

FOR SUBLEASE | OFFICE SPACE

608 WATER STREET, BALTIMORE, MD 21202



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Peter Coe

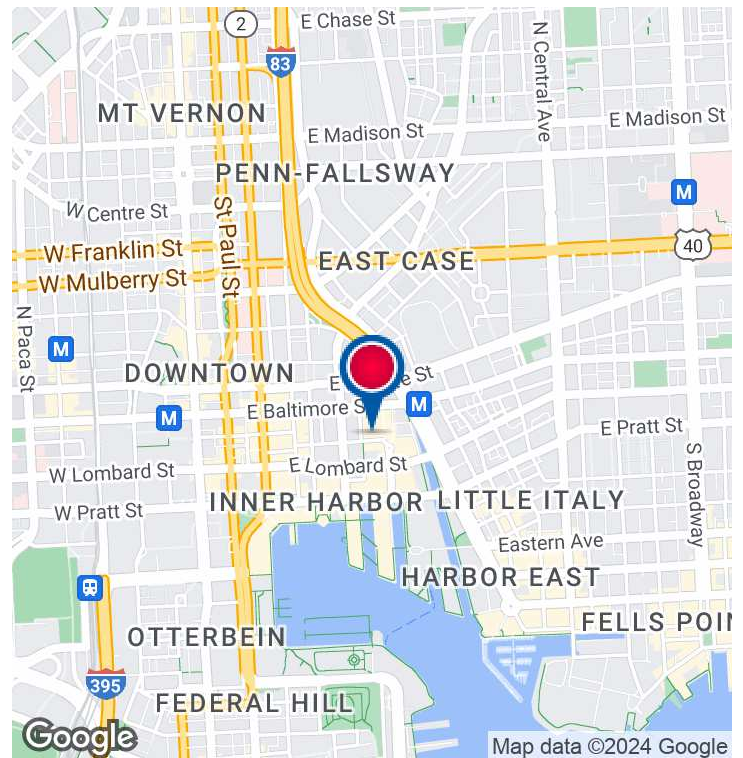
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TD&A
TROUT DANIEL & ASSOCIATES

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Property Summary



PROPERTY DESCRIPTION

Modern offices located in an historic building featuring a front entrance intercom system, private elevator lobby, full floor suite, exposed brick walls, high ceilings, kitchenette, individually controlled thermostats, two ADA restrooms within the suite, and large windows. Numerous parking structures within a block of the building.

PROPERTY HIGHLIGHTS

- Sublease Available through June 14, 2026
- 2nd Floor Office: 2, 706 SF
- Kitchenette: 2 HC Restrooms, Glass Entrance Door
- Newly Remodeled Space
- Next to the Cordish Companies' Power Plant Live Entertainment District
- Abundance of parking nearby
- Two blocks from the Inner Harbor
- Zoned C5-DC
- Exposed brick walls
- Complete renovations to building including newly renovated entrance lobby and common areas
- New HVAC & Electrical with individual tenant controls

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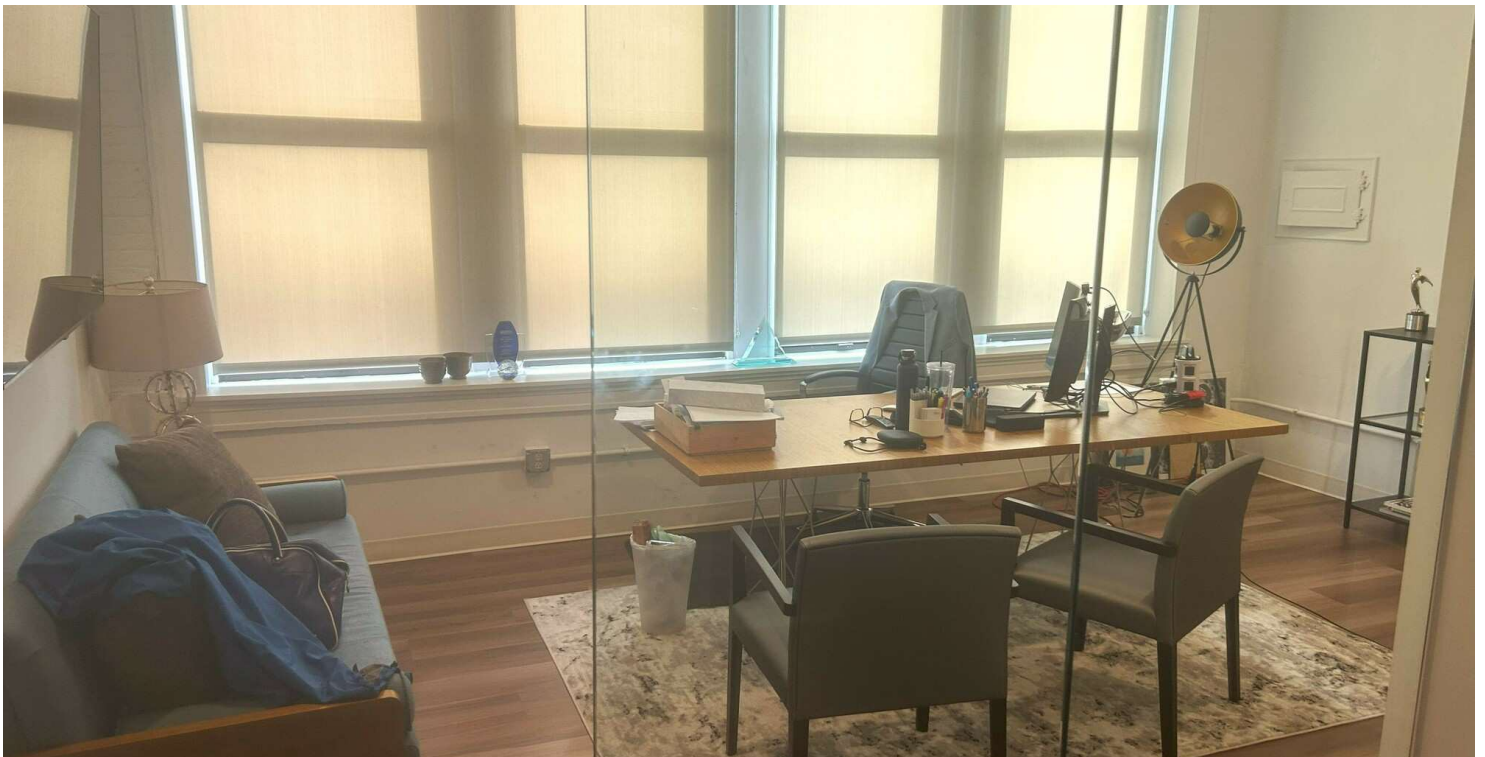
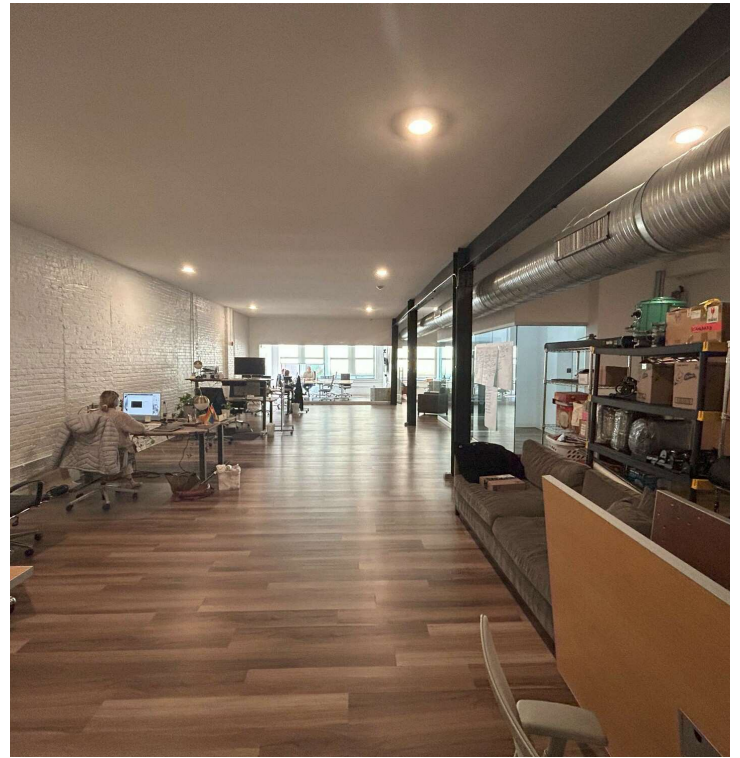
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Additional Photos



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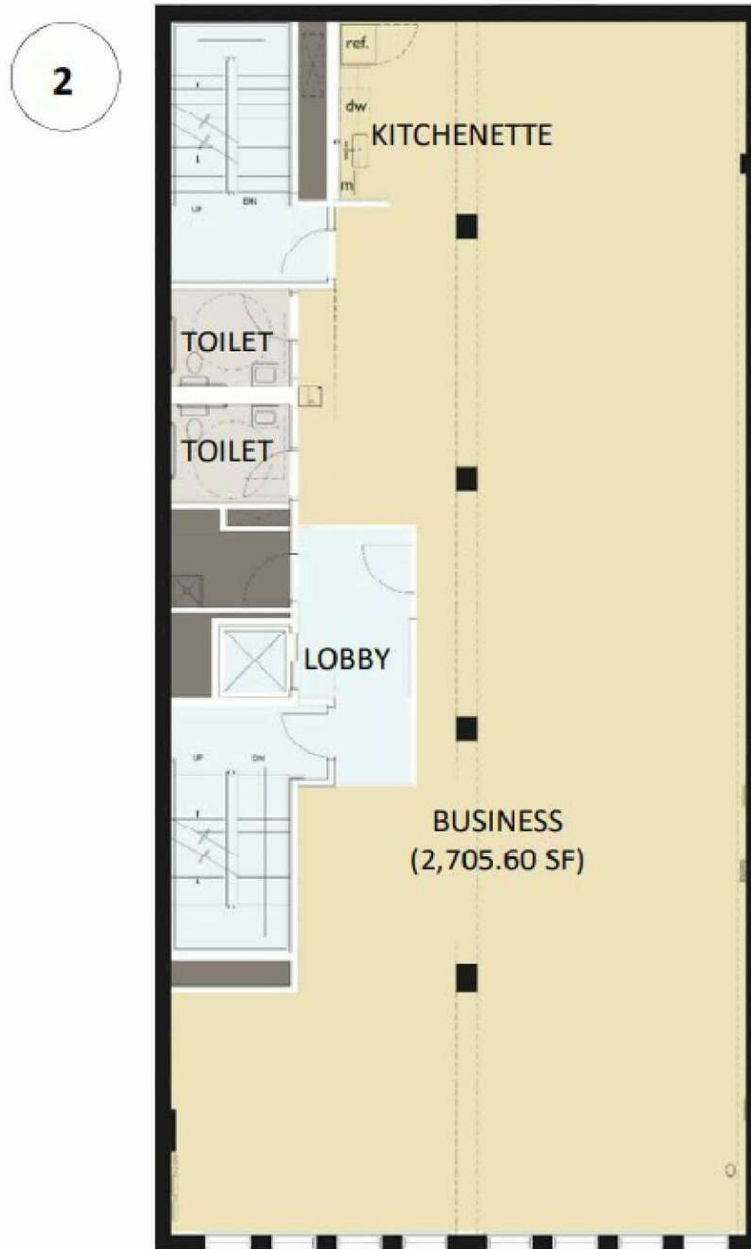
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Floor Plan



SECOND FLOOR

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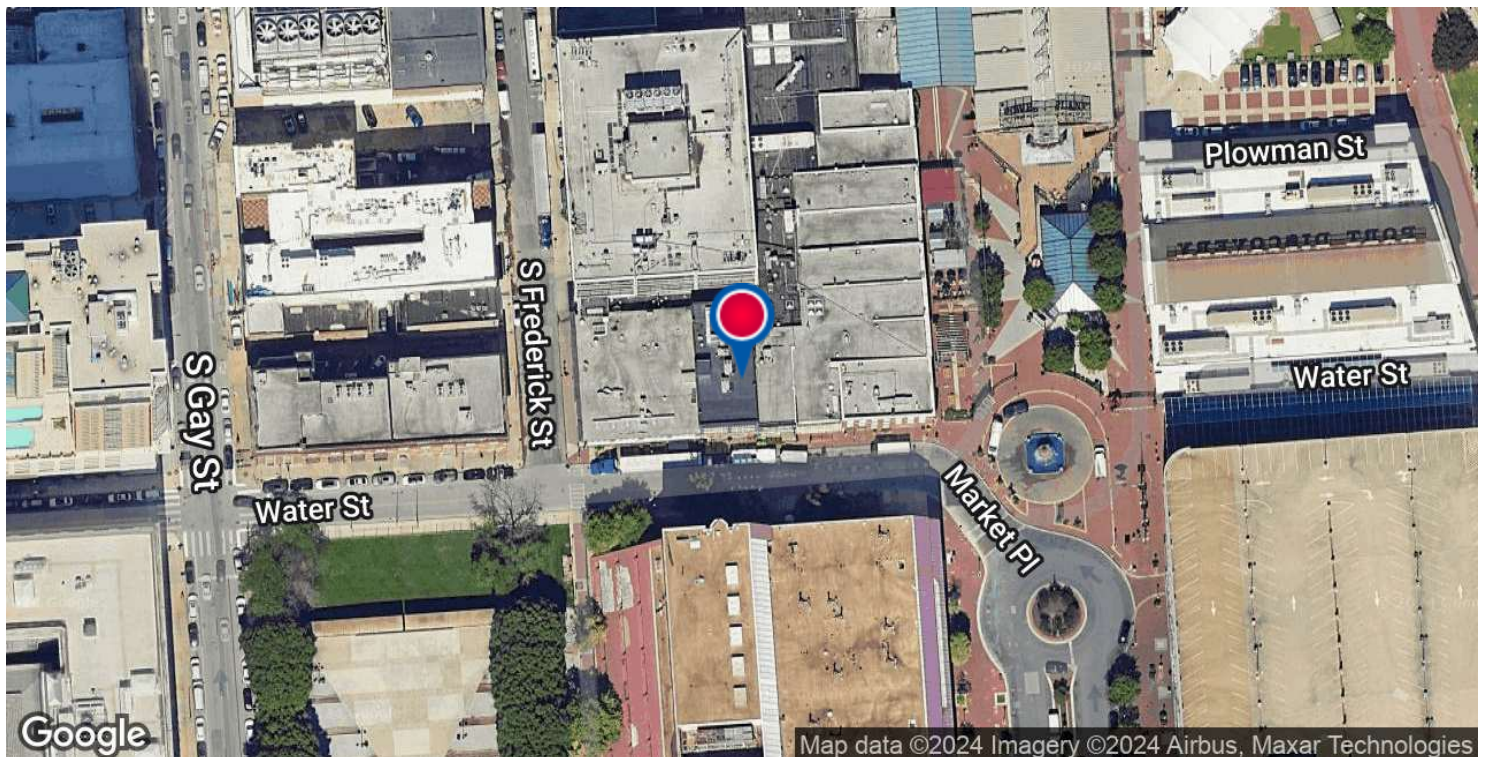
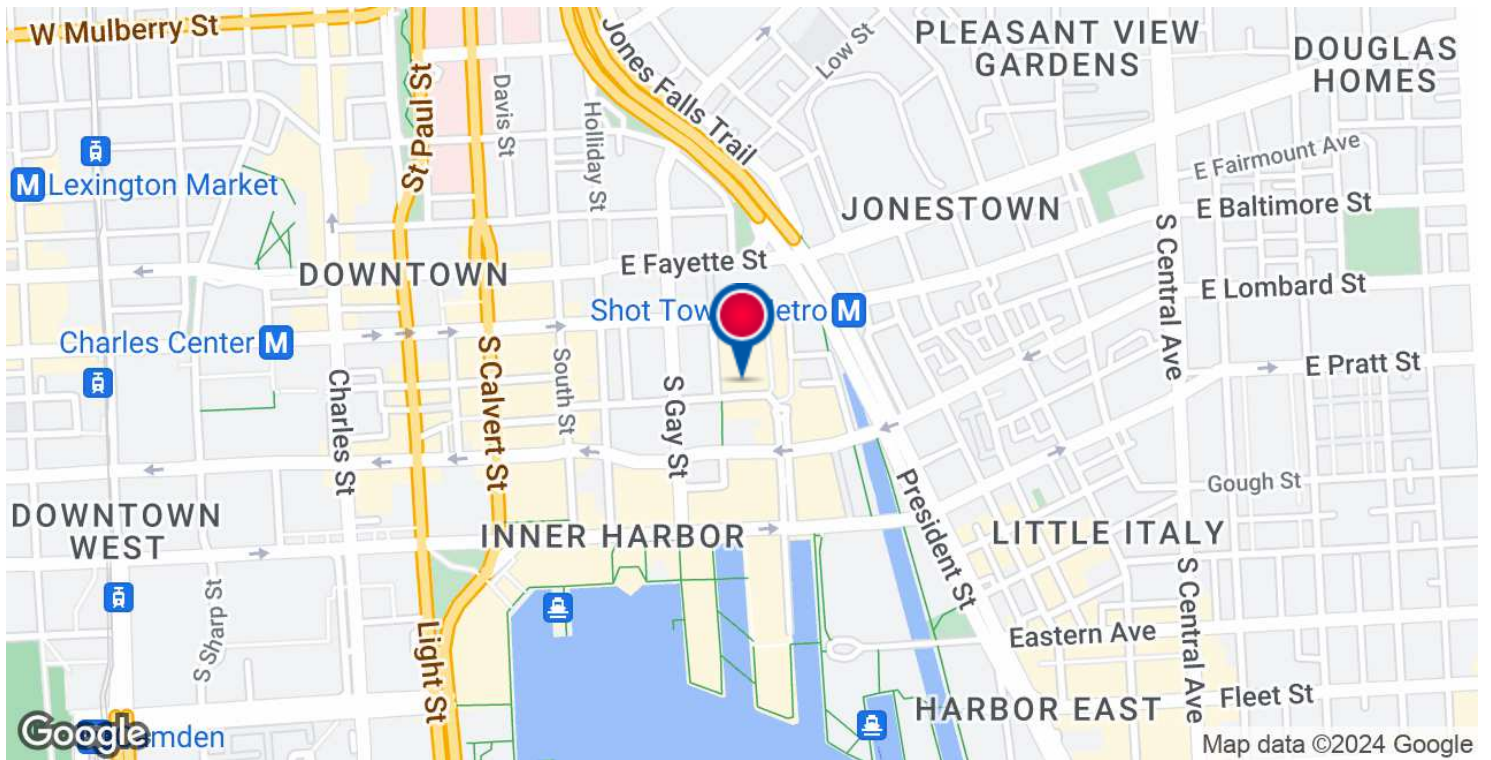
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Location Maps



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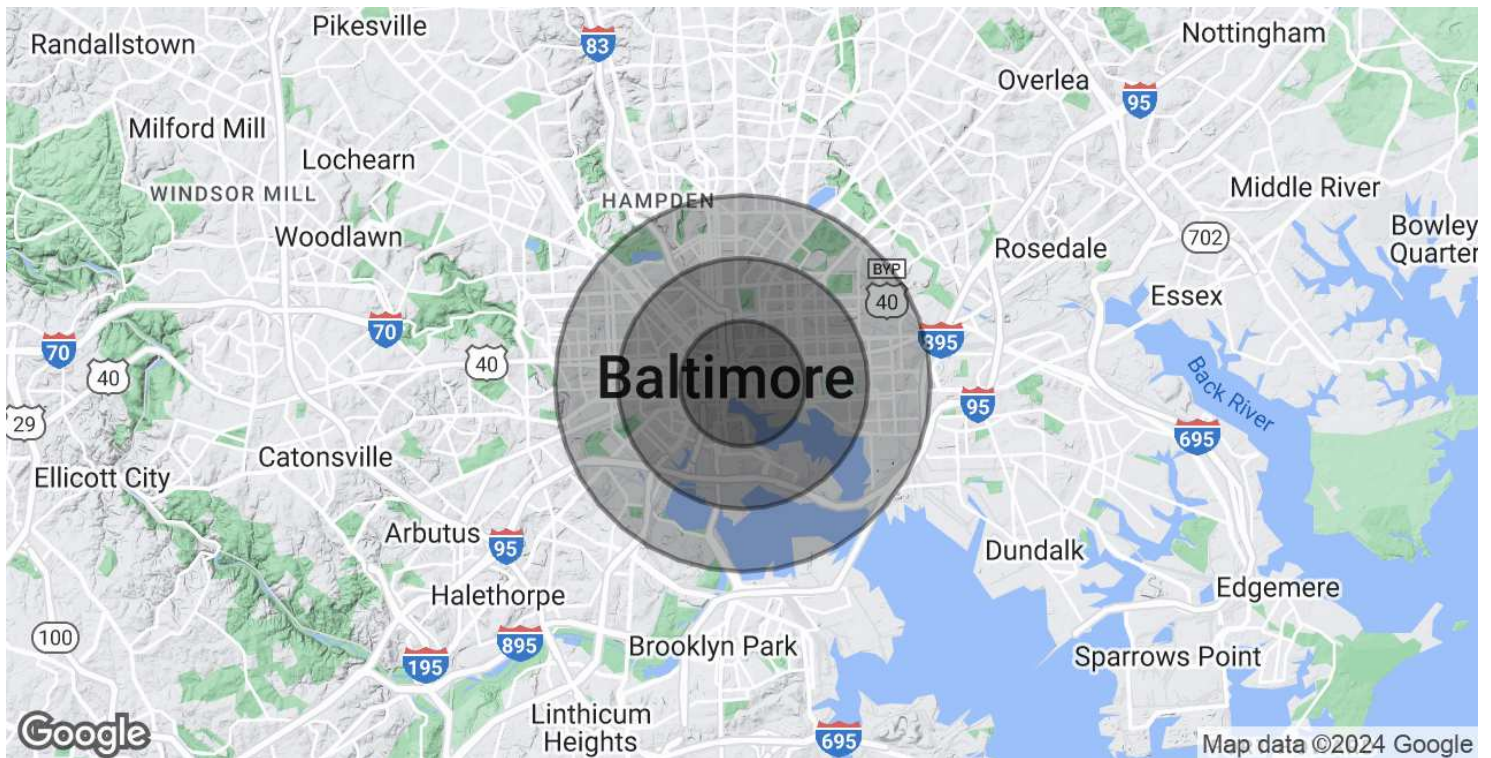
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,718	133,018	278,816
Average age	32.4	32.6	33.3
Average age (Male)	32.5	32.6	32.3
Average age (Female)	32.3	32.5	34.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,030	56,679	110,984
# of persons per HH	2.3	2.3	2.5
Average HH income	\$62,295	\$58,903	\$54,758
Average house value	\$353,014	\$282,849	\$239,472

* Demographic data derived from 2020 ACS - US Census

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