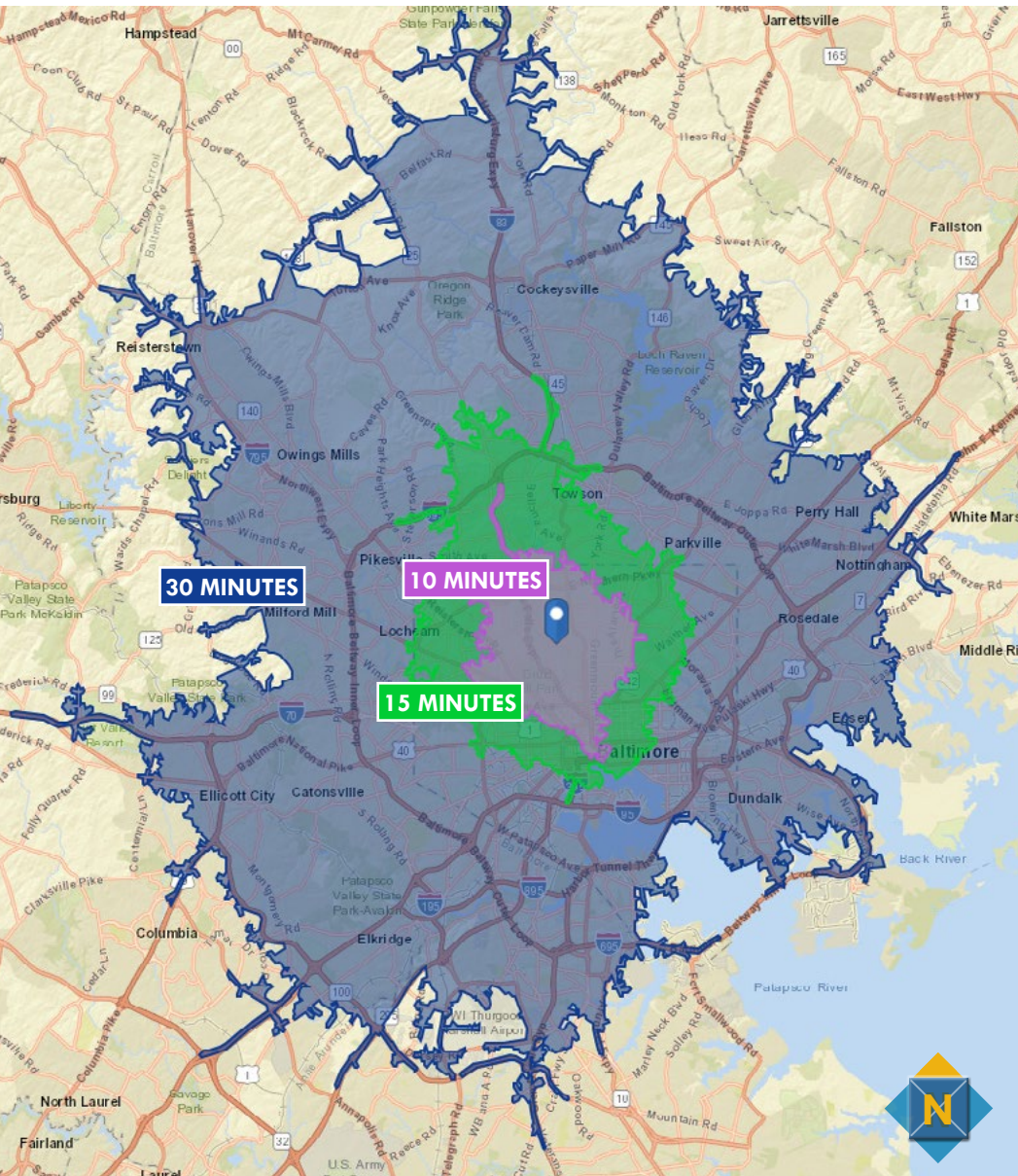


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Baltimore City, Maryland

LOCATION

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



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POWER PLANT BUILDING: PHOTOS

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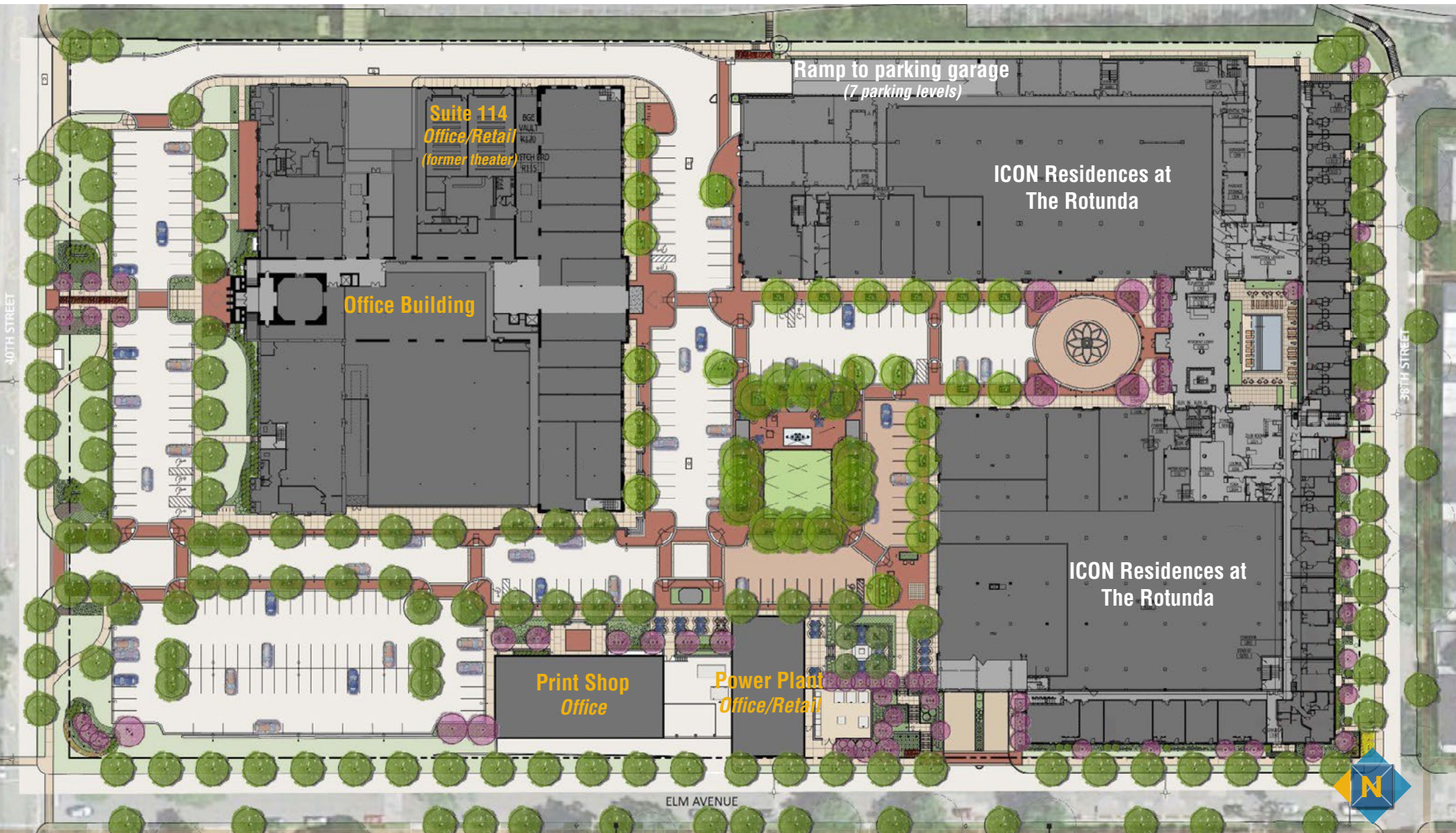
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SITE PLAN

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



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RETAIL TENANTS

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

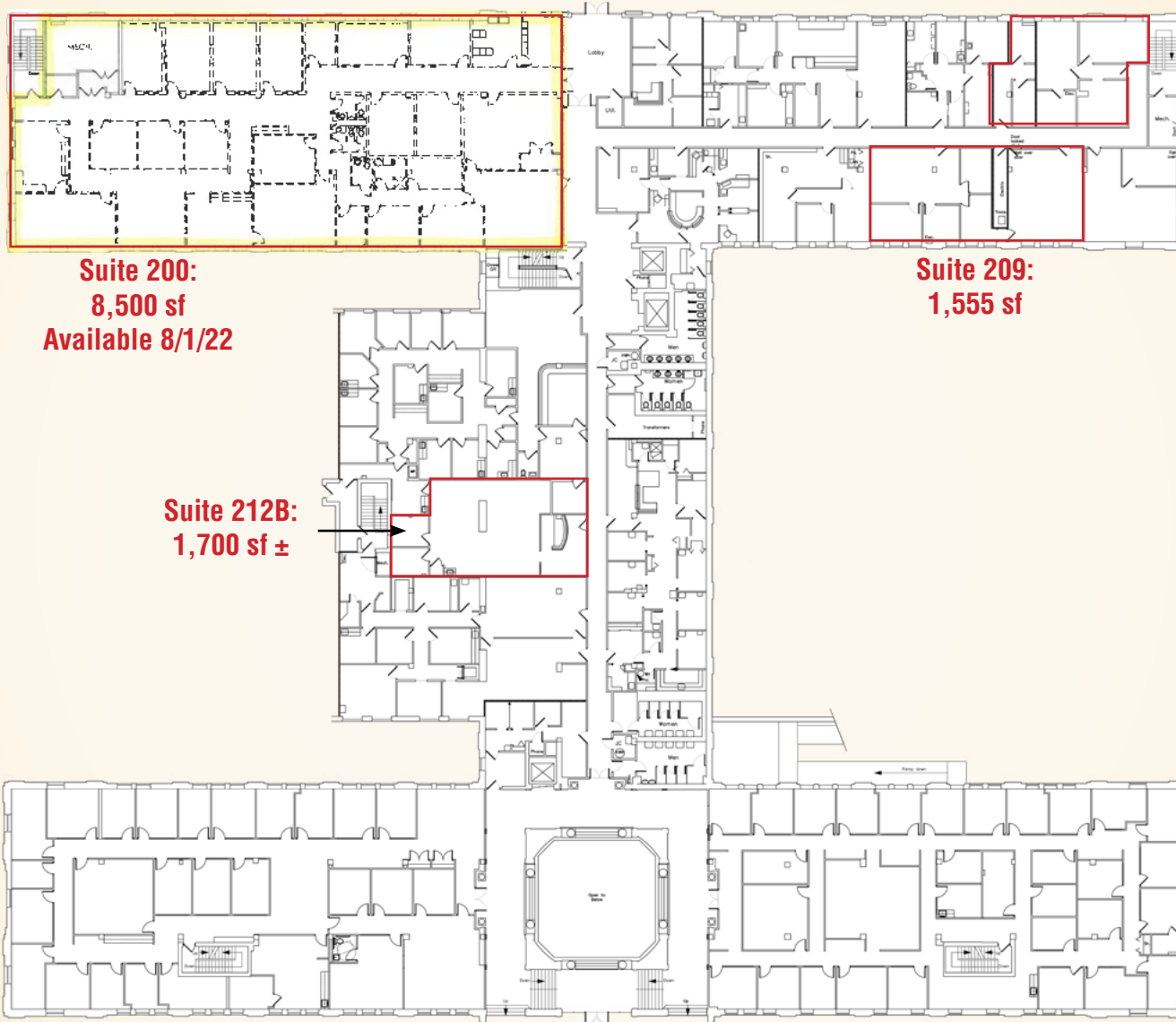


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FLOOR PLAN: SECOND FLOOR (OFFICE)

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



Suite 200:
8,500 sf
Available 8/1/22

Suite 209:
1,555 sf

Suite 212B:
1,700 sf ±

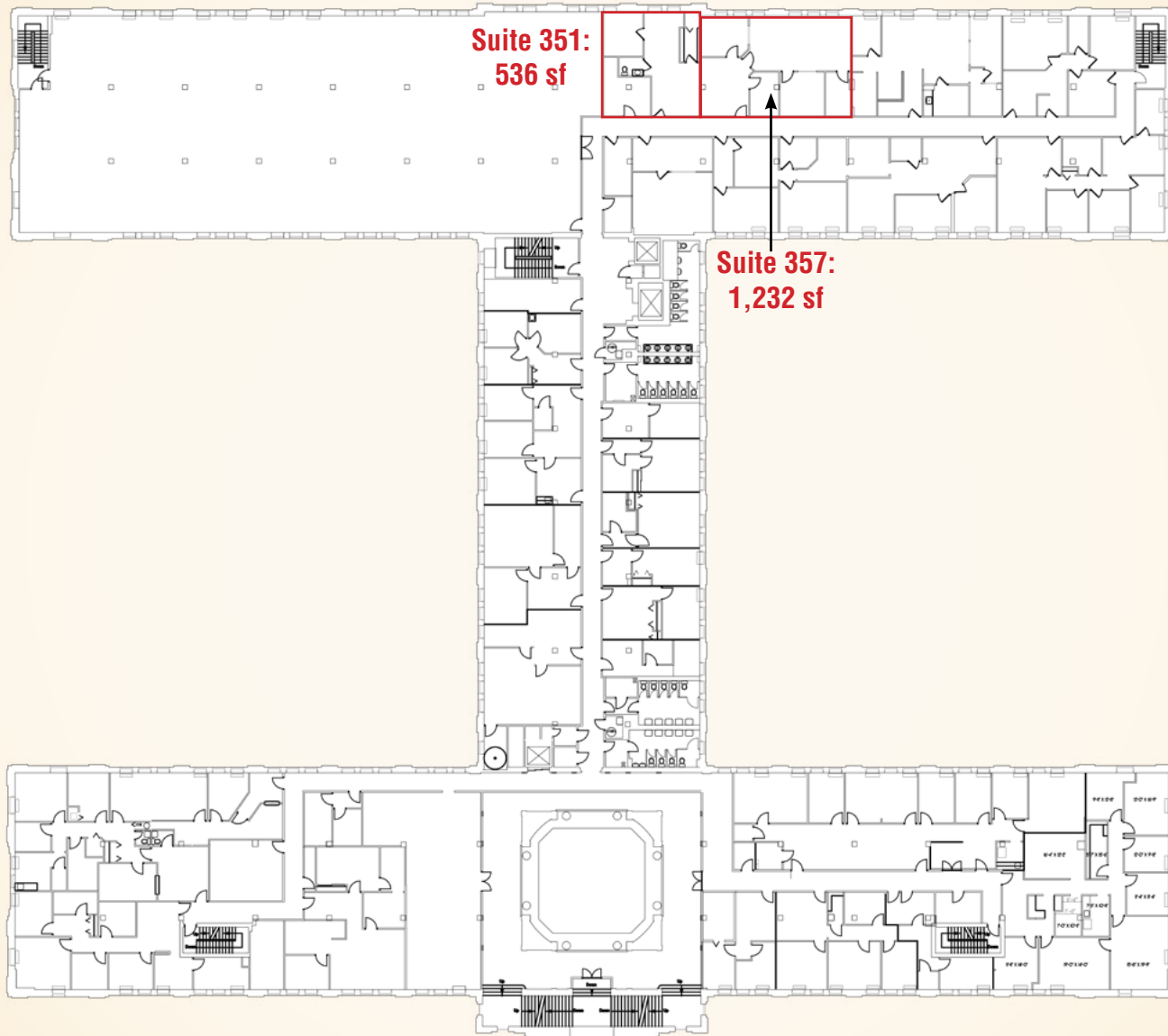
Suite 210A:
1,150 sf

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FLOOR PLAN: THIRD FLOOR (OFFICE)

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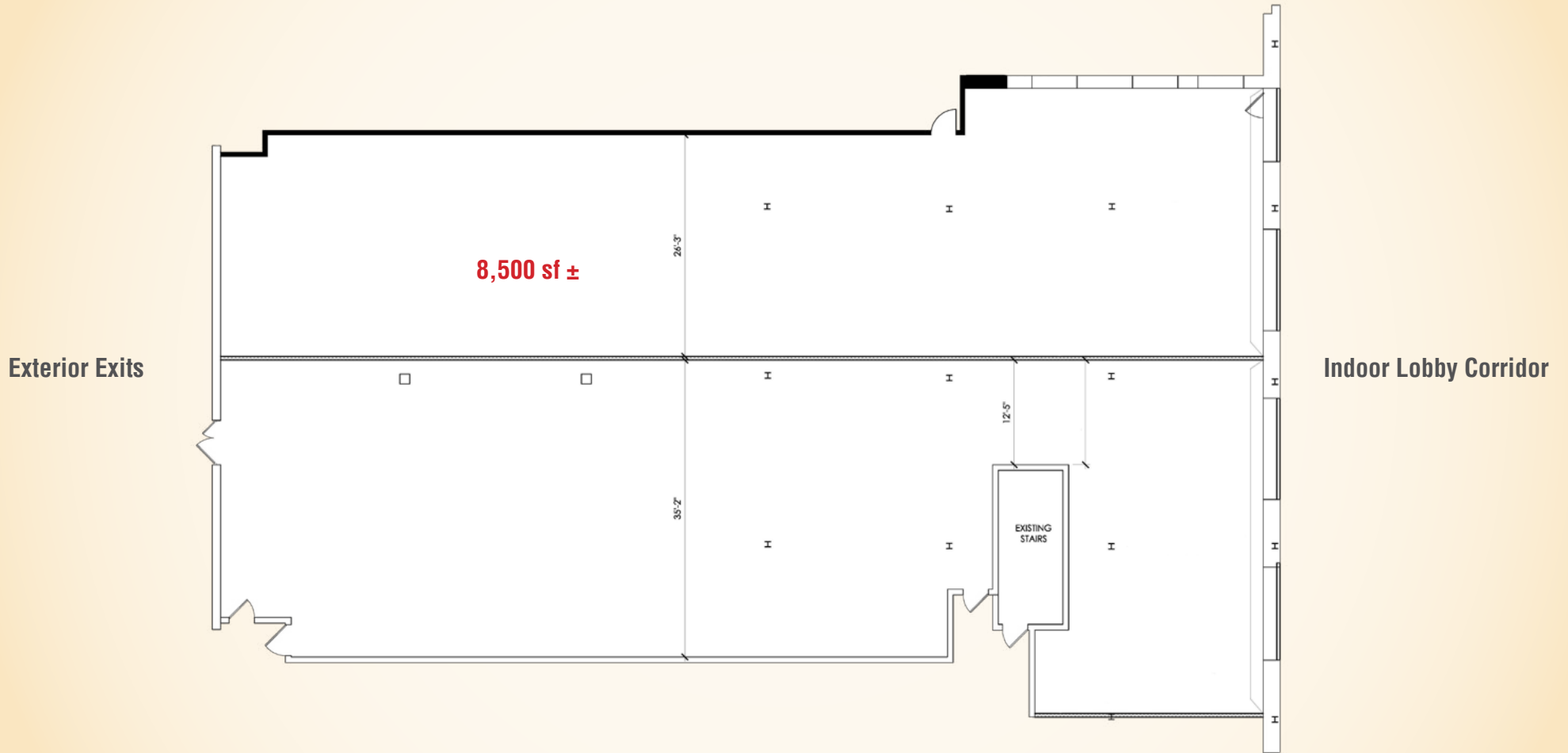
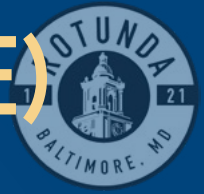


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FLOOR PLAN: SUITE 114 (RETAIL/OFFICE)

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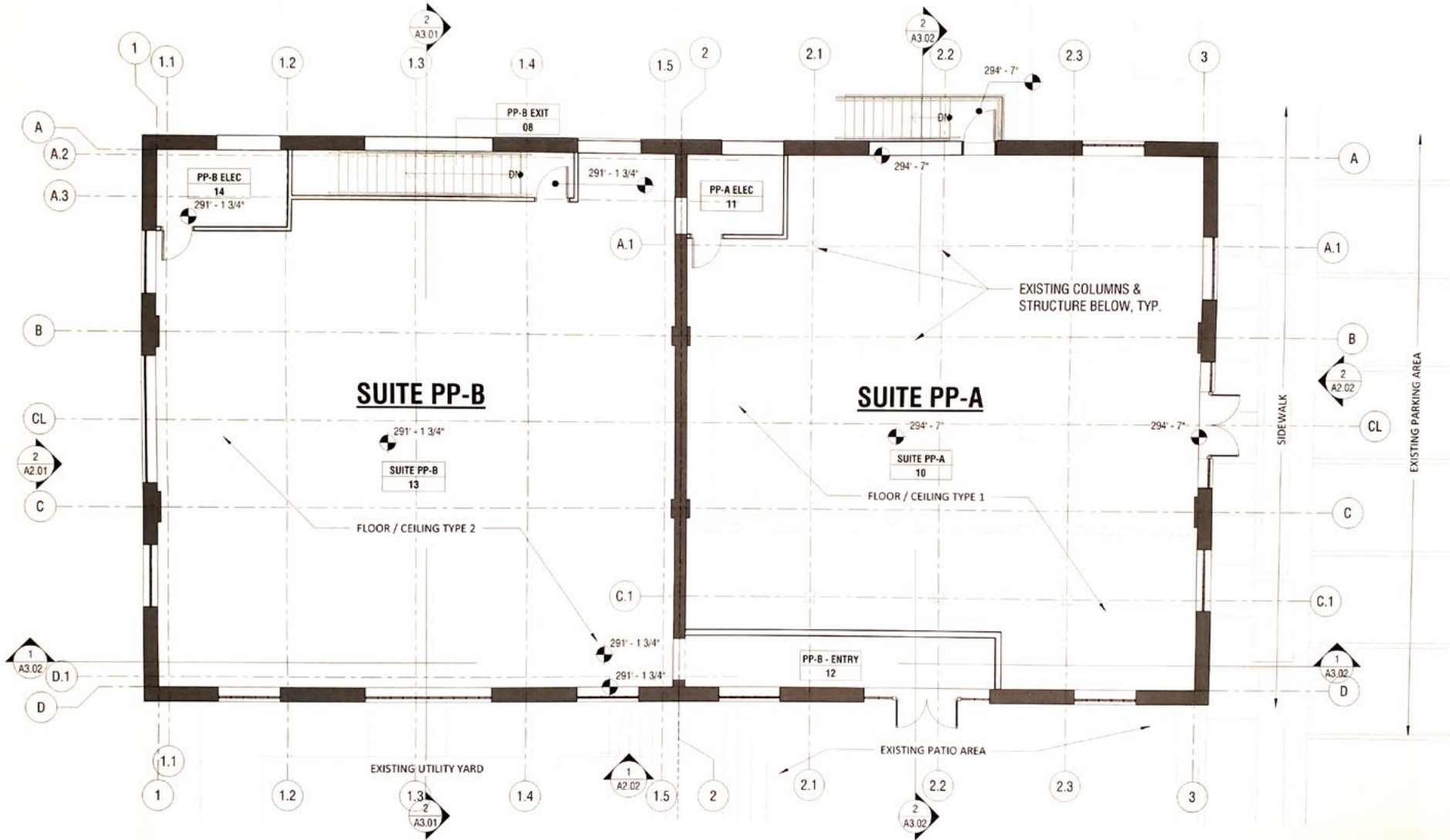


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FLOOR PLAN: POWER PLANT BUILDING

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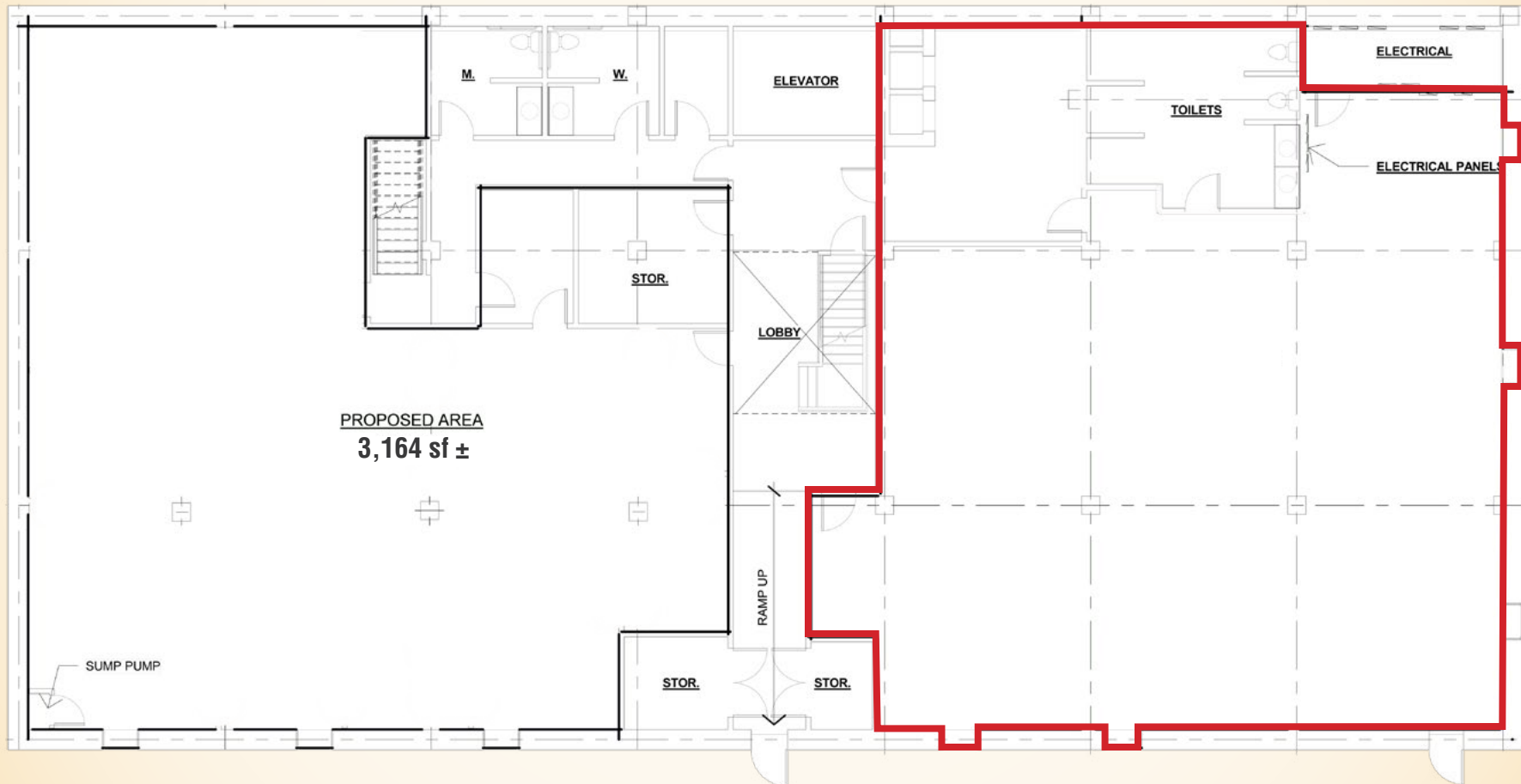
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FLOOR PLAN: PRINT SHOP BUILDING

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Print Shop Building (Ground Floor Terrace)



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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%

