

FOR RENT:

# 2900 Chestnut Ave

"It is happening in Hampden, Hon!"



Ben Frederick Realty, Inc.



- 1,500 Sq Ft up to 3,580 sq ft.
- Ample Free on-site parking
- High ceilings, hardwood floors
- Studio and live-work space
- Prime Hampden Location, near I-83



**Address:** 2900 Chestnut Ave  
Baltimore City, Maryland 21211  
Hampden

**Location:** Just off of the 2900 block of Falls Rd.

**Zoning:** M-2  
"Industrial" Allows office and many commercial uses.

**Building:** Brick construction with wood-joisted floors. Hardwood floors, high ceiling, high end finishes. First floor set up as an office and photographic studio. Second floor includes a large studio to the right and living quarters with full ceramic tile bathroom to the left, making an ideal live-work space.

**Utilities:** Gas heat and central air conditioning paid by the tenant.

**Parking:** Free parking in front of the building plus additional parking at the top of the hill behind the building. Employees will be required to park at the top of the hill to allow for customer parking in front of the building.

**Offering Price:** 1<sup>st</sup> Flr=1,592 SF \$1,500 per month \$11.31/sf  
2<sup>nd</sup> Flr=1,989 SF \$2,000 per month \$12.07/sf  
Bldg=3,581 SF \$3,000 per month \$10/sf  
Tenant pays utilities.



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