

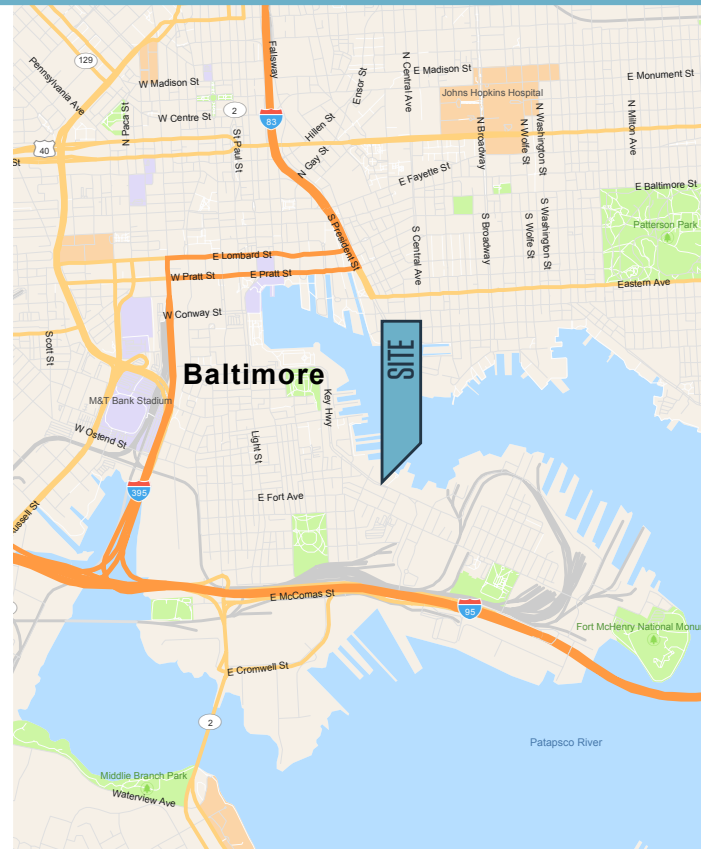


## FOR LEASE

### PROPERTY HIGHLIGHTS:

- **Rare Class A For Lease**
- **Mangels Building**
  - » M200 / M201 - 2,435 / 2,905 / 5,000 up to 8,023 RSF (See Demising Plan)
    - \$29.00 PSF plus Electric
- **Pitt Building**
  - » P201 - 2,259 SF (Available 11/1/24)
  - » P300D - 992 SF (Available **NOW**)
    - \$30.00 PSF Full Service
- As-is, existing build-out in place
- Parking available **ON-SITE**
- Immediate access to I-95
- Located in Locust Point

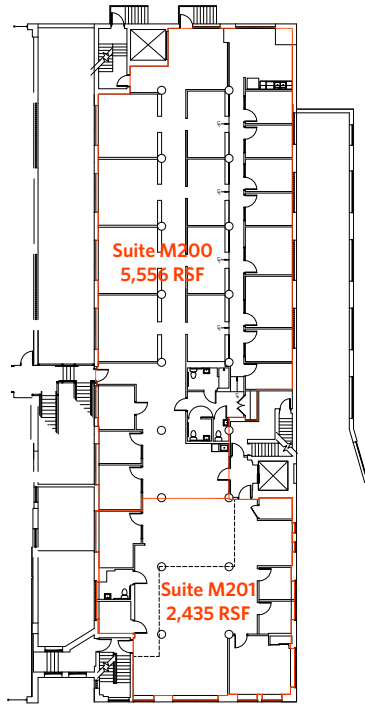
### CORPORATE NEIGHBORS INCLUDE:



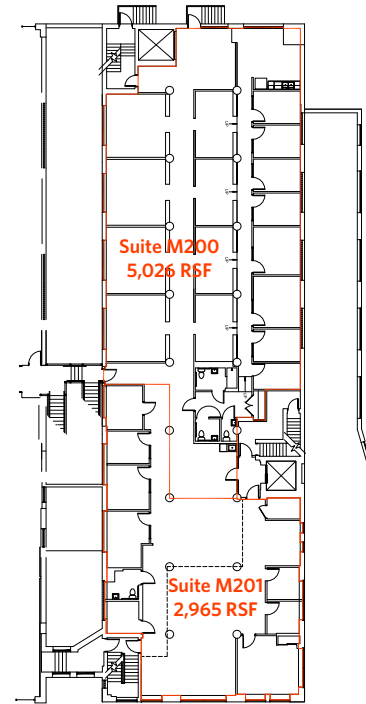
# 1414 KEY HIGHWAY

Baltimore, MD 21230 | Baltimore City

## CONCEPTUAL DEMISING PLAN 1



## CONCEPTUAL DEMISING PLAN 2



## FIBER MAP

### FiberLocator

1414 Kew Hwy, Baltimore, MD 21230

#### Lit Buildings/Data Centers

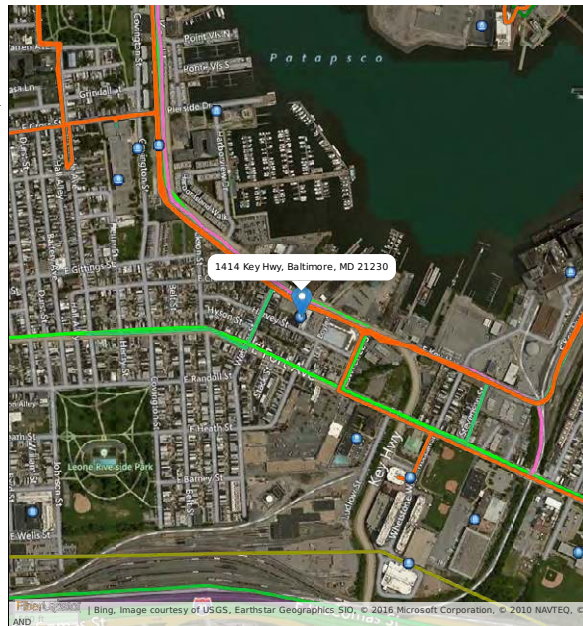
- Data Centers
- Lit Buildings

#### Metro Networks

- 24-7 Mid-Atlantic Networks
- CenturyLink Metro
- Level3 Metro
- Lighttower
- Lighttower Leased
- Litecast
- Maryland Broadband Coo...
- One Maryland ICBN
- Windstream
- XO Communications
- Zayo Dark
- Zayo Metro

#### Long Haul Networks

- EarthLink Long Haul
- Level 3 Long Haul
- Verizon Long Haul
- XO Long Haul
- Zayo Dark Long Haul
- Zayo Long Haul

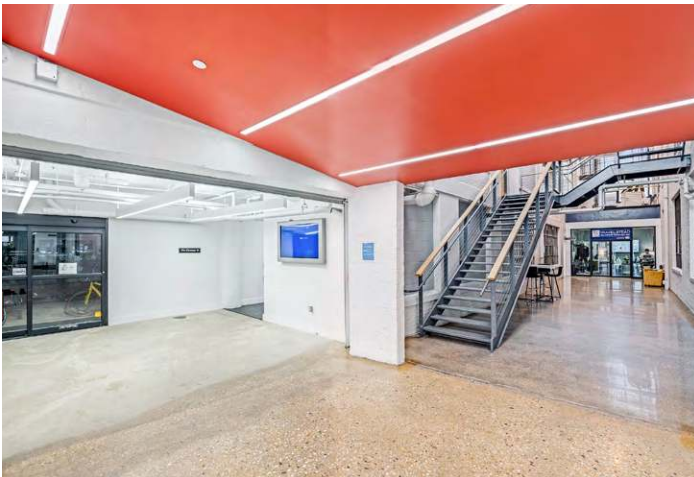
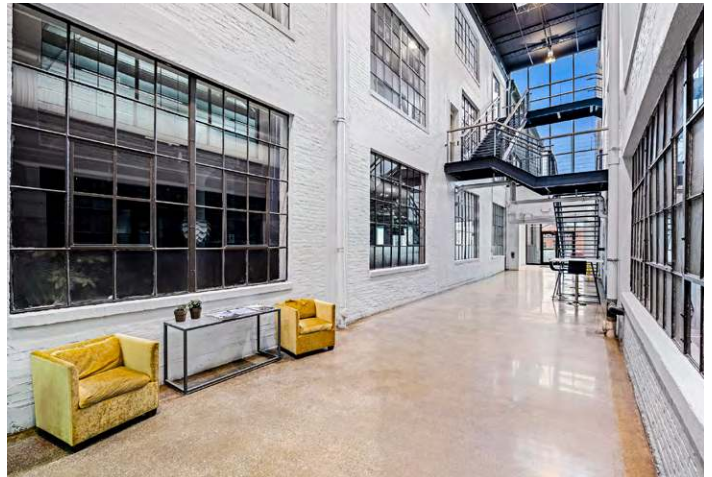
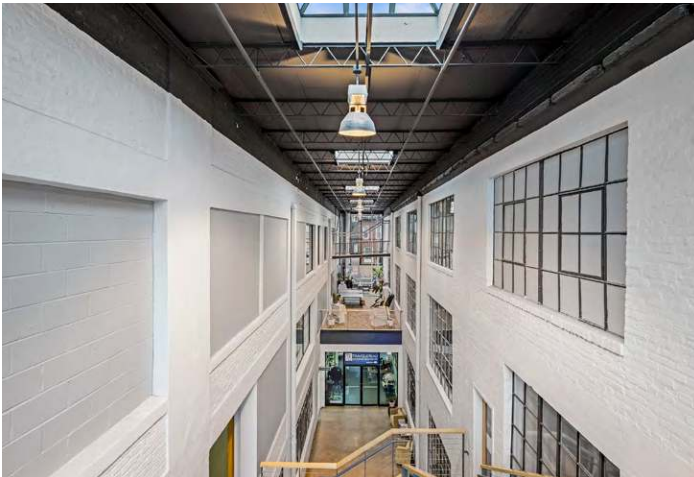


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## PHOTOS





# 1414 KEY HIGHWAY

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## MARKET AERIAL



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