

FOR SALE

 Baltimore City, Maryland

1 E FRANKLIN STREET

BALTIMORE, MARYLAND 21202

BUILDING SIZE

13,015 sf

FLOOR SIZE

2,603 sf

SITE SIZE

2,722 sf ±

ZONING

B-4-2 (office, retail, and residential)

SALE PRICE

\$1,150,000

HIGHLIGHTS

- ▶ Excellent user/buyer building with existing income
- ▶ Elevator serves all floors
- ▶ Renovated in 2005 and 2014
- ▶ Floors 3 and 4 currently built-out as offices. In good condition
- ▶ 1st floor retail and ATM machines
- ▶ Men's and Ladies bathrooms on all floors including the Lower Level
- ▶ Kitchenettes on 2nd and 3rd floors; full kitchen on 4th floor and Lower Level
- ▶ Highly visible Southeast corner of N. Charles and E. Franklin Streets with excellent signage opportunities



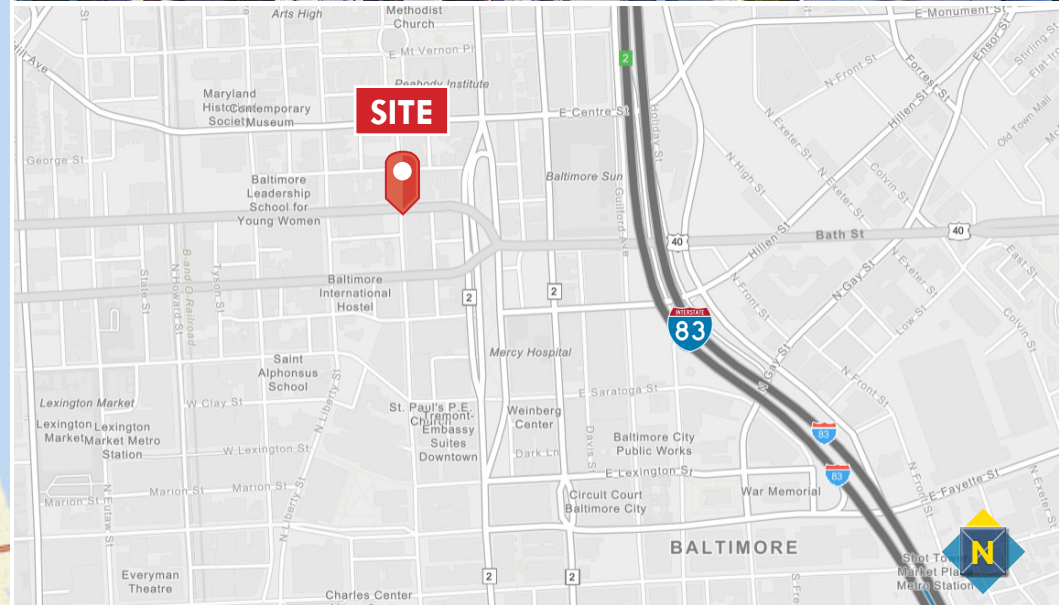
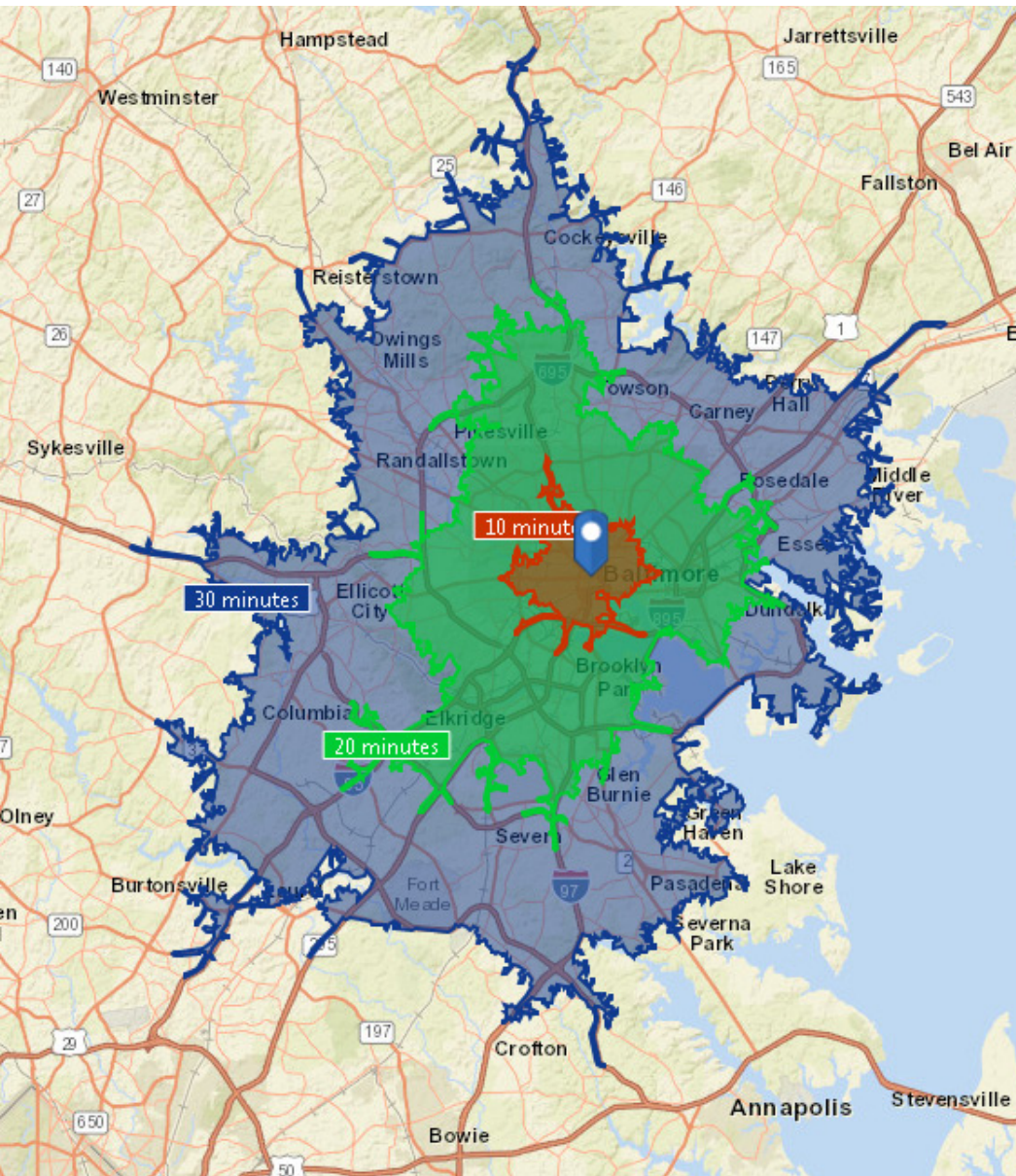
FOR SALE



Baltimore City, Maryland

LOCATION

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

James R. Grieves, Jr. | Vice President

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PHOTOS

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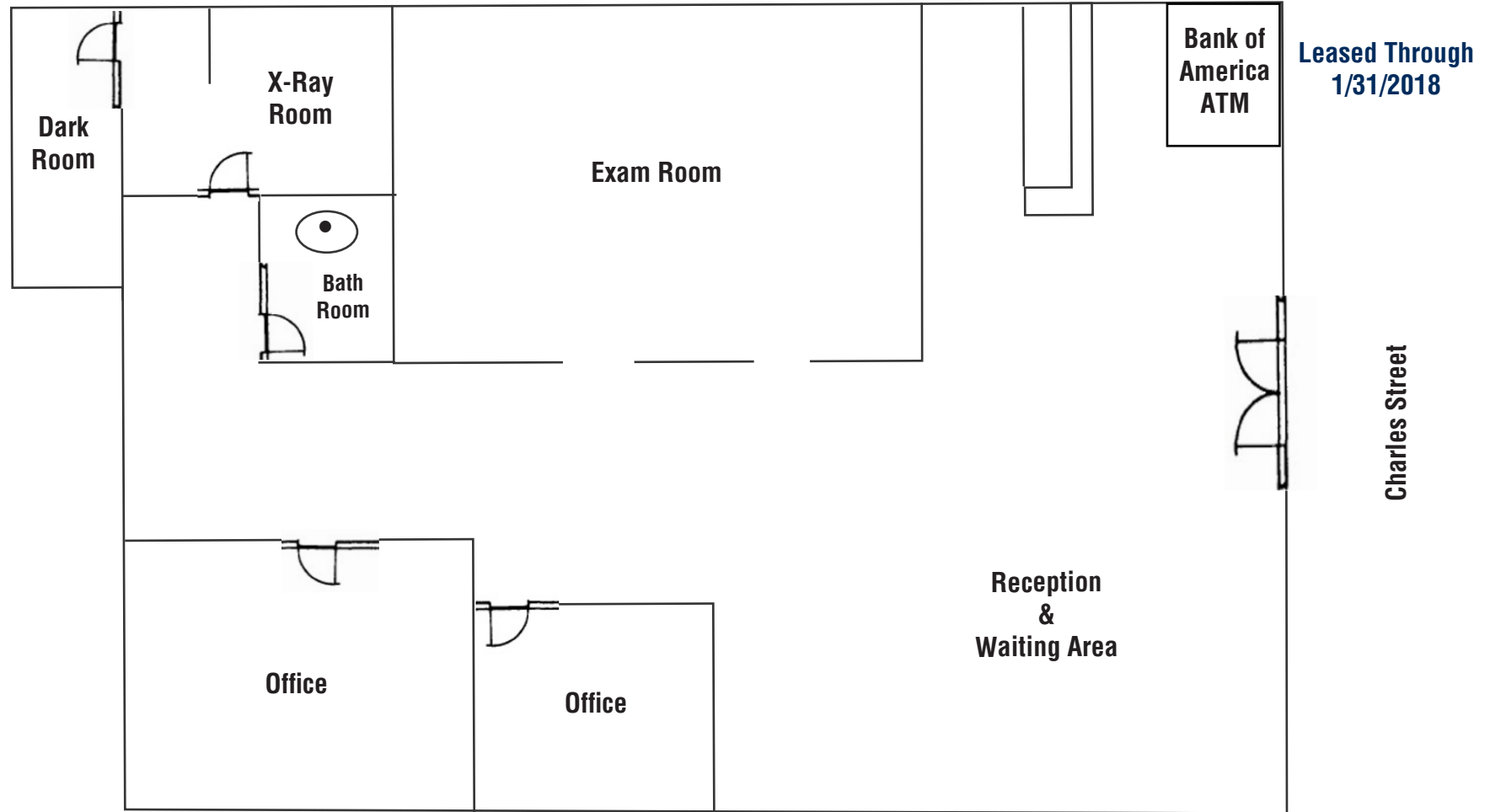
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1ST FLOOR FLOOR PLAN

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202



E. Franklin Street
2,400 Rentable SF
Leased Through
6/30/2021

FOR SALE

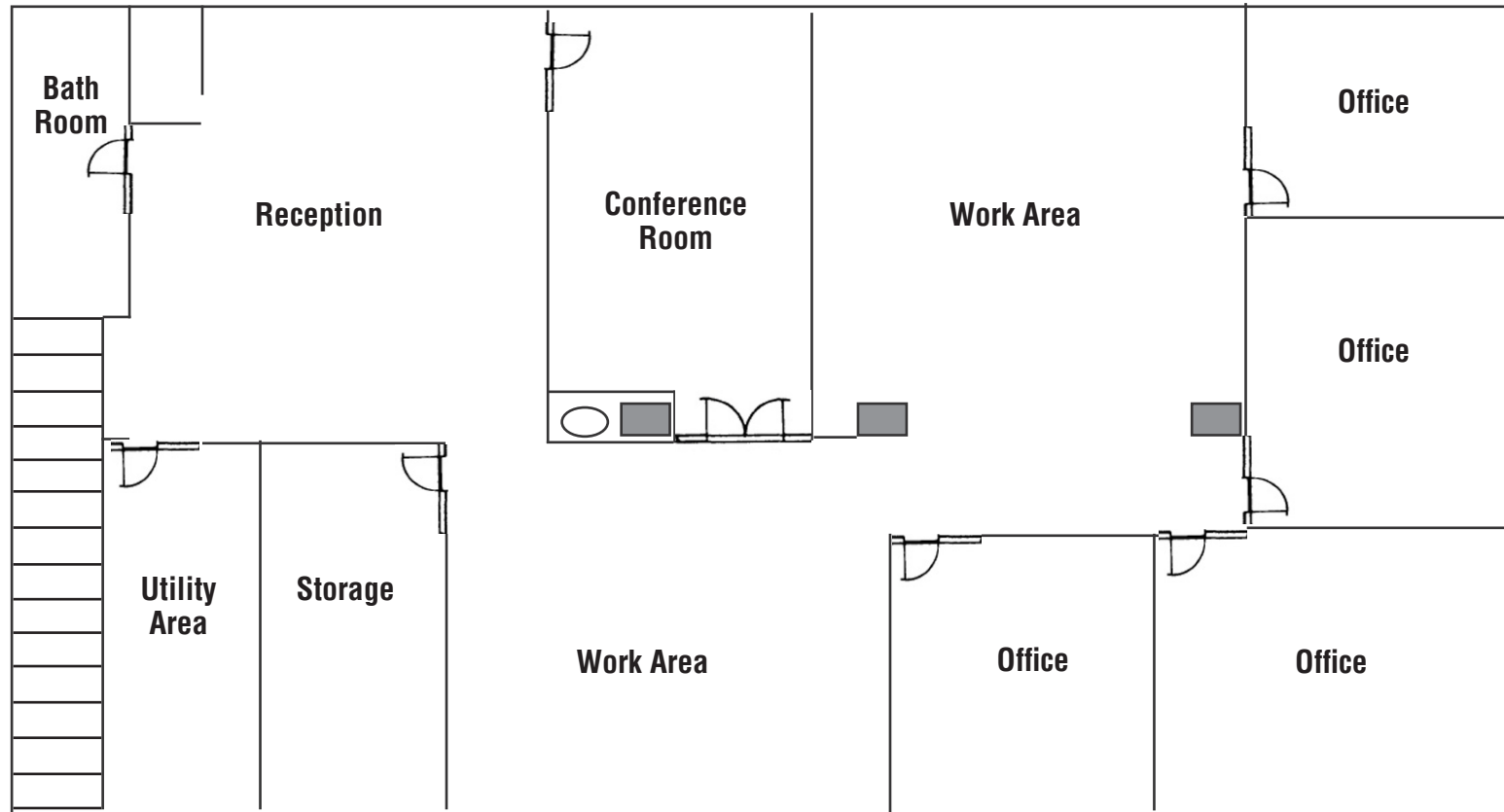


Baltimore City, Maryland

2ND FLOOR FLOOR PLAN

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202

Available for Lease at \$16.00 psf Full Service



E. Franklin Street

2,603 Rentable SF

2,284 Usable SF



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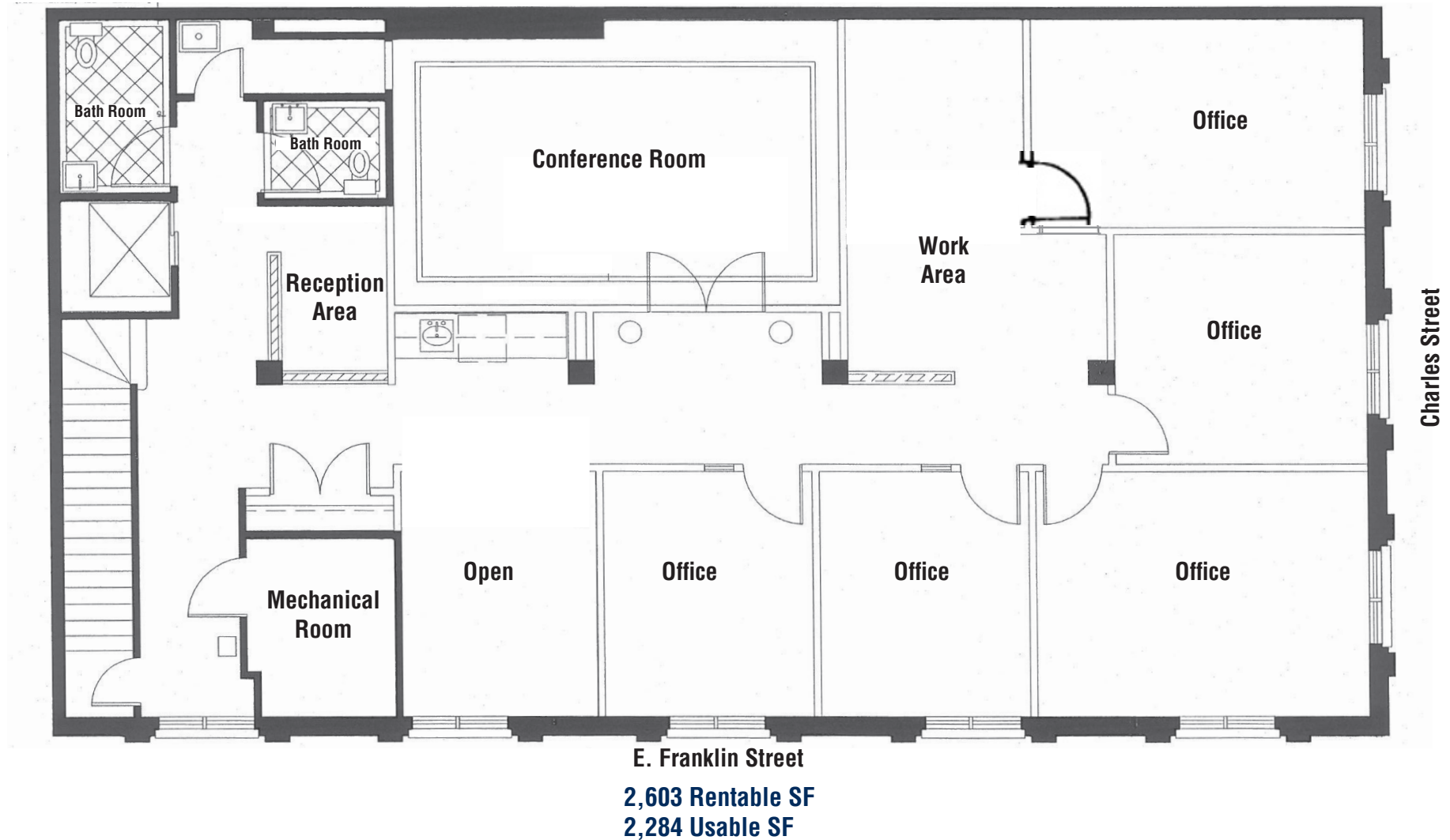


Baltimore City, Maryland

3RD FLOOR FLOOR PLAN

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202

Owner Occupied - Owner will lease back or vacate the floor



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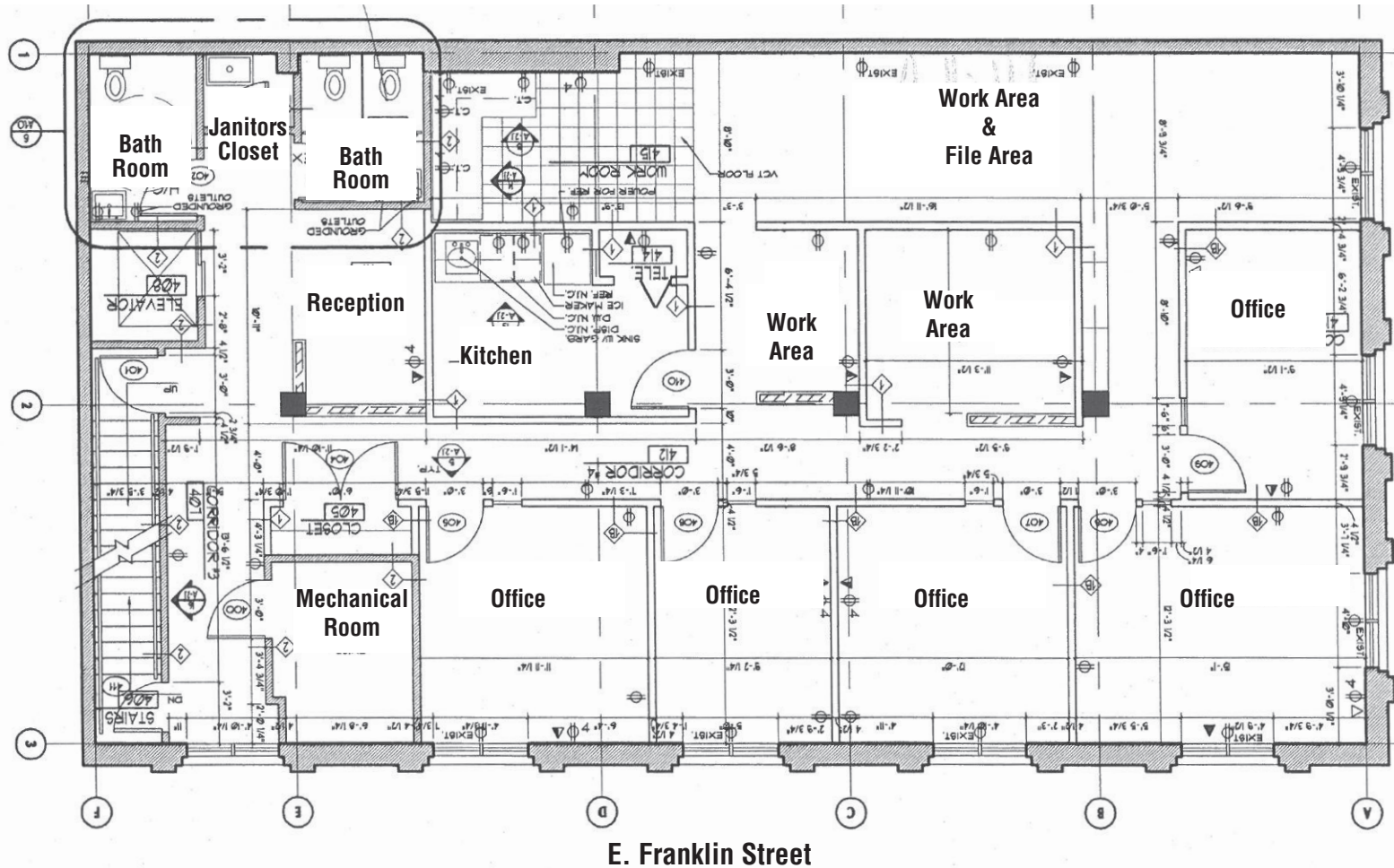


Baltimore City, Maryland

4TH FLOOR FLOOR PLAN

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202

Owner Occupied - Owner will lease back or vacate the floor



2,603 Rentable SF
2,284 Usable SF



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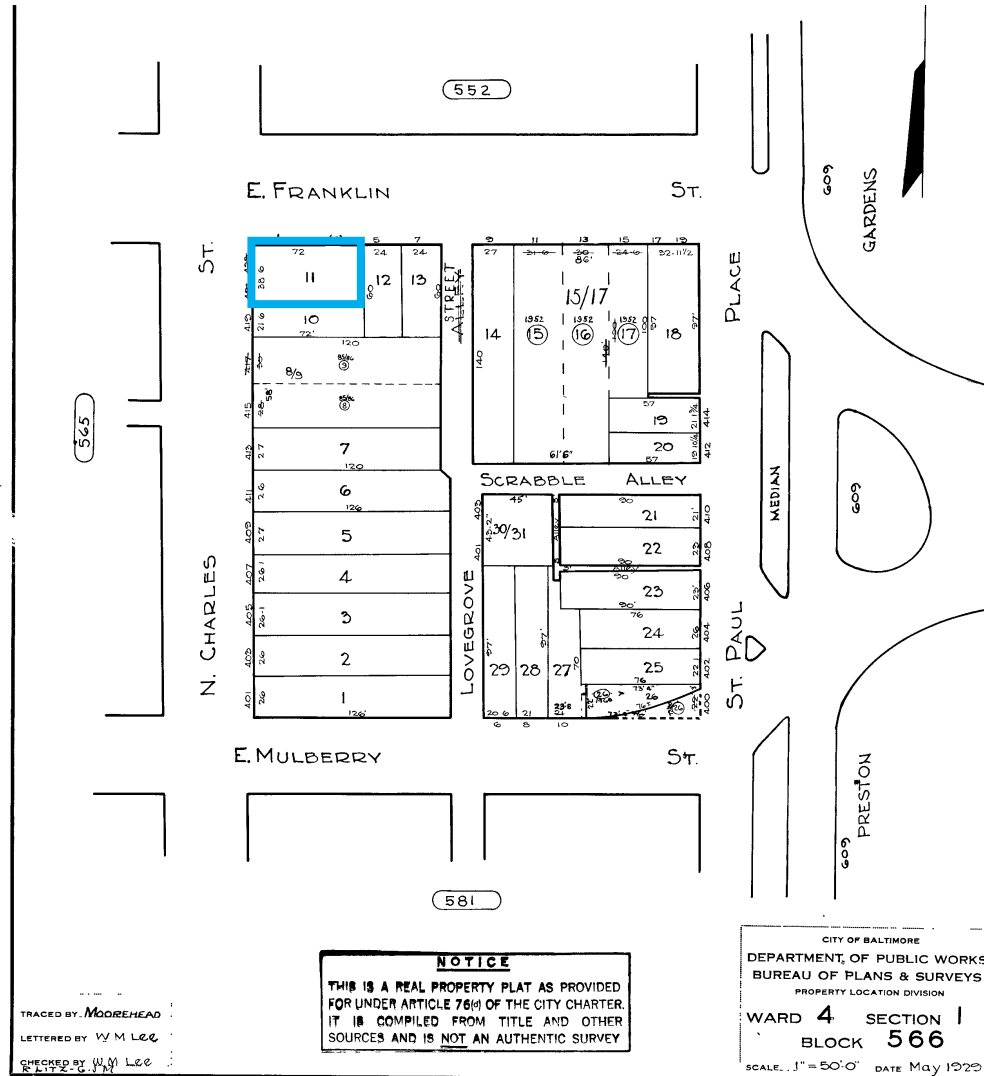
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SITE PLAN

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202



FOR SALE



Baltimore City, Maryland

OPERATING EXPENSES & INCOME

1 E FRANKLIN STREET | BALTIMORE, MARYLAND 21202

AVAILABLE UPON REQUEST



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