

FOR LEASE

 Baltimore City, Maryland

1400 - 1402 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21230

AVAILABLE FOR LEASE

170 sf - 5,802 sf

1st: 170 sf - 340 sf at \$20.50 psf, FS

3rd: 1,377 sf at \$20.50 psf, FS

Building: 5,801 sf at \$14.50, psf NNN

AVAILABLE

1st: Immediate

2nd: To be determined

3rd: Immediate

BUILDING SIZE

5,802 sf ±

ZONING

R-8 (office, retail, and residential)

HIGHLIGHTS

- ▶ Elevator serves floors 1-3
- ▶ Completely renovated
- ▶ Floors 1-3 currently built-out as offices, in good condition
- ▶ Bathrooms on all floors
- ▶ Shared reception area and kitchen on the 1st floor
- ▶ Highly visible Southeast corner of S. Charles and N. Clement Streets with excellent signage opportunities



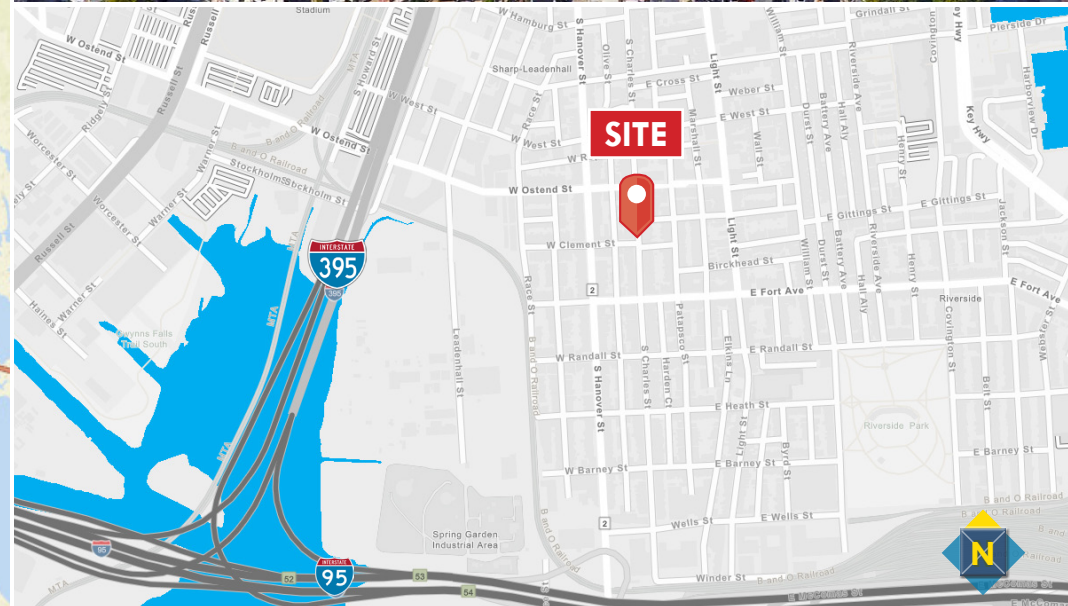
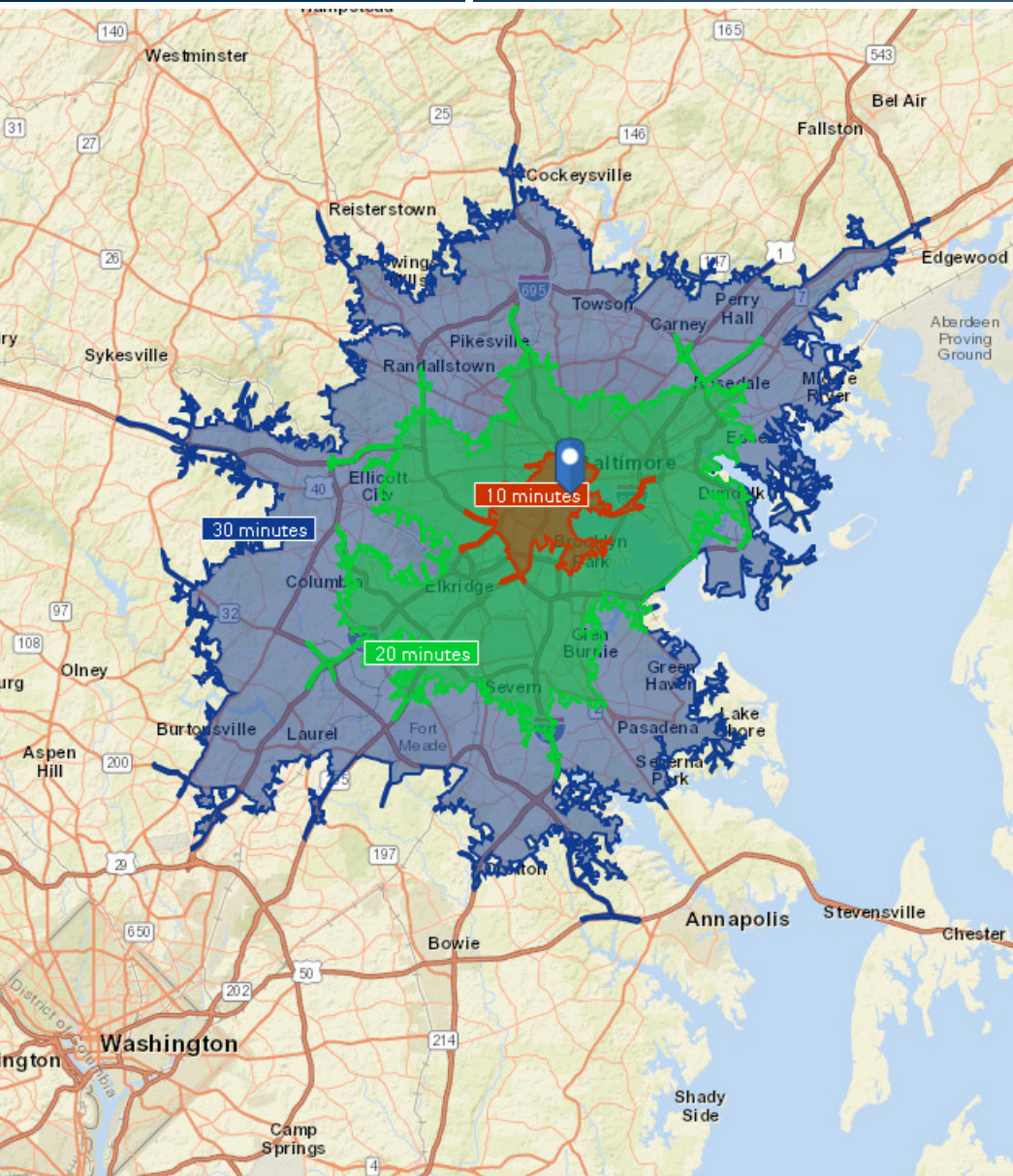
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LOCATION

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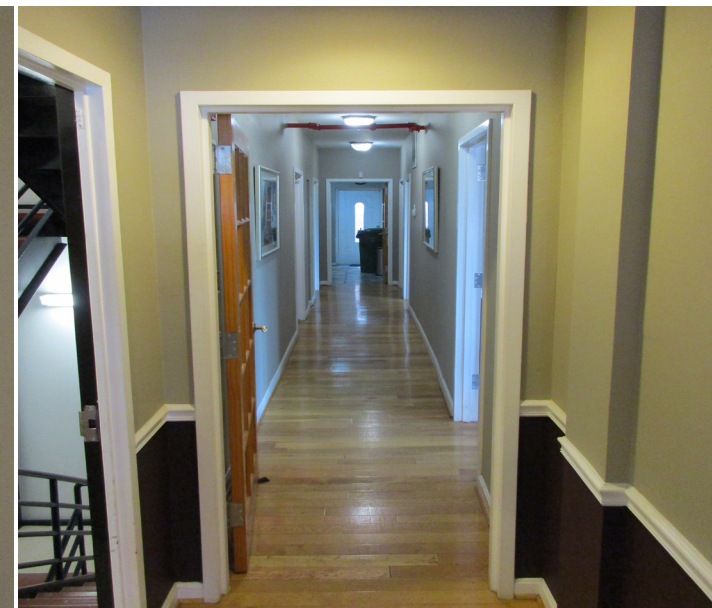


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1ST FLOOR PHOTOS

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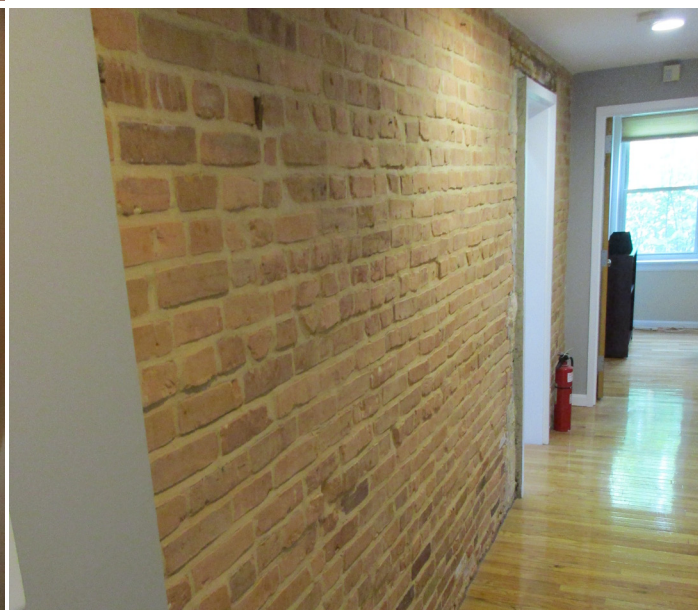


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3RD FLOOR PHOTOS

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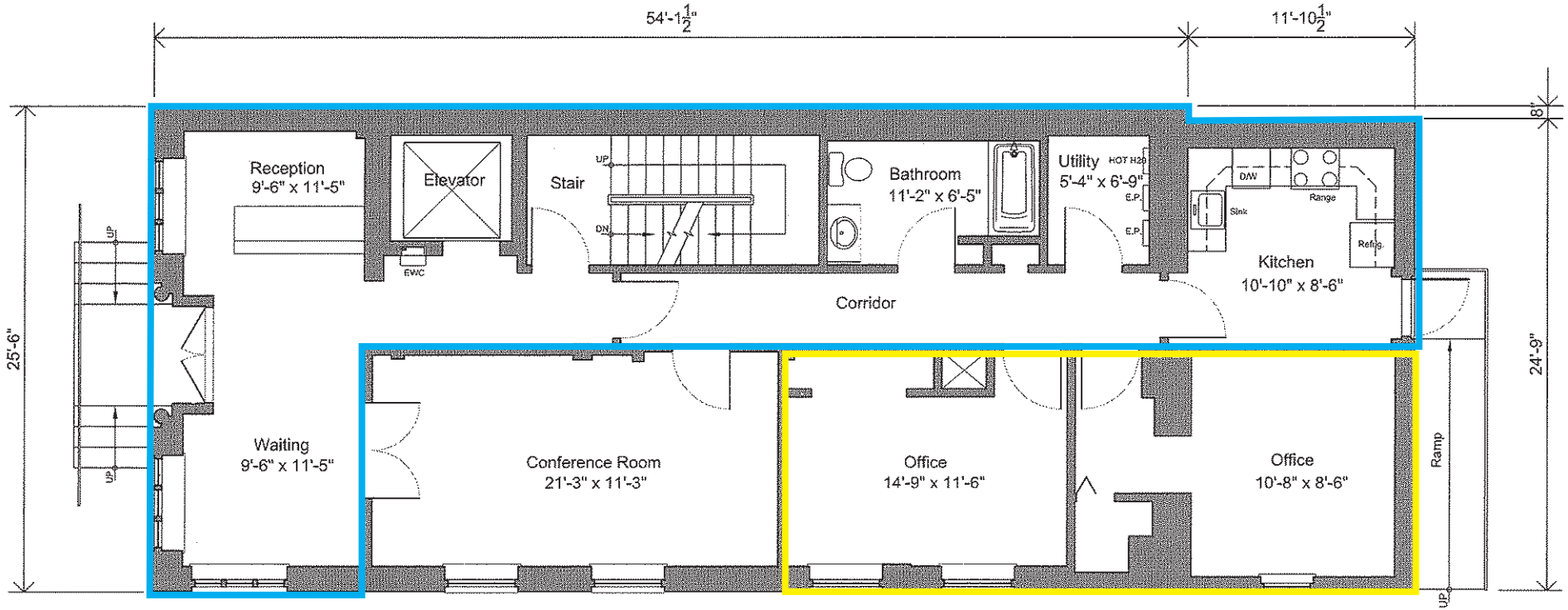


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1ST FLOOR PLAN

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 Available: Multi-tenant

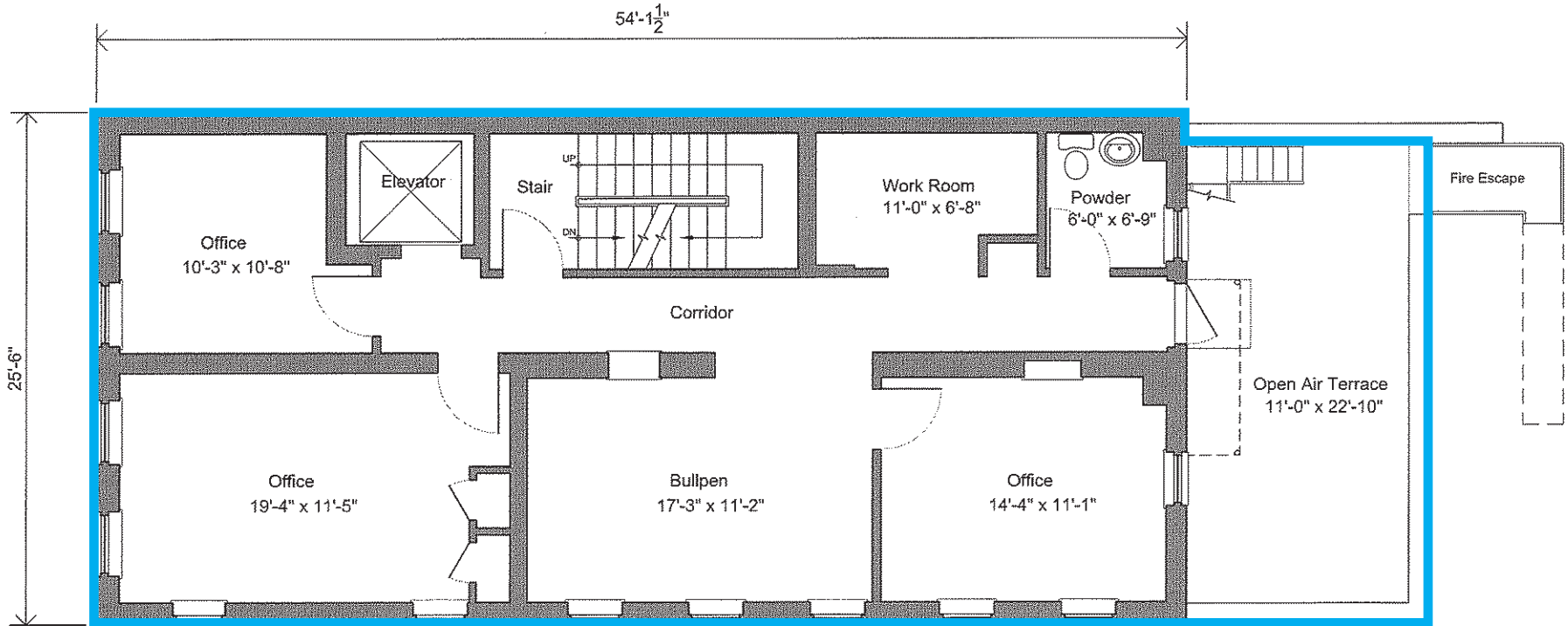
 Shared Space: Multi-tenant

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2ND FLOOR PLAN

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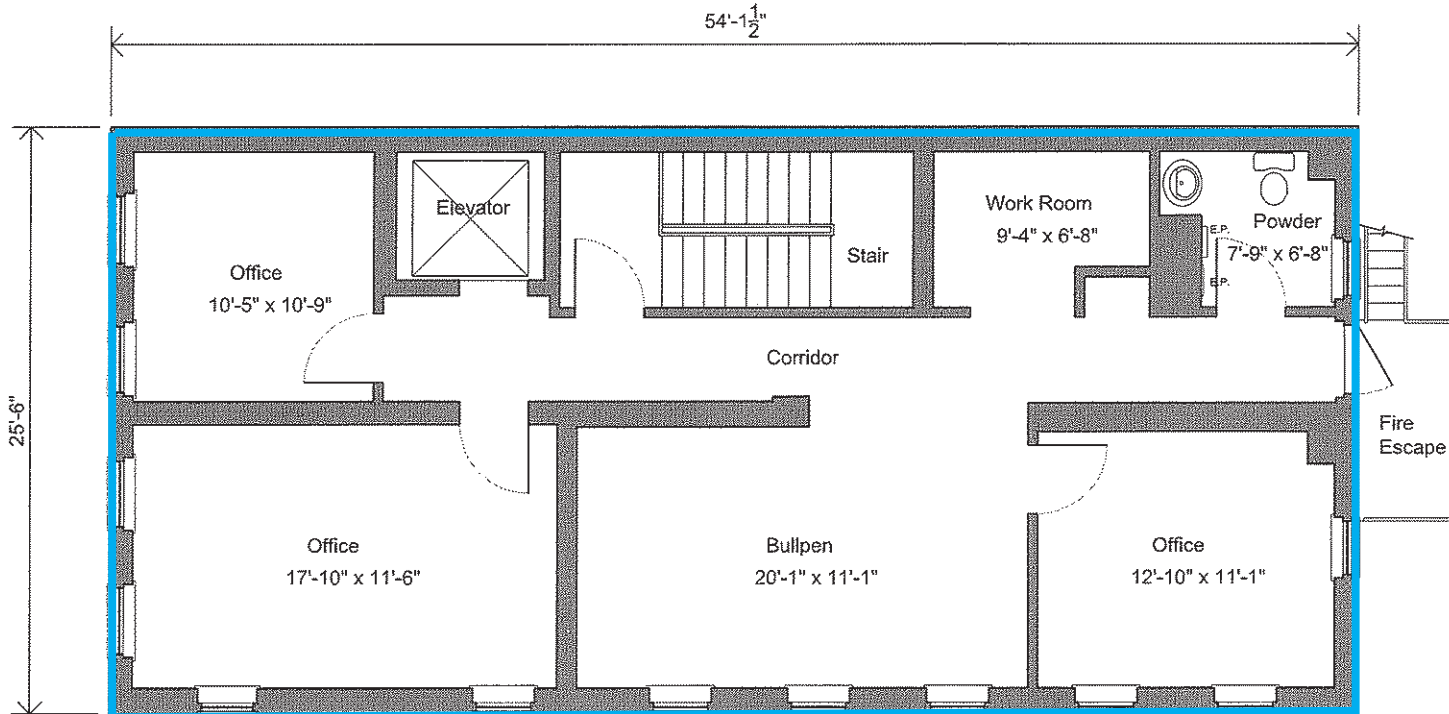
Available: Building Tenant

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3RD FLOOR PLAN

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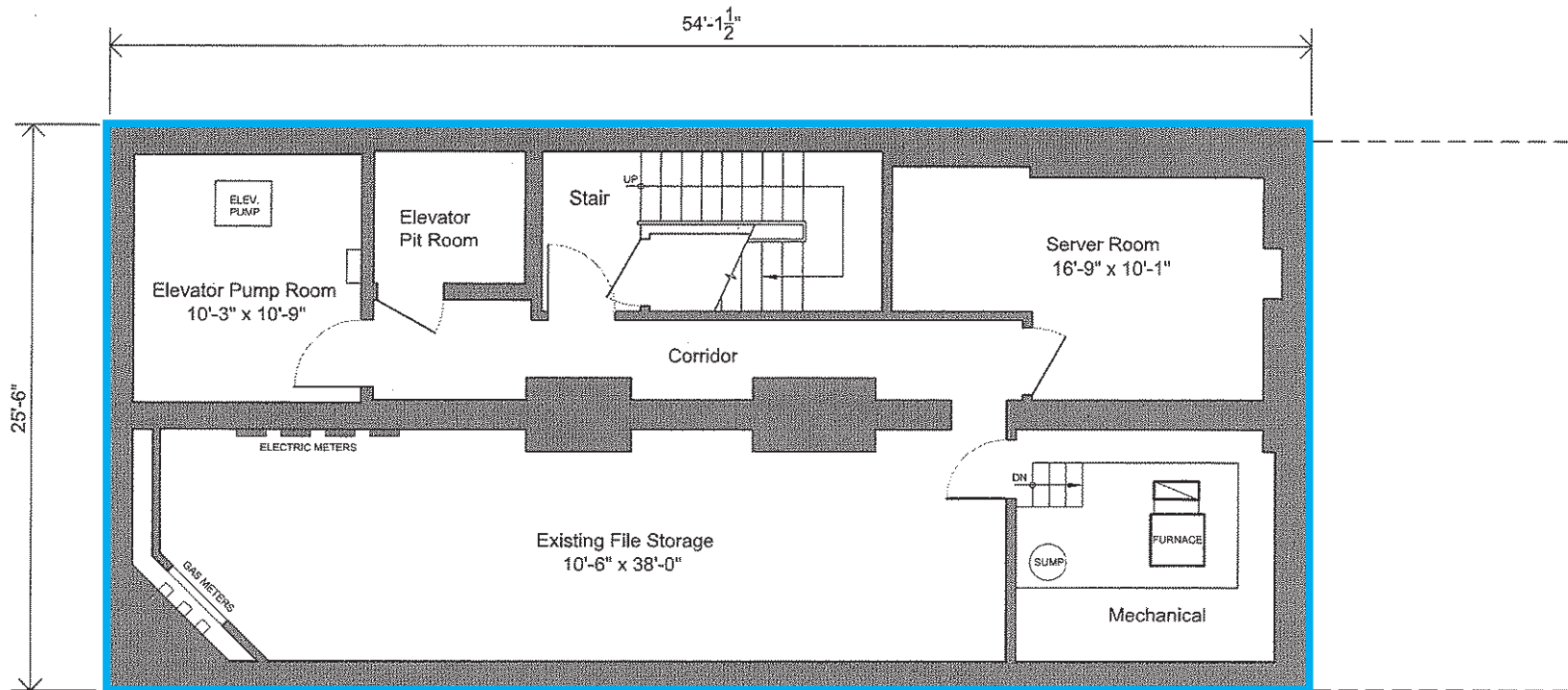
Available: Multi-Tenant

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BASEMENT FLOOR PLAN

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 Available: Building Tenant