

FOR LEASE

 Baltimore City, Maryland

ONE NORTH CHARLES

1 N CHARLES STREET | BALTIMORE, MARYLAND 21201

AVAILABLE

Up to 32,000 contiguous sf

RENTAL RATE

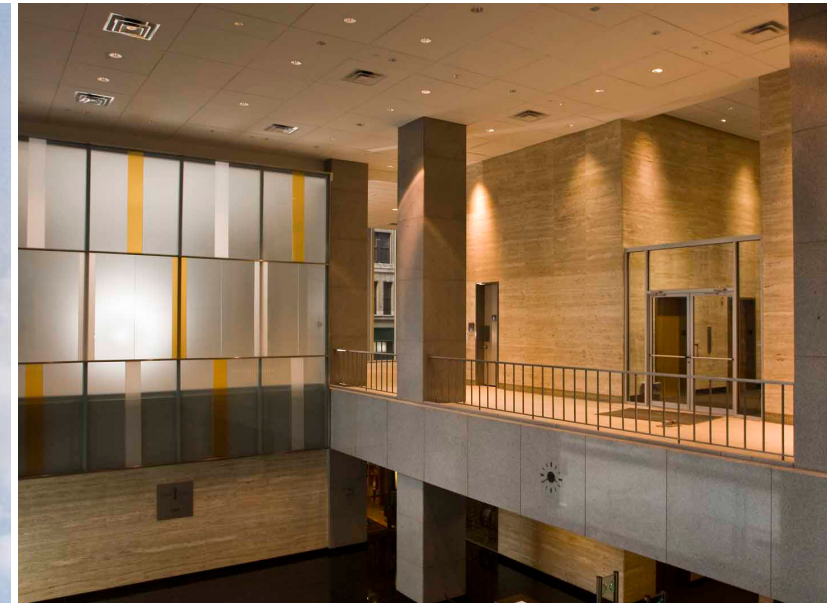
Starting at \$16.50 psf

HIGHLIGHTS

- ▶ Aggressive leasing strategy
- ▶ Capital and tenant improvement funds available immediately
- ▶ On site property management
- ▶ Built-out suites ready for immediate occupancy
- ▶ Several shell suites available for maximum build-out potential
- ▶ New, modern lobby
- ▶ Elevator modifications complete
- ▶ Dunkin Donuts and Potbelly on-site

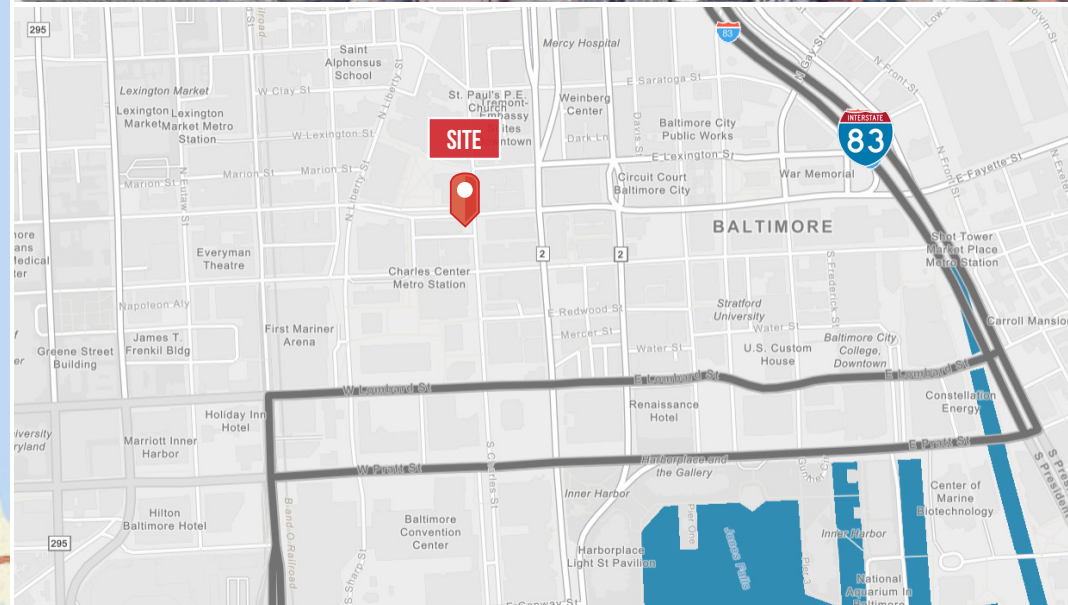
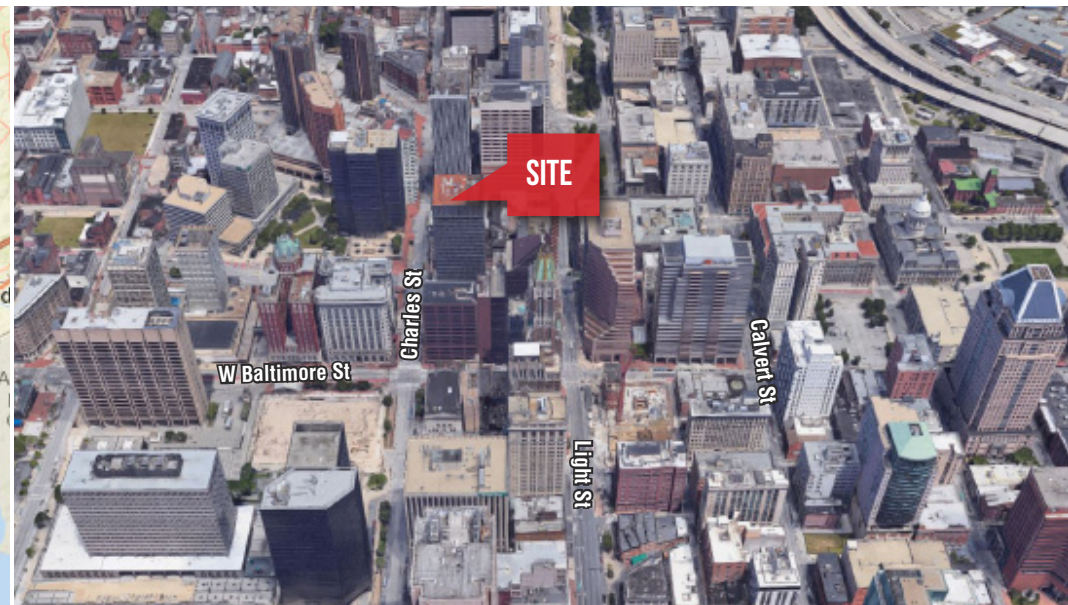
LOCATION

- ▶ Bus stop in front of building
- ▶ Metro located within 1 block
- ▶ 2,500 parking spaces within a two-block radius
- ▶ Close proximity to major courthouses
- ▶ Two blocks from Baltimore's Inner Harbor, Convention Center, and Camden Yards



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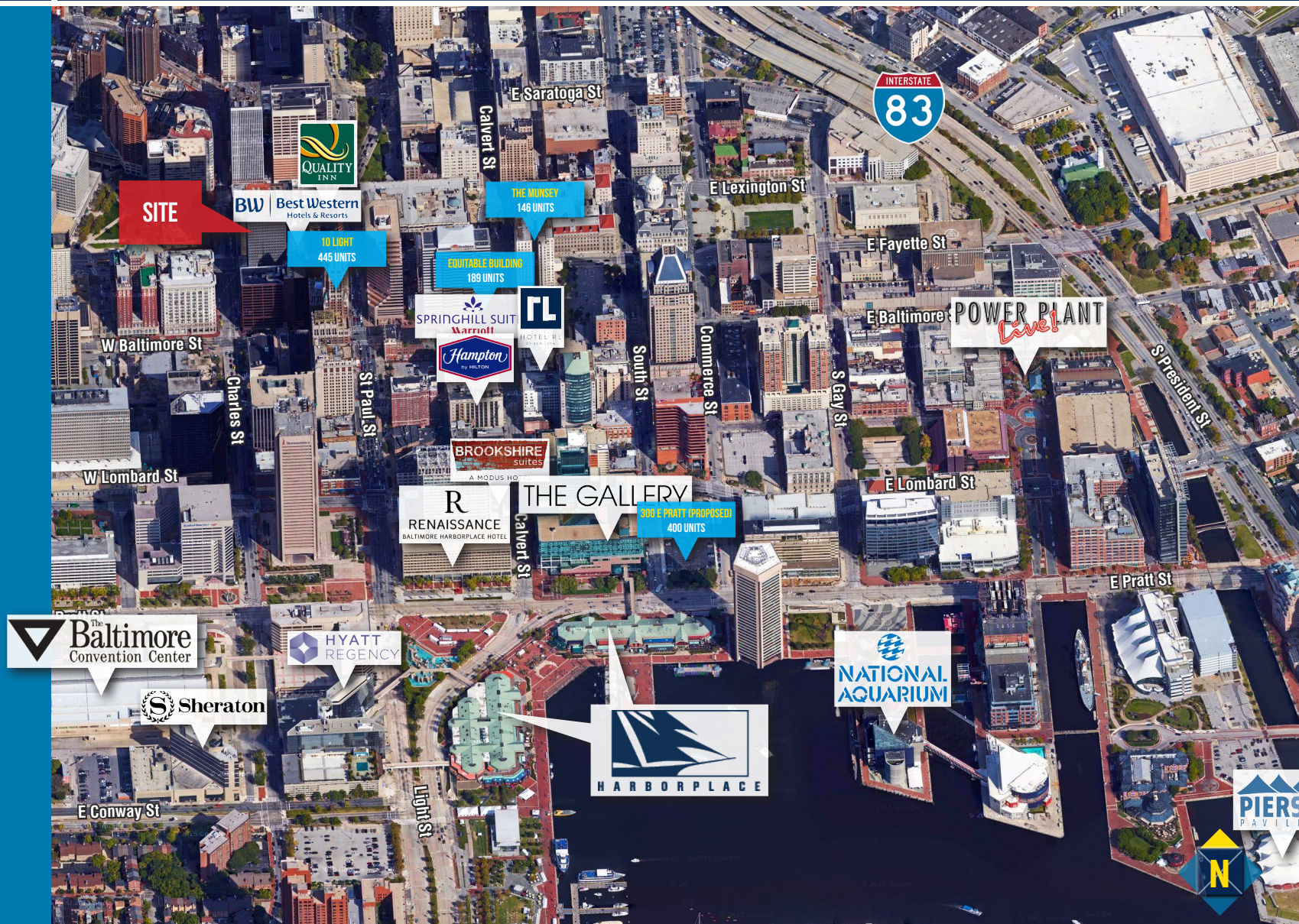
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TRADE AREA

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SUITE SIZE

1st floor	10,808 sf
Suite 222	3,484 sf
Suite 300	169 sf
Suite 400	6,394 sf
Suite 402	1,337 sf
Suite 404	1,840 sf
5th floor	10,808 sf
Suite 600	5,700 sf
Suite 700	2,770 sf
Suite 701	1,400 sf
Suite 705	2,500 sf
Suite 1010	6,300 sf
Suite 1102	1,346 sf
Suite 1215	1,480 sf
Suite 1301	6,300 sf
Suite 1400	7,336 sf
16th floor	10,718 sf
17th floor	10,718 sf
18th floor	10,718 sf
Suite 1900	2,485 sf
Suite 2305	4,211 sf
Suite 2425	832 sf



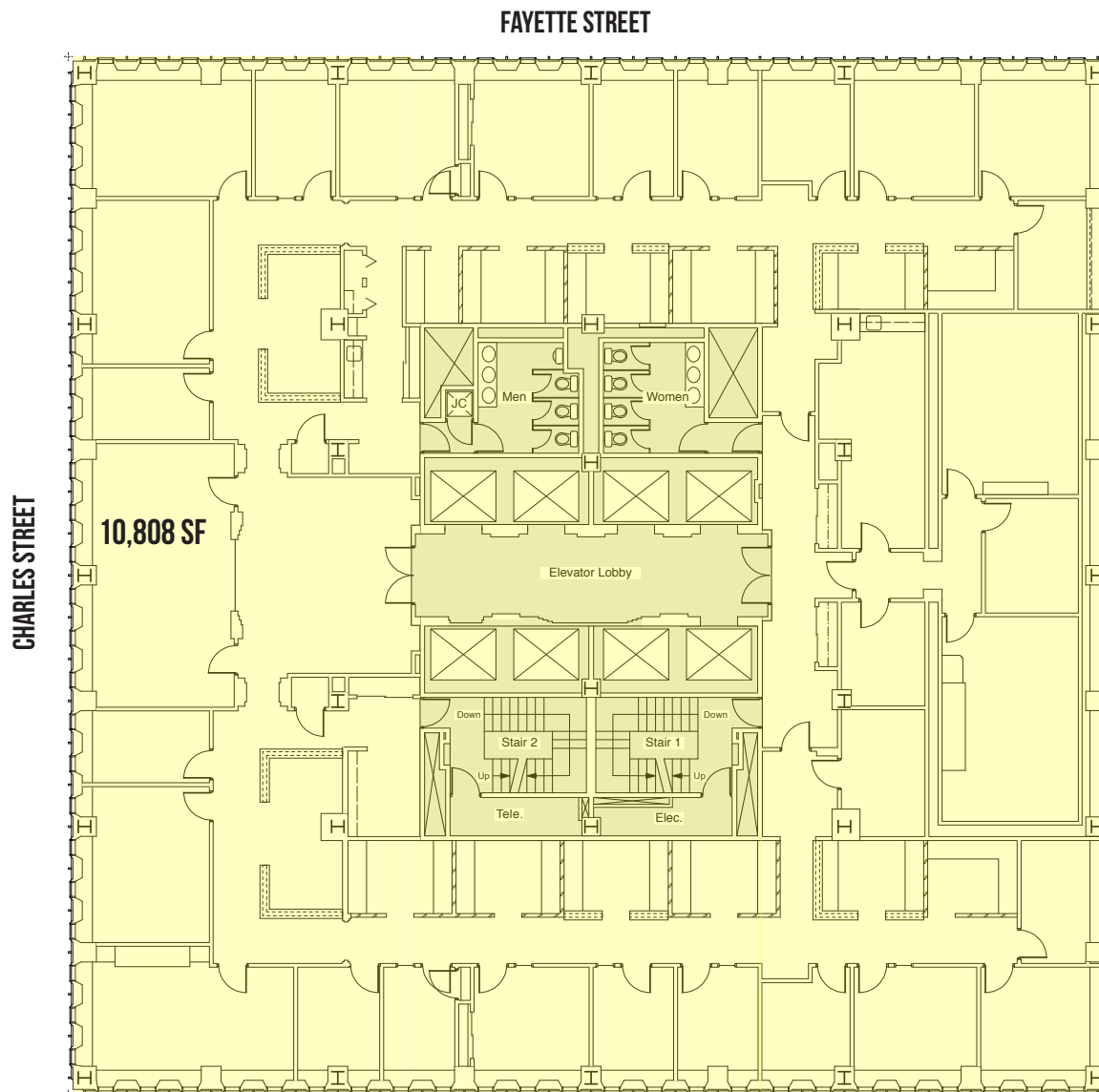
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AVAILABILITY AND FLOOR PLANS

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1ST FLOOR



FOR LEASE

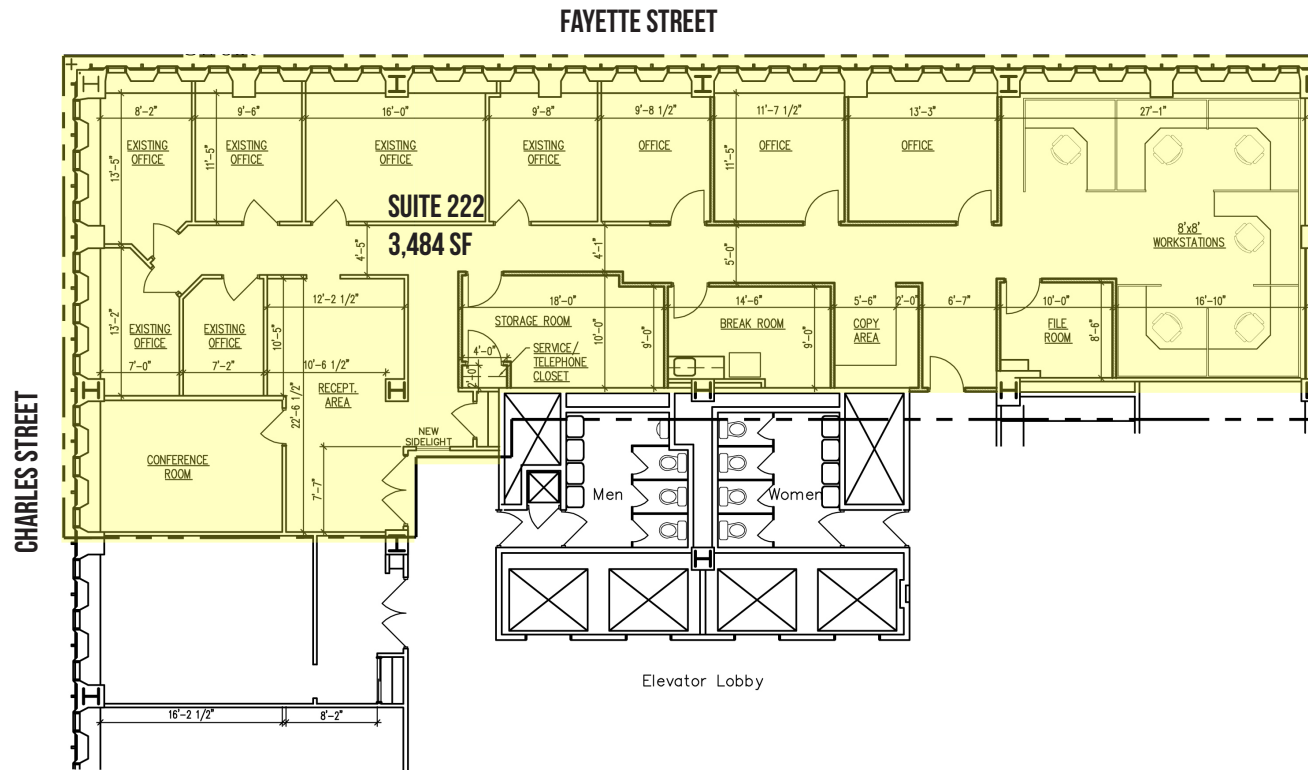


Baltimore City, Maryland

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2ND FLOOR



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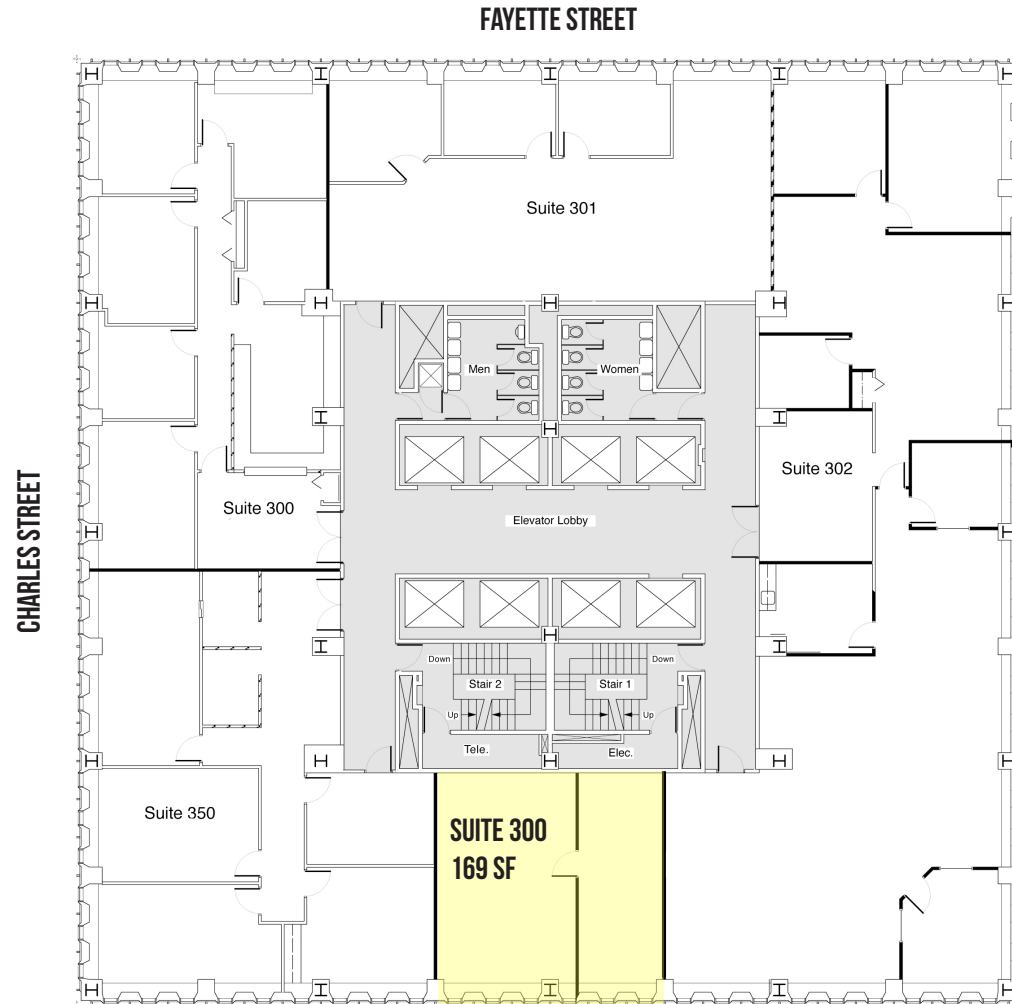


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3RD FLOOR



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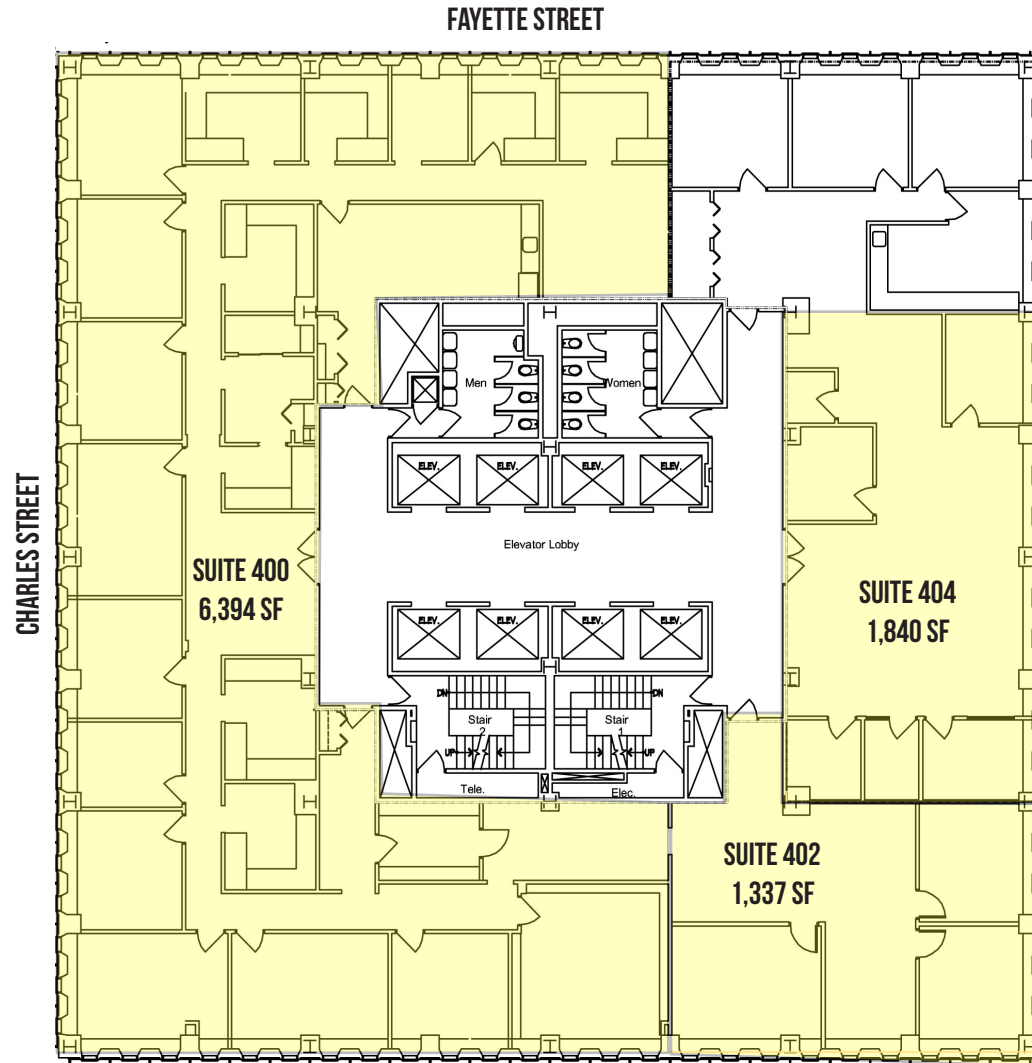


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4TH FLOOR



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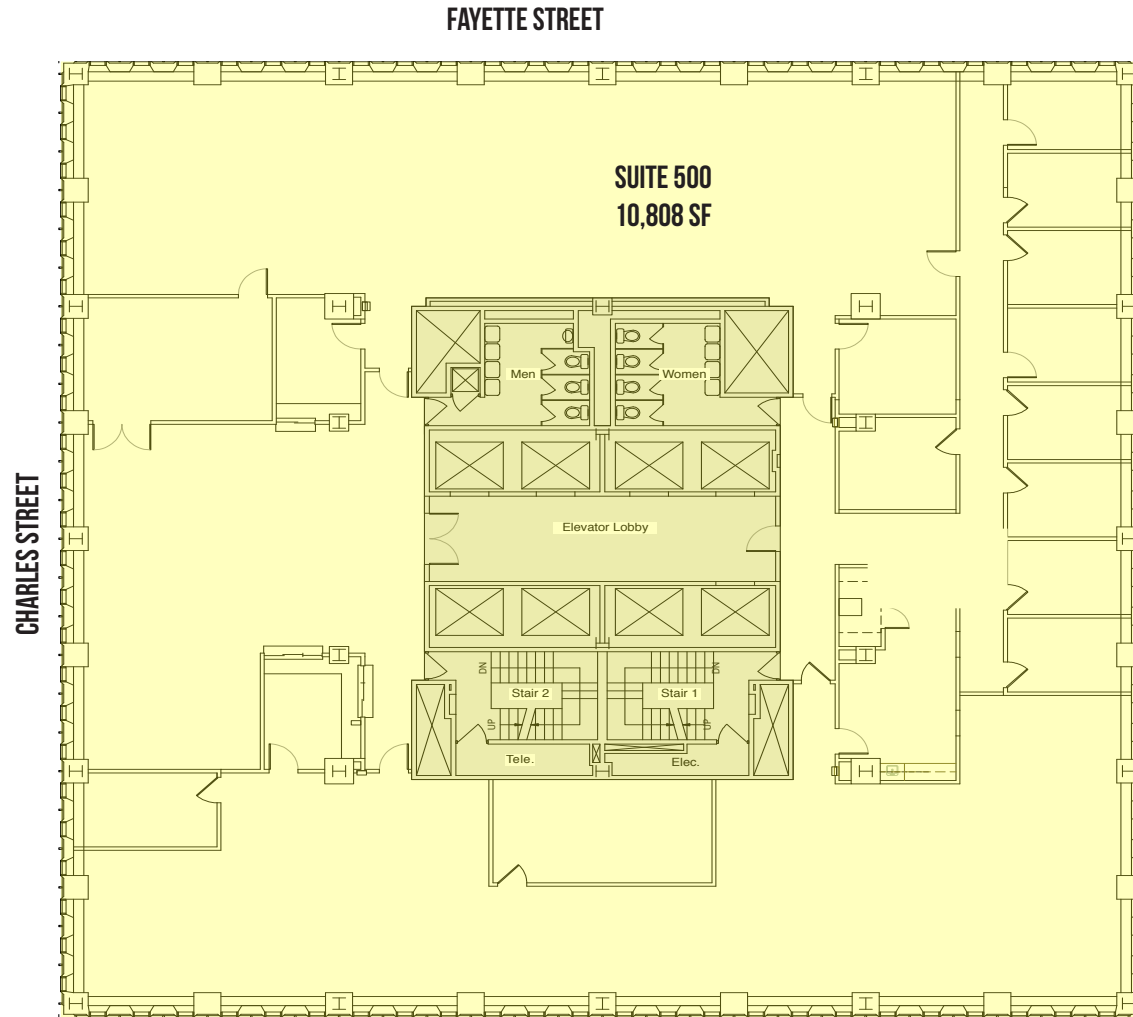


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5TH FLOOR



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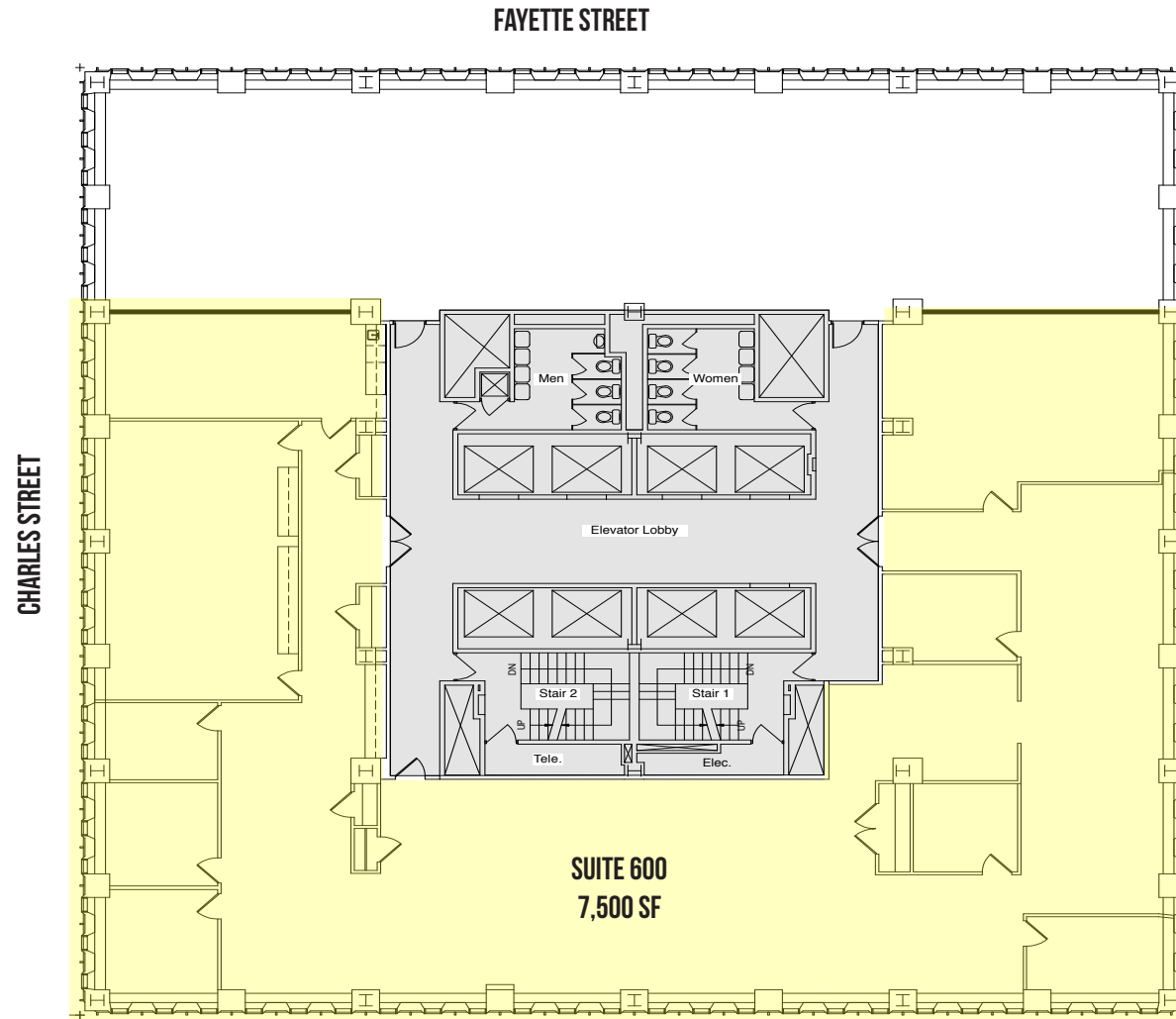


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6TH FLOOR



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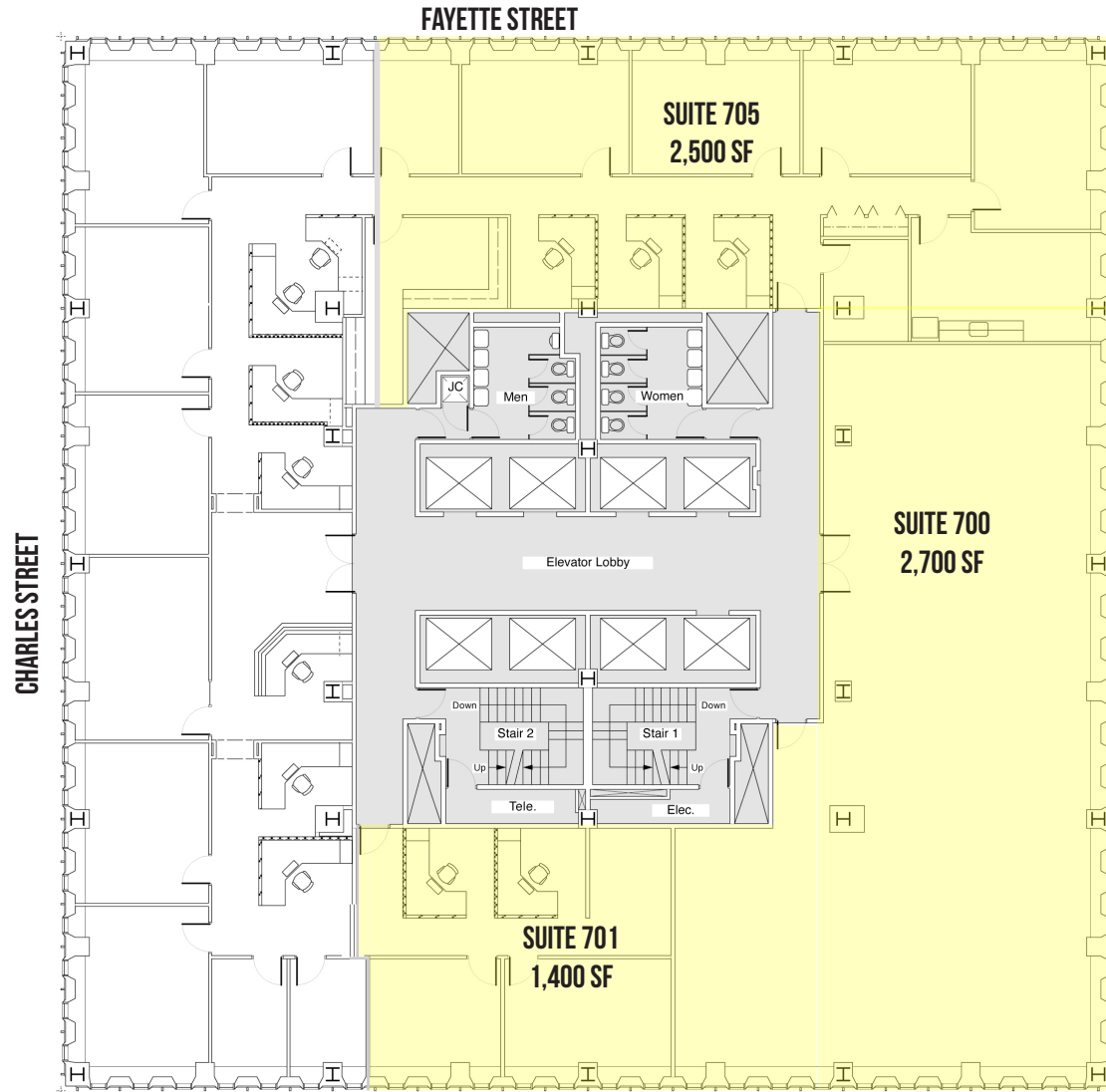
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7TH FLOOR



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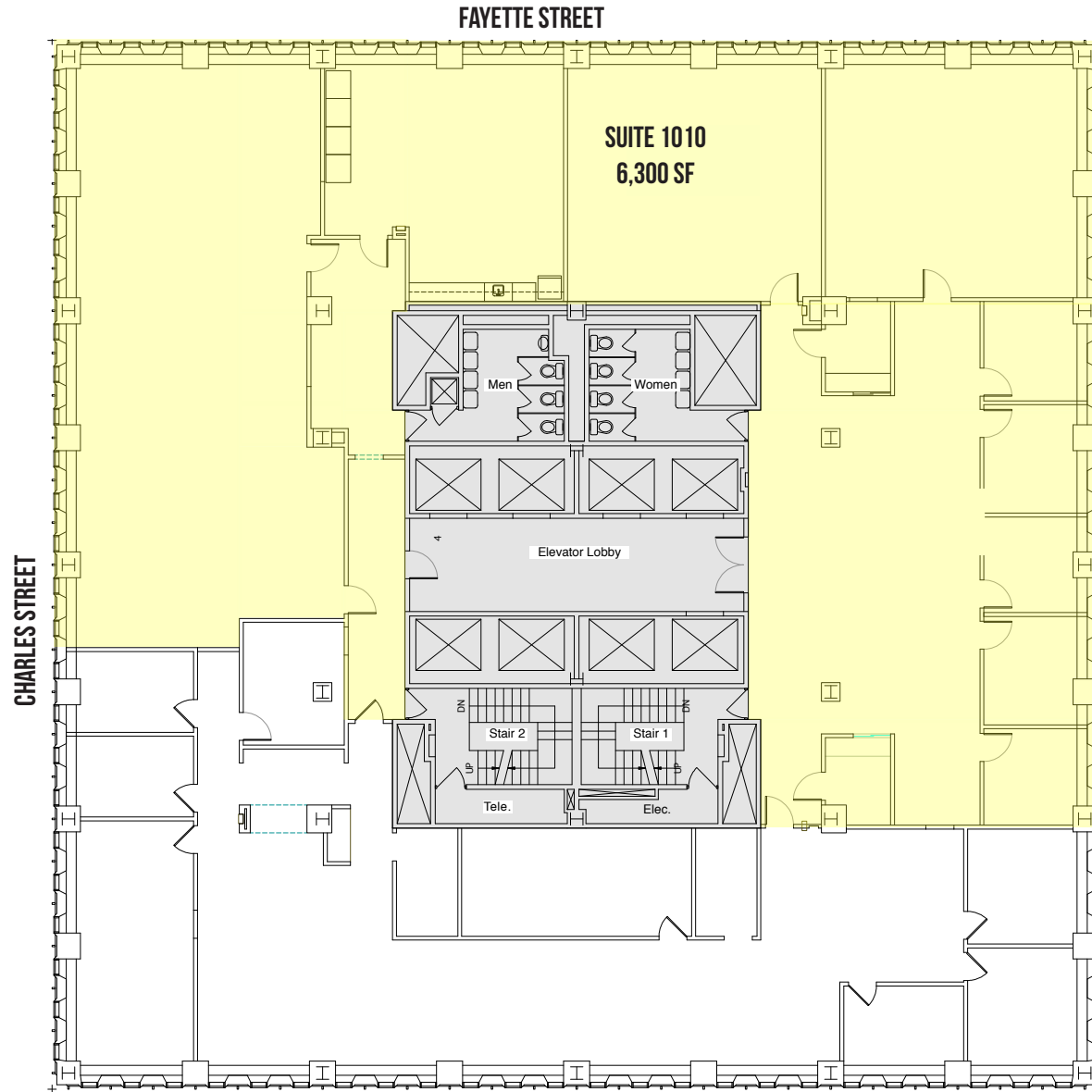


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10TH FLOOR



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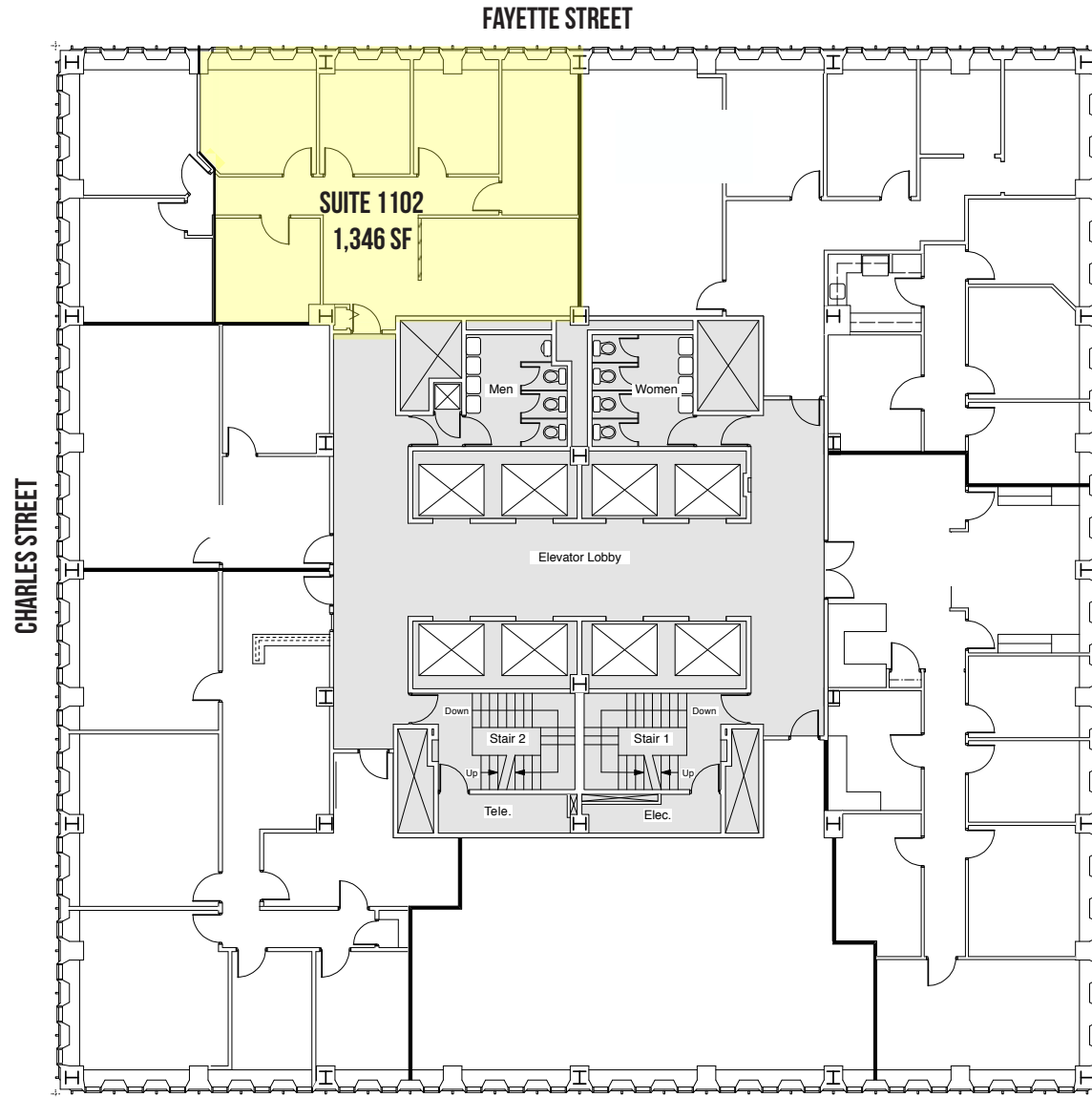
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11TH FLOOR



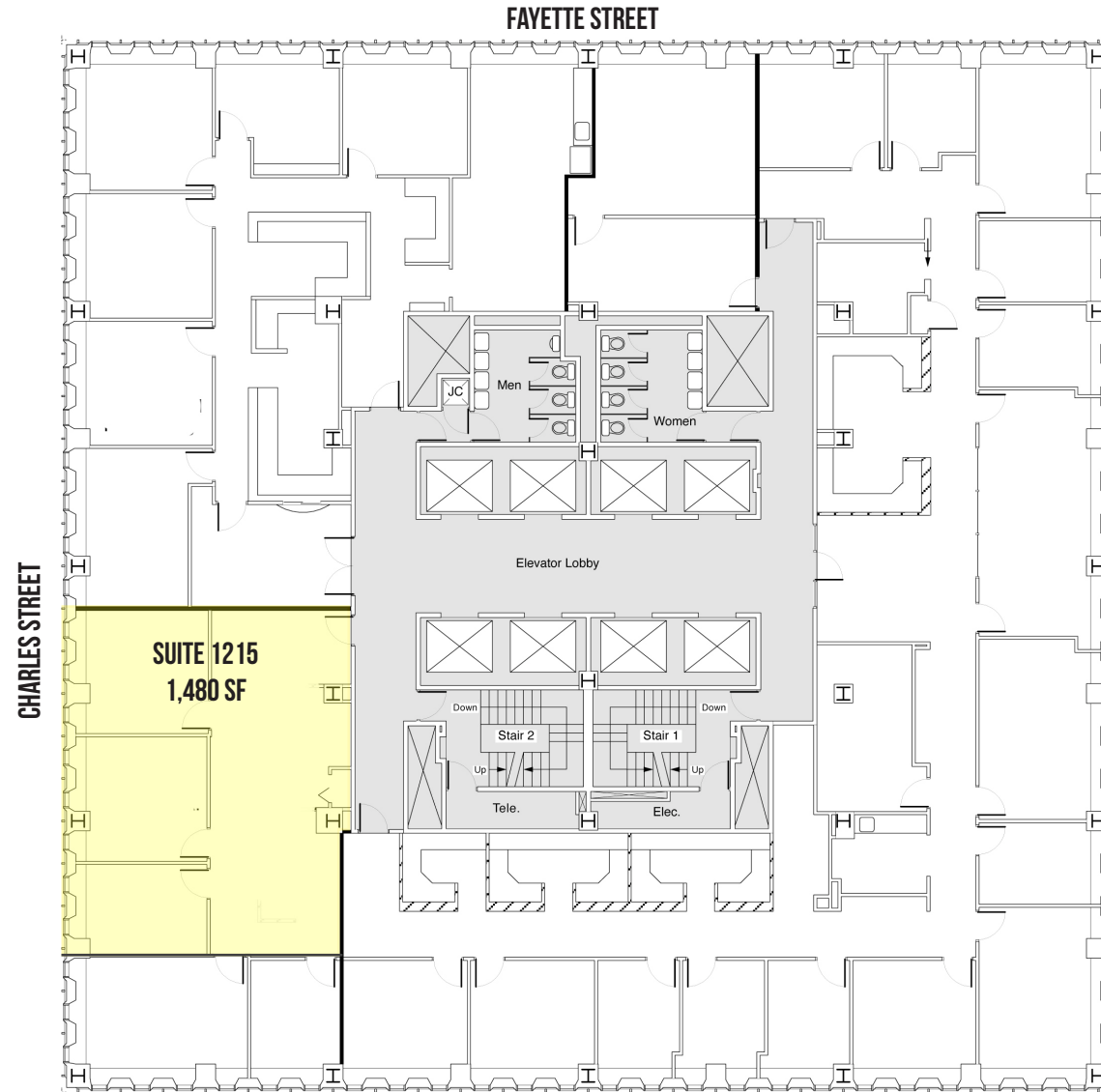
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12TH FLOOR



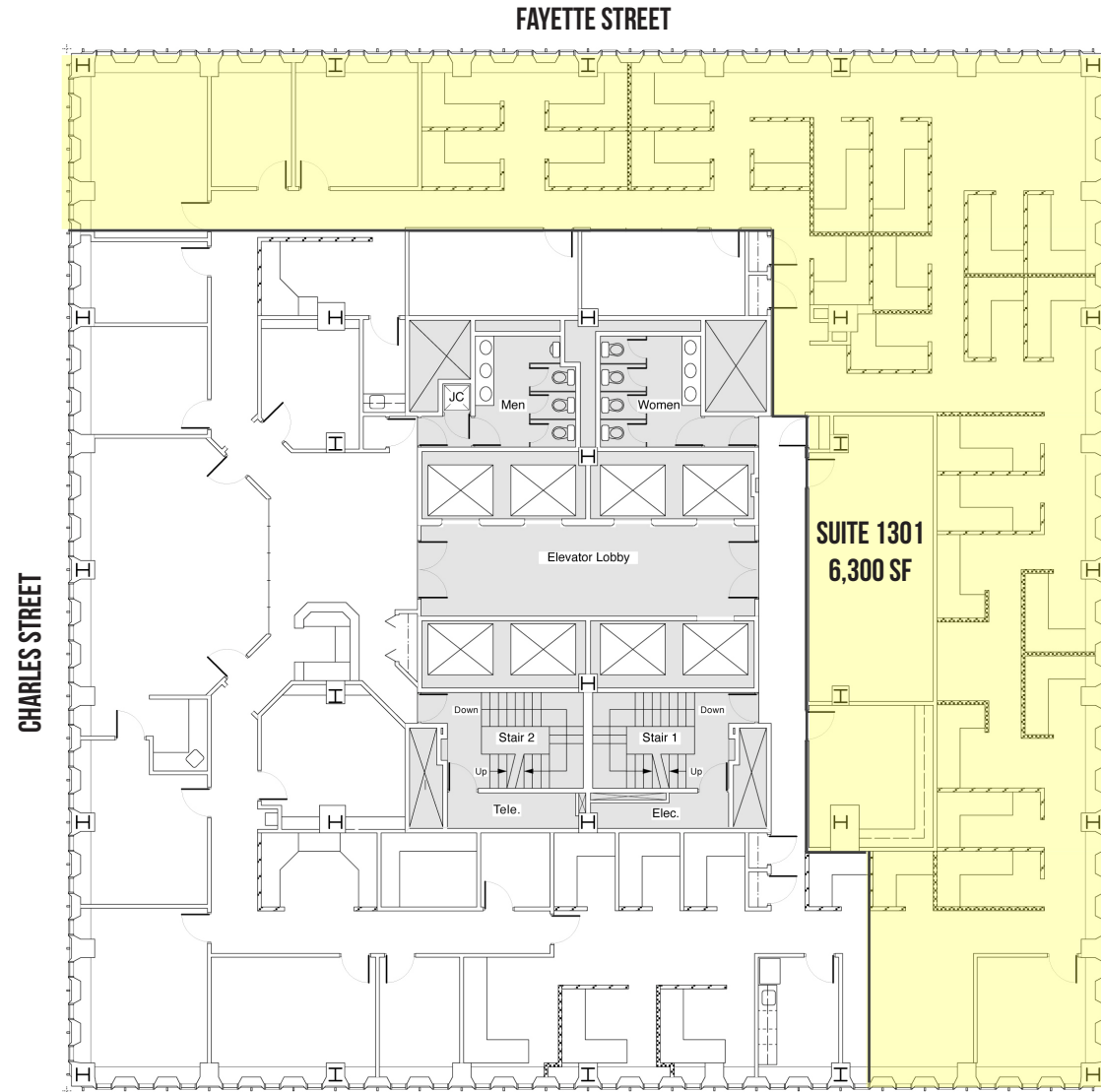
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13TH FLOOR



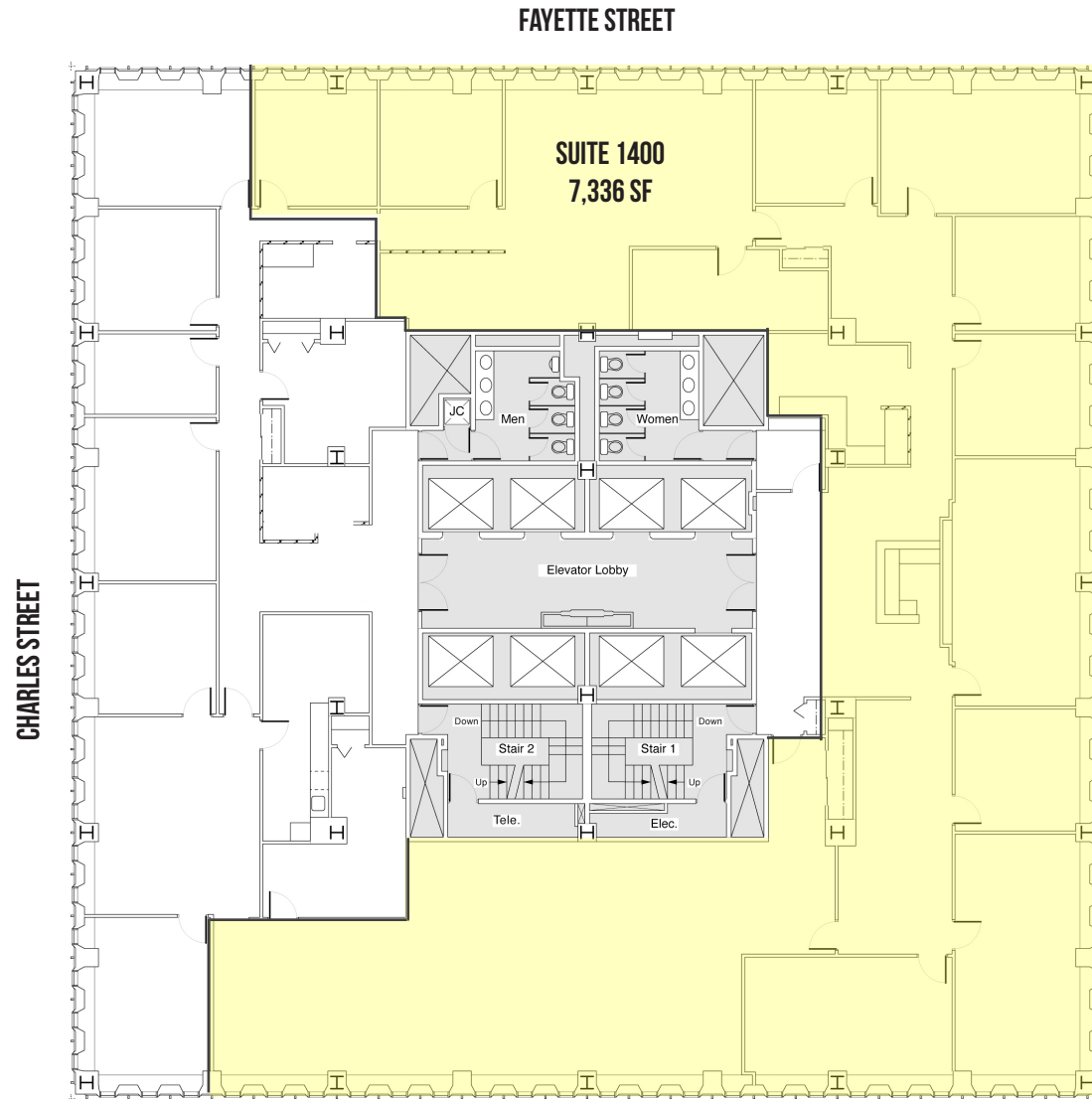
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14TH FLOOR



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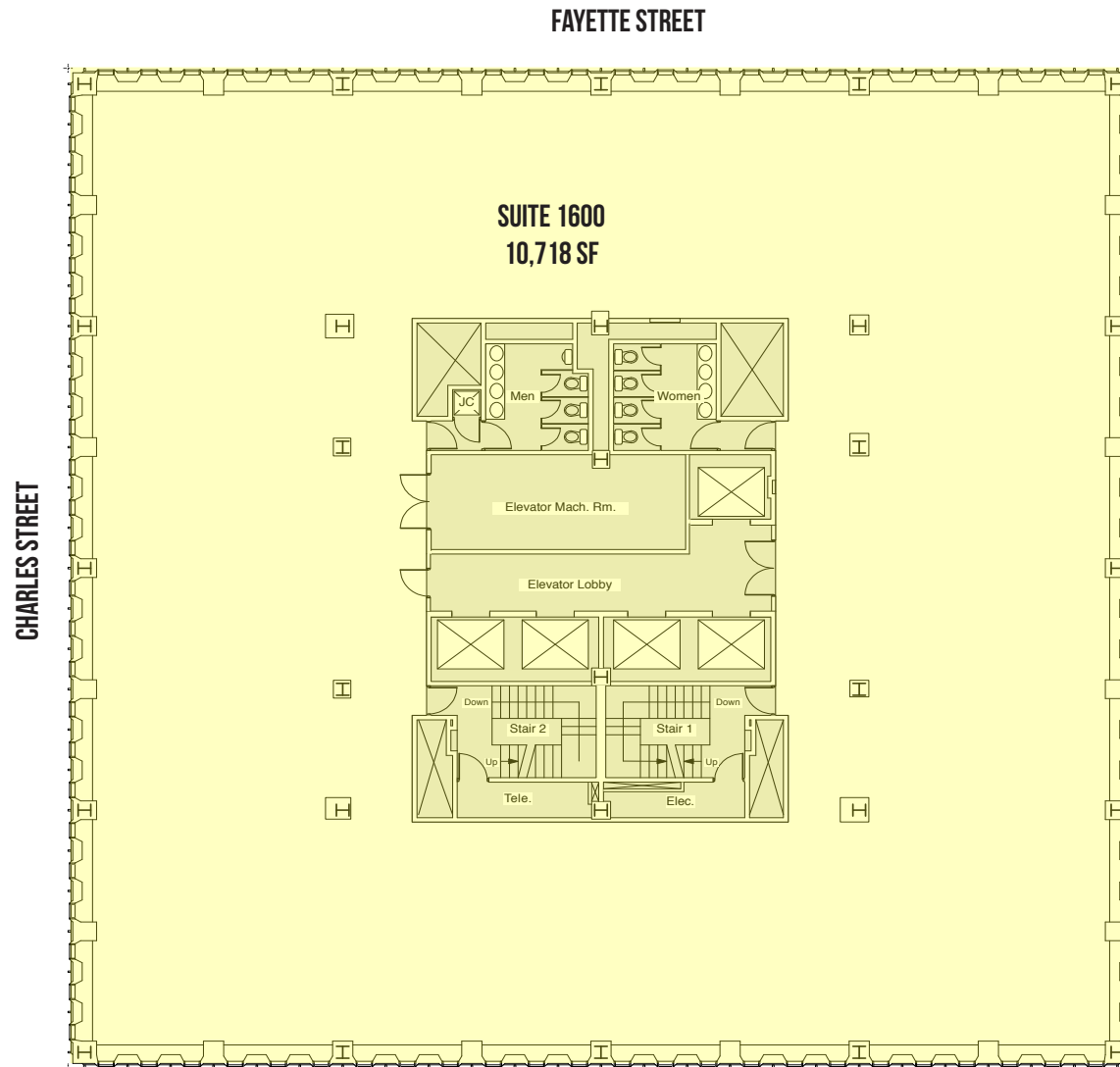


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16TH FLOOR



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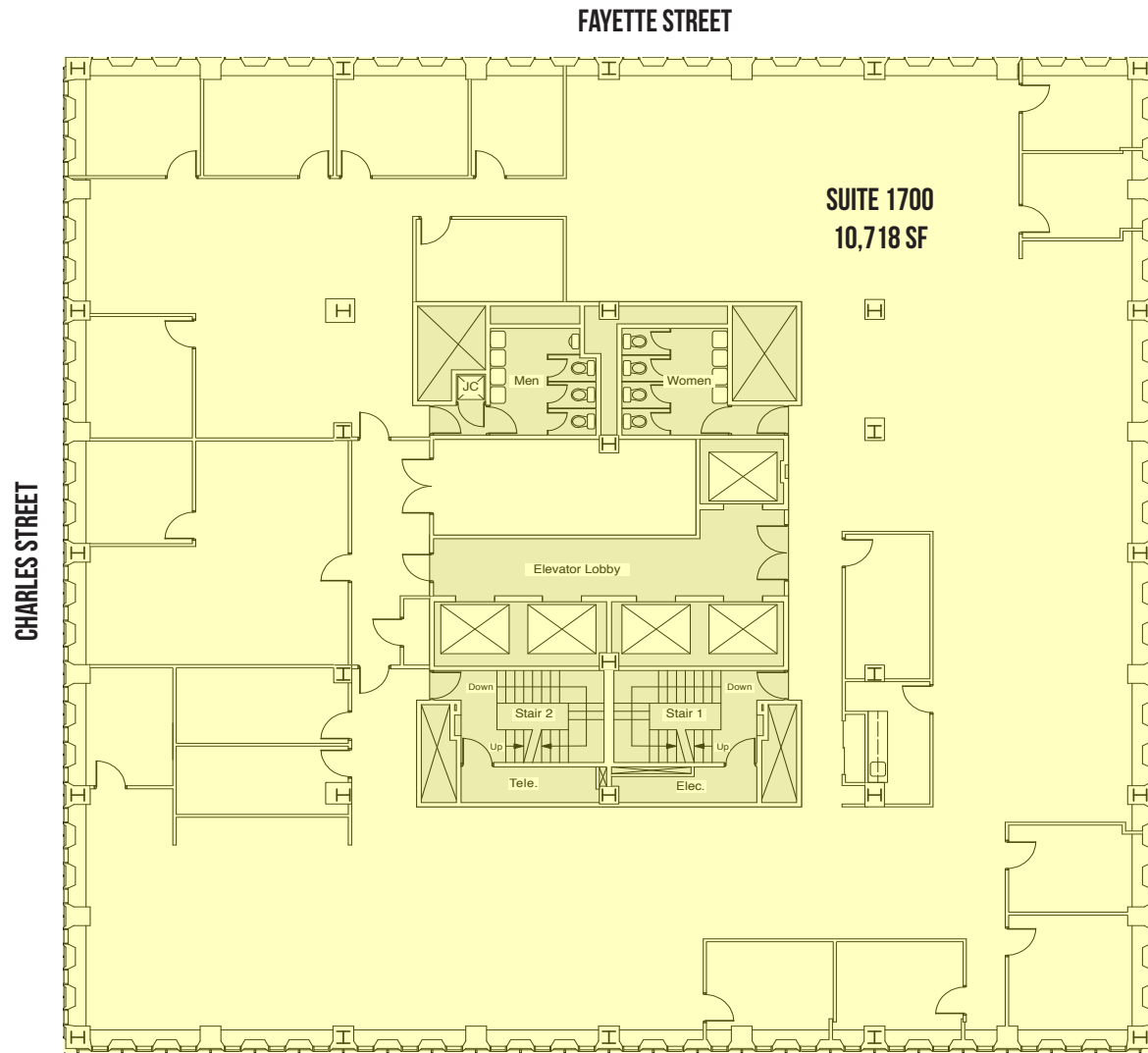


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17TH FLOOR



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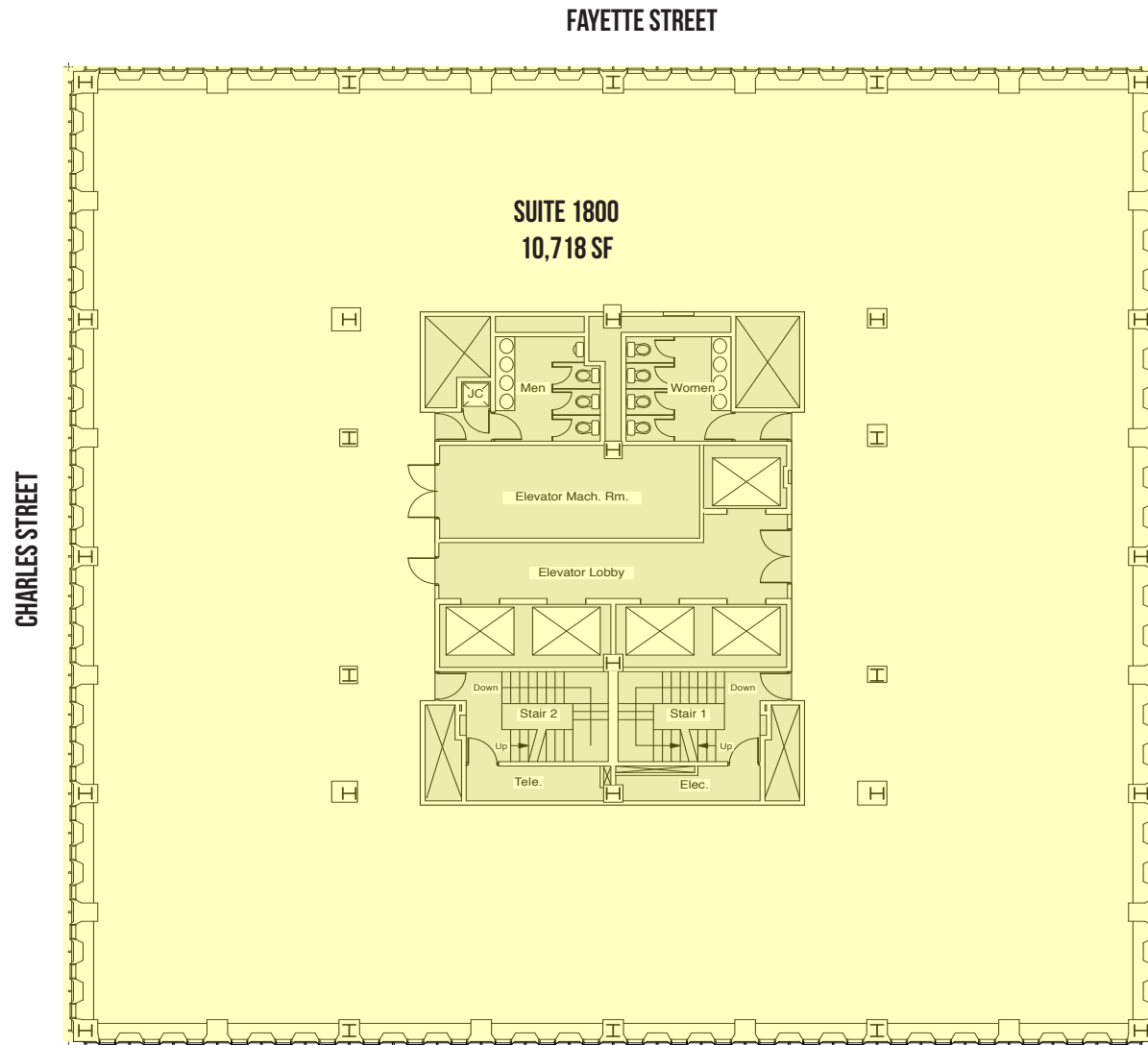


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18TH FLOOR



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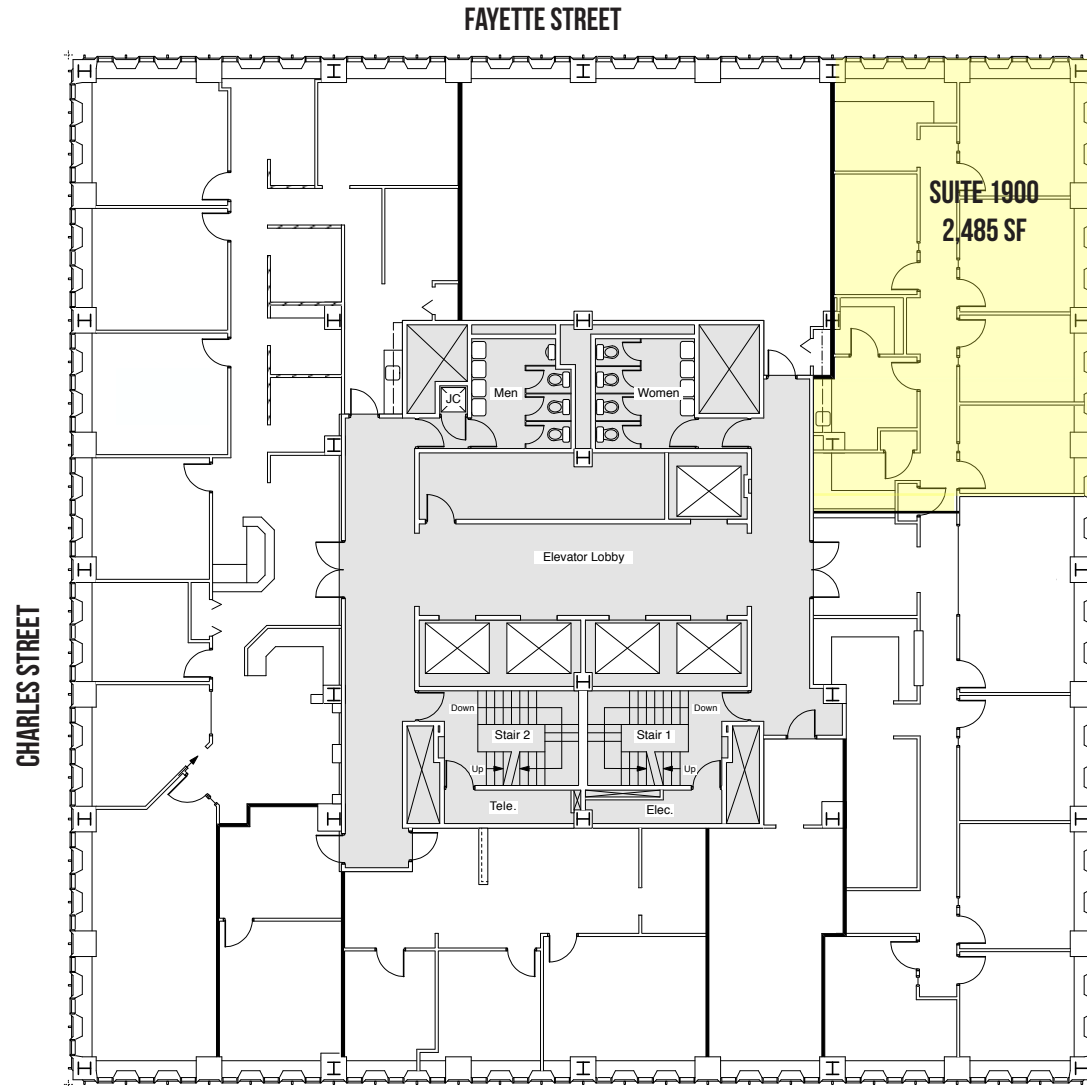


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19TH FLOOR



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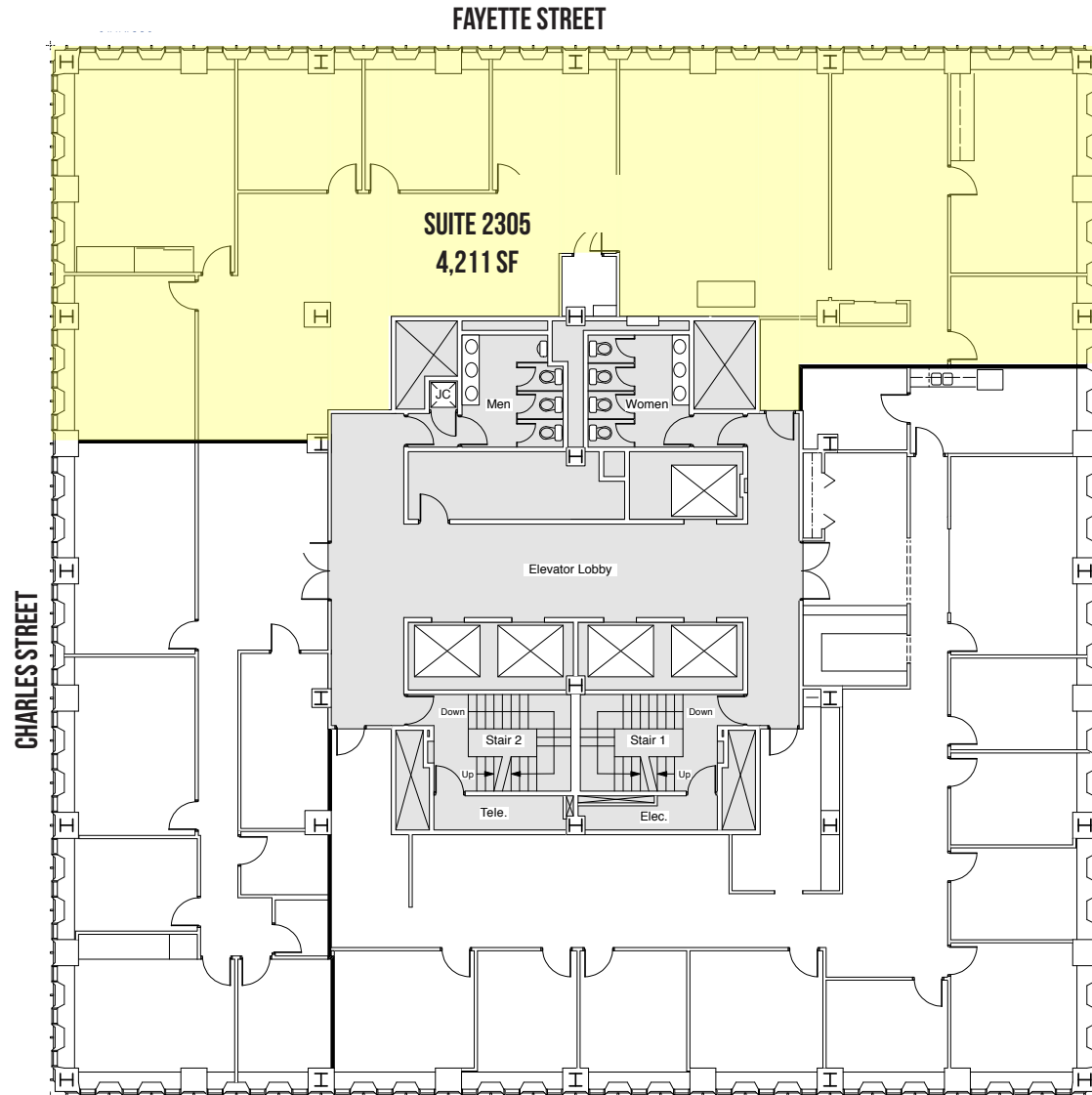
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23TH FLOOR



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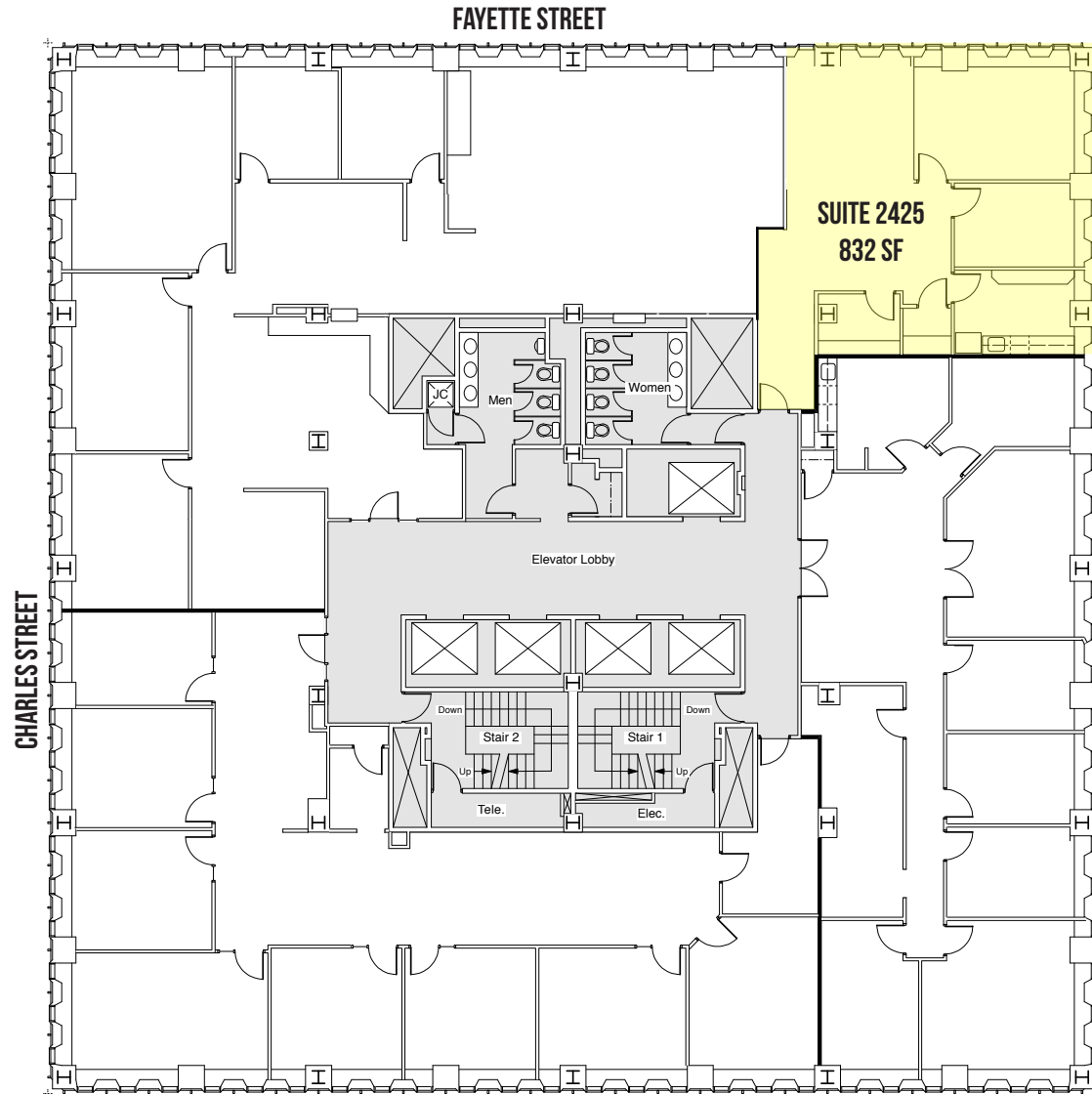


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24TH FLOOR



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