



Investors 1031 Exchange

Protecting your wealth through market intelligence

Deal Room Offering
Triple Net Events Space: Baltimore

i1031x.com

858-531-1031

exchangeteam@i1031x.com



Exclusive events space in the heart of downtown Baltimore

NOI: \$466,182

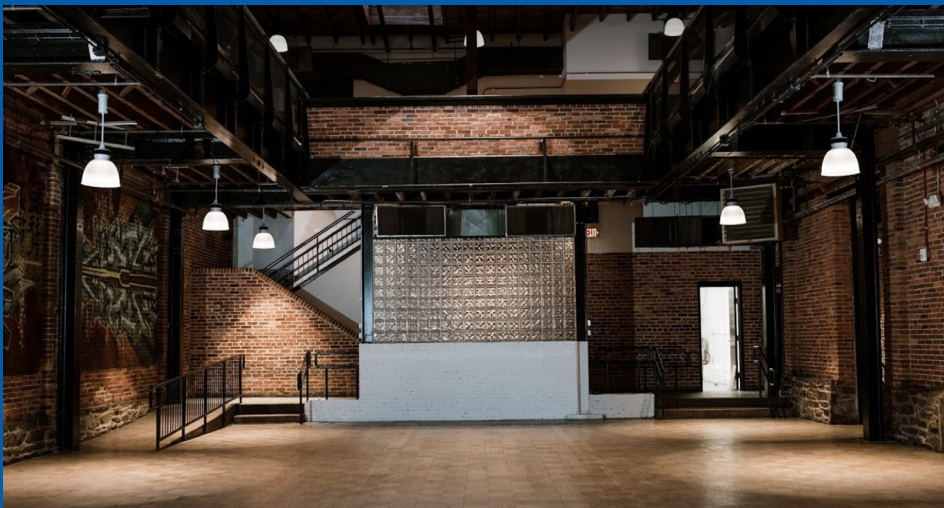
CAP Rate: 10%

Valued at \$4.6 MM

NNN Lease until 2032 with 3% annual increases and \$25k/month starting rent



The subject property is located along the west side Guilford Ave, which is a densely developed retail and commercially-oriented corridor. Numerous shopping centers and freestanding retail uses are located along this corridor. Retail and office uses represent the predominant land use in the immediate vicinity of the subject property. Approximately 400 ft south of the subject, at the intersection of Guilford Ave and Saratoga Street retail space is prevalent indicating a strong desire for commercial space.





We're Different

We are not affiliated with any title or escrow company, and we are a fully independent 1031 Exchange Qualified Intermediary.

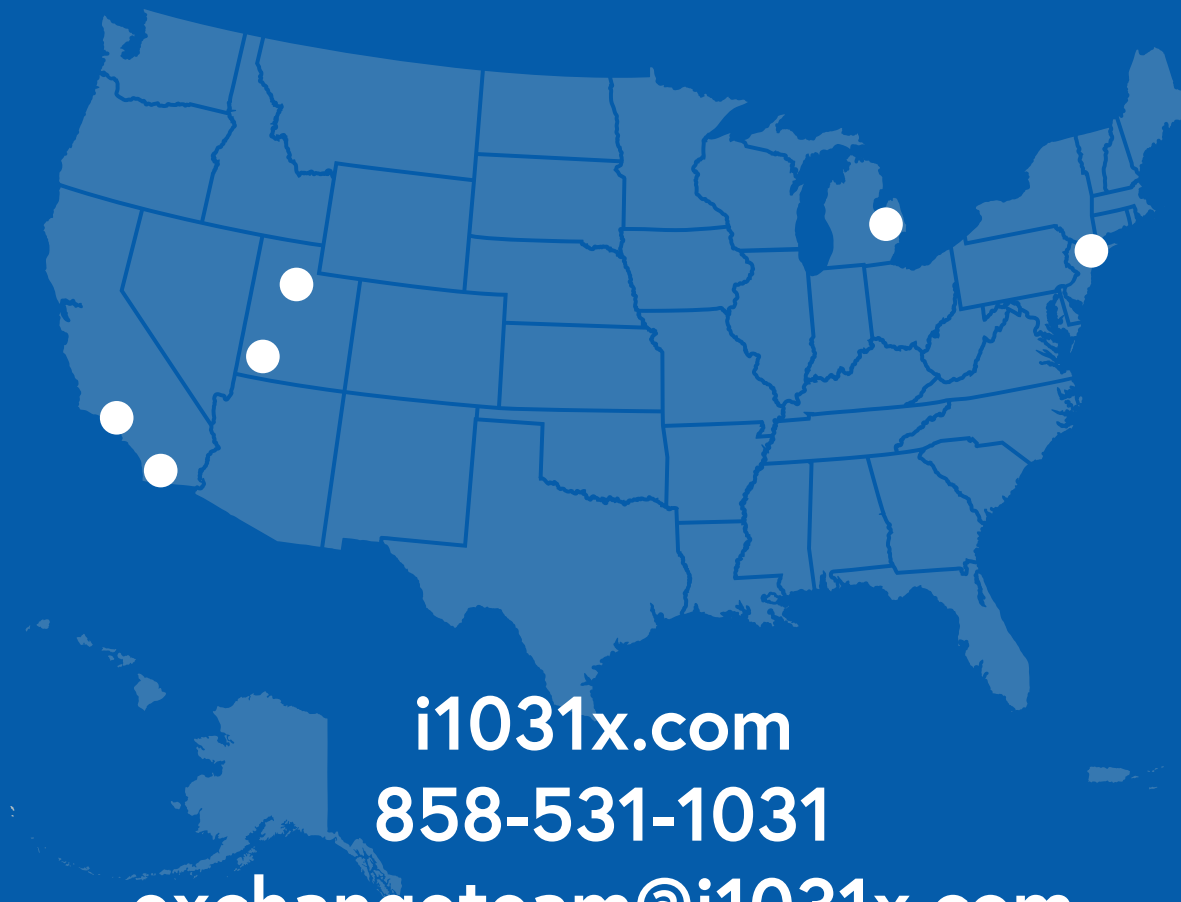
We advise our clients on their overall real estate investment strategy, structuring the most cost-effective plan for them and their families to ensure that their wealth is protected. Most accommodators are not independent in the way we are and are therefore strictly forbidden to consult the way we do. We will ensure your transaction goes smoothly, with frequent communication and open conversations during your exchange period. Through our exclusive software platform, you'll always have access to your documents, forms, and exchange timeline.



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Where we are



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