

FOR LEASE



Baltimore City, Maryland

1ST FLOOR OFFICE SPACE

1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

AVAILABLE

1,813 sf ± (Gross)

PARKING

6 free parking spaces
(from 8:30-5:30 on weekdays with
direct access to the space)

TERM

3-10 years

OCCUPANCY

June 1, 2020

RENTAL RATE

\$2,800/mo.
(Tenant pays electric, suite janitorial
and its pro-rata share of gas & water)

HIGHLIGHTS

- ▶ Private Charles Street entrance
- ▶ Large reception and work area
- ▶ 3 offices and conference area
- ▶ Kitchenette
- ▶ Rear entrance to parking
- ▶ Located in the heart of Mount Vernon (4 blocks from Penn Station)
- ▶ Easy access to I-83 and CBD



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PROPERTY OVERVIEW

1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



Parcel ID	Ward 11, Section 12, Block 0506, Lot 006
Lot Size	4,964 sf (26'-10" x 185'-0")
Building Size	7,680 sf ± Gross (4 Levels)
Year Built	Est. 1900
Construction	Masonry
Parking	6 parking spaces (Abundant parking nearby)
Current Use	1st Floor is office. Floors 2-4 are (5) apt. units.
Property Tax	\$11,549.84 (July 1, 2022-June 30, 2023)
Zoning	C-2 (Small to Medium Commercial Usage: allows for retail, office and residential)
Notes	<ul style="list-style-type: none">• (4) large 1BD/1BA units• (1) large 2BD/1BA unit• Below market rental rates• Electric appliances, tile kitchen floors, hardwood floors and common laundry in basement

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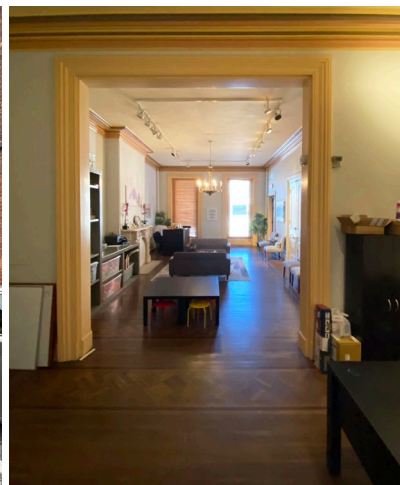
Baltimore City, Maryland

1ST FLOOR

1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

1ST FLOOR OFFICE: 1,813 SF

- ▶ Private entrance
- ▶ Large reception and conference room area
- ▶ (3) private offices
- ▶ Open conference room
- ▶ Kitchenette
- ▶ Rear entrance to parking area



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Baltimore City, Maryland

BIRDSEYE / NEARBY PARKING

1011 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

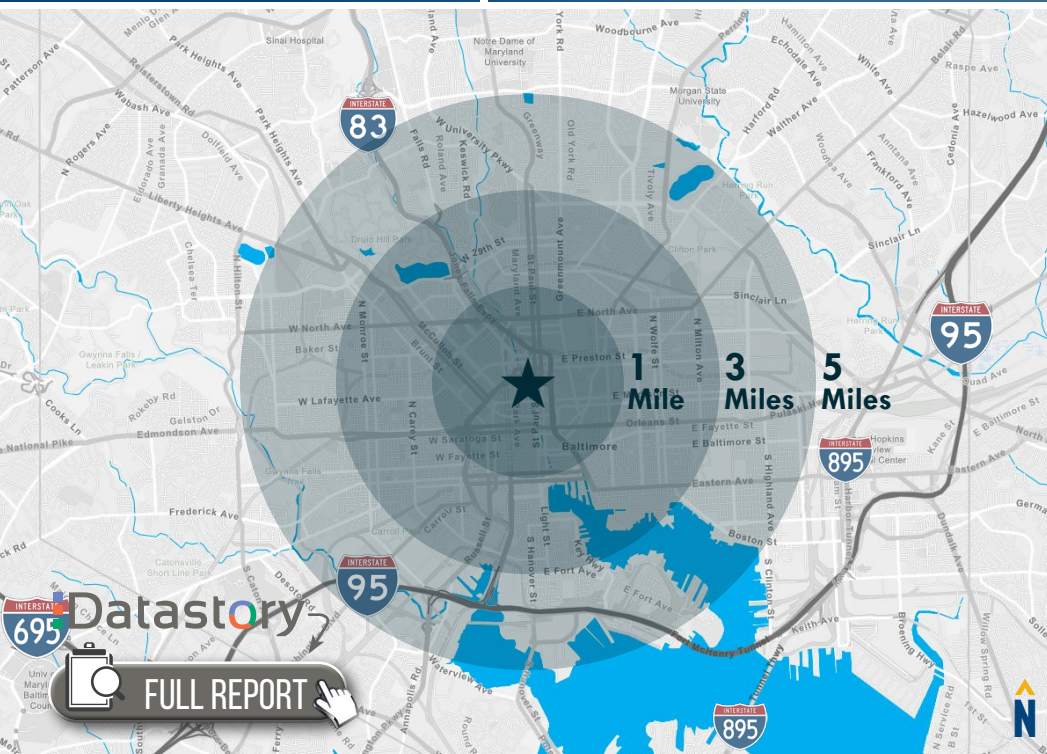


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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION 46,886 1 MILE 160,444 3 MILES 275,507 5 MILES	NUMBER OF HOUSEHOLDS 24,674 1 MILE 76,798 3 MILES 127,018 5 MILES	AVERAGE HH SIZE 1.73 1 MILE 1.99 3 MILES 2.10 5 MILES	MEDIAN AGE 33.0 1 MILE 34.3 3 MILES 35.3 5 MILES
AVERAGE HH INCOME \$76,443 1 MILE \$87,726 3 MILES \$95,609 5 MILES	EDUCATION (COLLEGE+) 63.6% 1 MILE 60.6% 3 MILES 60.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.0% 1 MILE 94.2% 3 MILES 94.5% 5 MILES	DAYTIME POPULATION 96,207 1 MILE 263,294 3 MILES 375,952 5 MILES

44% METRO RENTERS
1 MILE

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The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

15% CITY COMMONS
1 MILE

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Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

15% SOCIAL SECURITY SET
1 MILE

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This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

7% SET TO IMPRESS
1 MILE

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Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

2.12
AVERAGE HH SIZE

33.9
MEDIAN AGE

\$32,800
MEDIAN HH INCOME



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