

# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



## FOR LEASE

### PROPERTY HIGHLIGHTS:

- **Building Size:** ±45,536 SF
- **Type:** 2-story with partial basement
- **Construction:** Masonry
- **Classrooms:** 16 (including free-standing portable room outside)
- **Roof:**
  - » Original Building and Gymnasium Wing and Classroom Addition - Flat roofs with built-up membrane
  - » Technology Wing - Pitched "shed" roof with standing seam metal roof panels
- **Zoning:** DR 5.5
- **Rent:** \$13.75/SF NNN
- **Parking:** 173 spaces in open lots. Shared parking stalls with adjacent church and various parish buildings
- **Year Built:** Phase I - 1956 / Phase II - 1962 / Phase III - 1999
- **R.E. Taxes:** Tax Exempt
- **Parcel Size:** 13.45 acres
- **Heating/HVAC:** Central heating system with gas-fired hot water boilers and circulating pumps serving conveyor units and hot water baseboard units. High capacity hot water air handling units in classroom addition, basement and gymnasium mezzanine. Electric split system air handlers and fan coil units with pad and roof-mounted condensers.
- **Electrical/Power:** The main electrical service consists of one, 400-amp, and one, 500-amp, 120/208 volt three-phase four-wire alternating current (AC) services and one, 1,0000-amp, 120/240 volt single-phase three-wire alternating current (AC) service. The electrical wiring is copper, installed in metallic conduit. Circuit breaker panels are located throughout the building.
- **Fire & Life/Safety:** Hydrants, smoke detectors, alarms, extinguishers and Wet-chemical cooking area fire suppression system.

David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

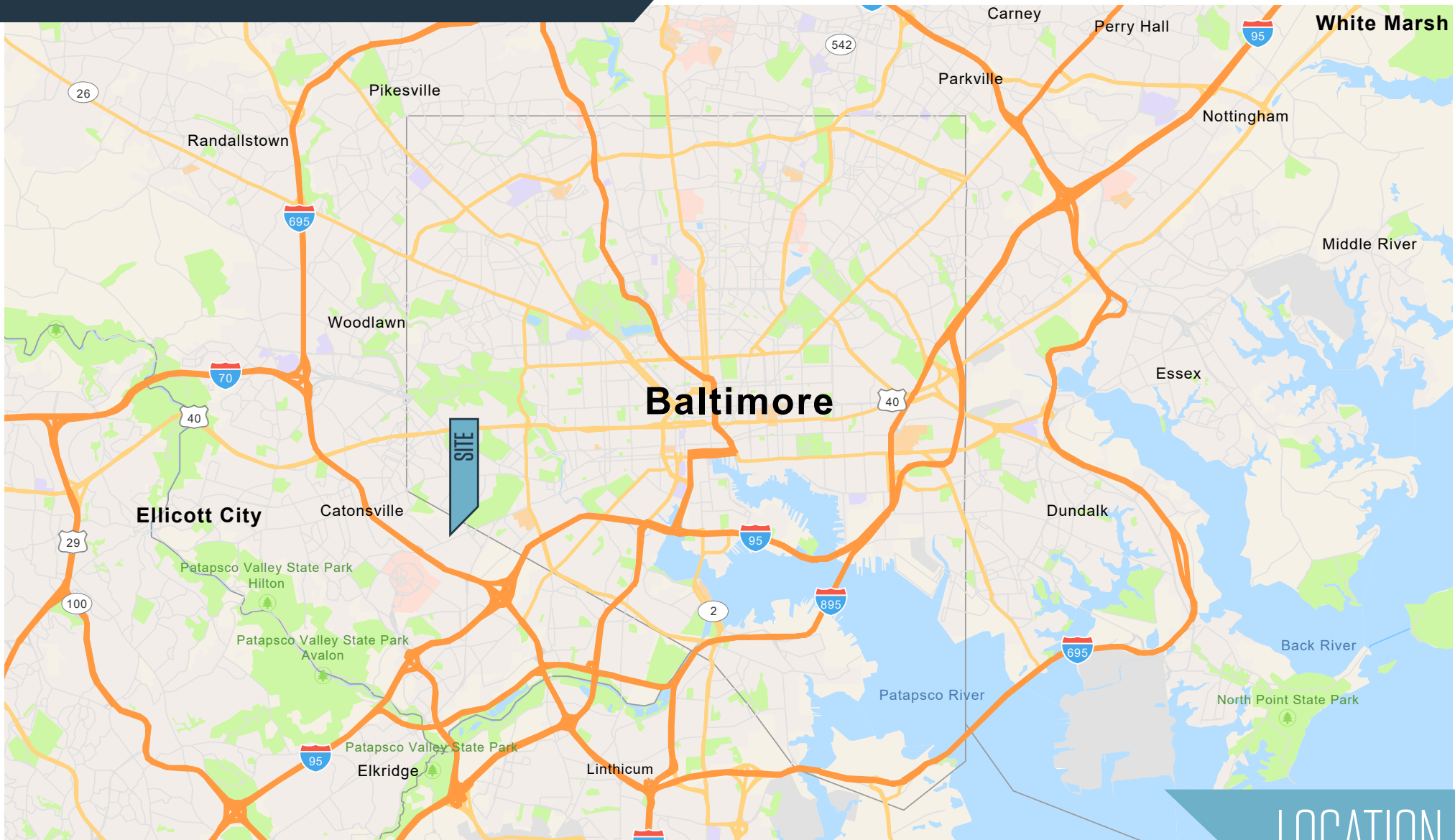
Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

**NA**klnb

# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com



# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

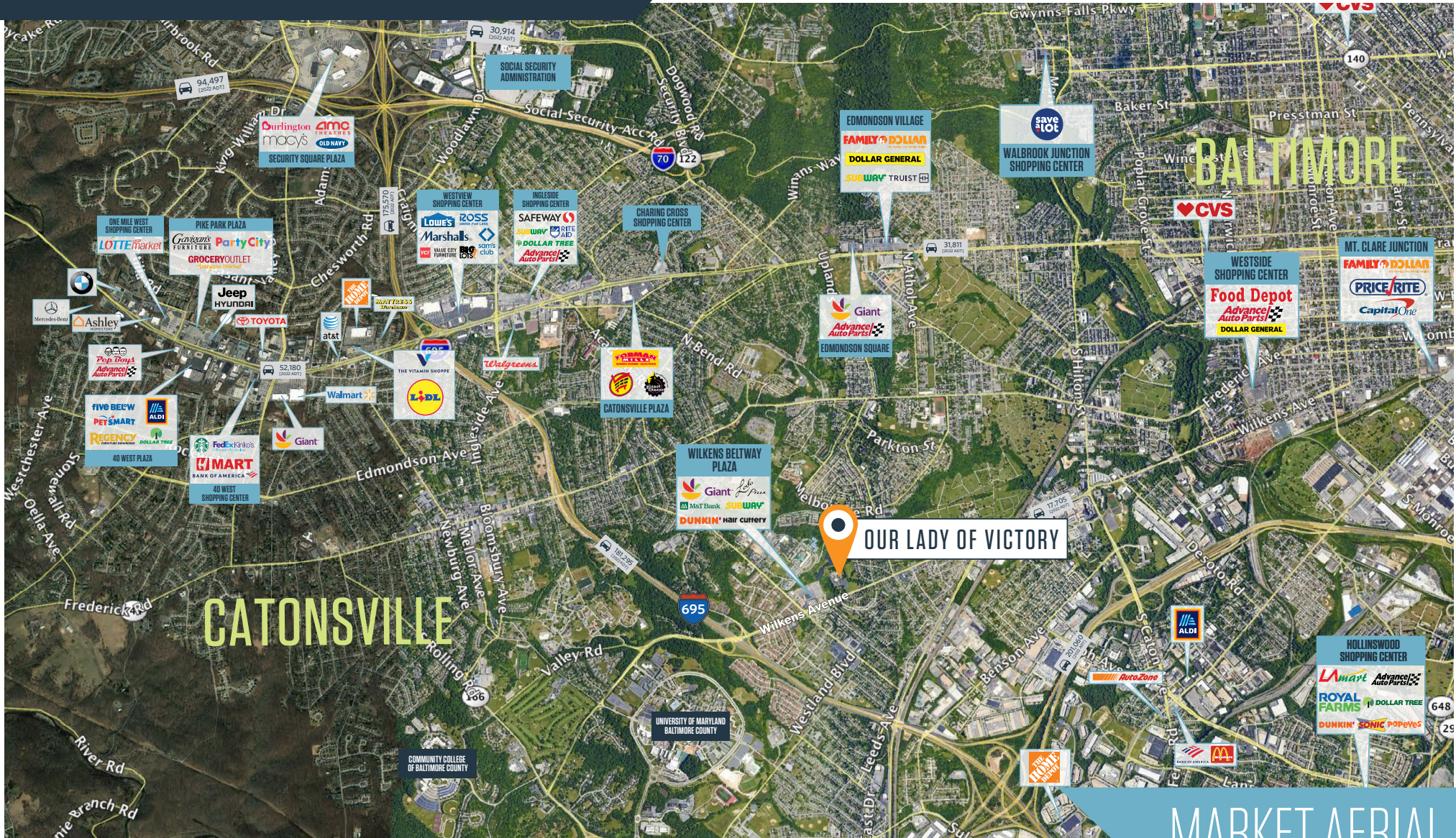
Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

**NA**klnb

# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

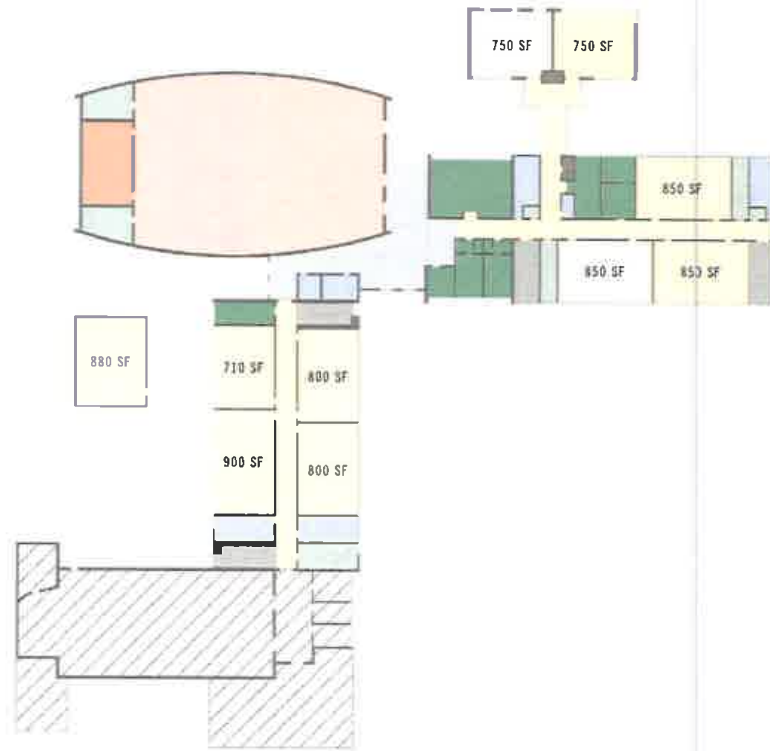
Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com



# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



FIRST FLOOR



SECOND FLOOR

BASEMENT



## FLOOR PLAN

David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

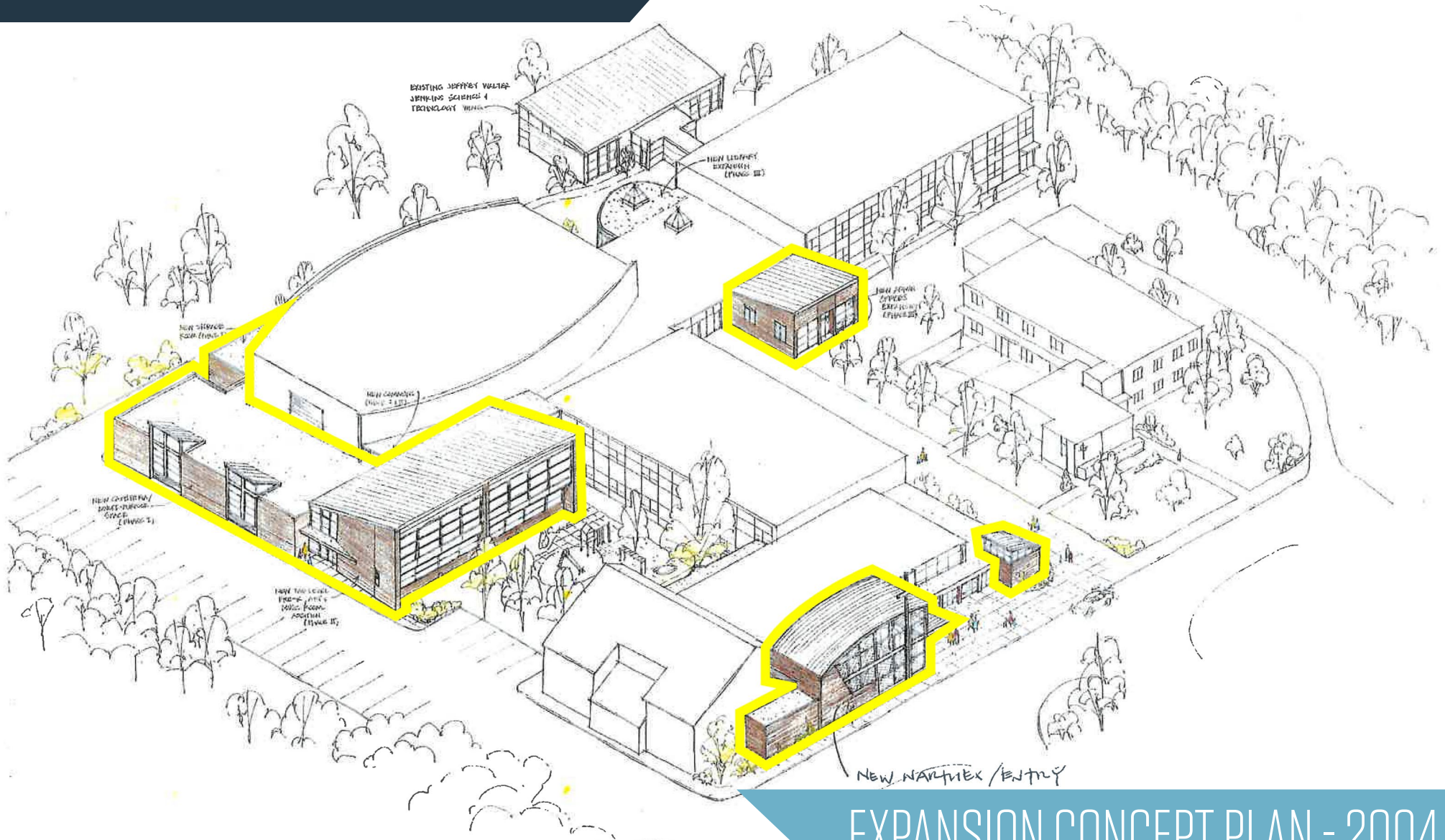
Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com



# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



## EXPANSION CONCEPT PLAN - 2004

David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com



# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County



PHOTOS

David J. Fritz, CCIM, SIOR  
dfritz@klnb.com  
443-574-1410

Joseph P. Nolan, SIOR  
jnolan@klnb.com  
443-632-2065

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

**NA**klnb

# OUR LADY OF VICTORY

4416 Wilkens Avenue, Baltimore, MD 21229  
Baltimore County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

**David J. Fritz, CCIM, SIOR**

[dfritz@klnb.com](mailto:dfritz@klnb.com)

443-574-1410

**Joseph P. Nolan, SIOR**

[jnolan@klnb.com](mailto:jnolan@klnb.com)

443-632-2065

100 West Road, Suite 505  
Baltimore, MD 21204

[klnb.com](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**NAI**klnb