



2-STORY OFFICE HEADQUARTERS

1834 S. CHARLES STREET | BALTIMORE, MARYLAND 21230

FOR
LEASE



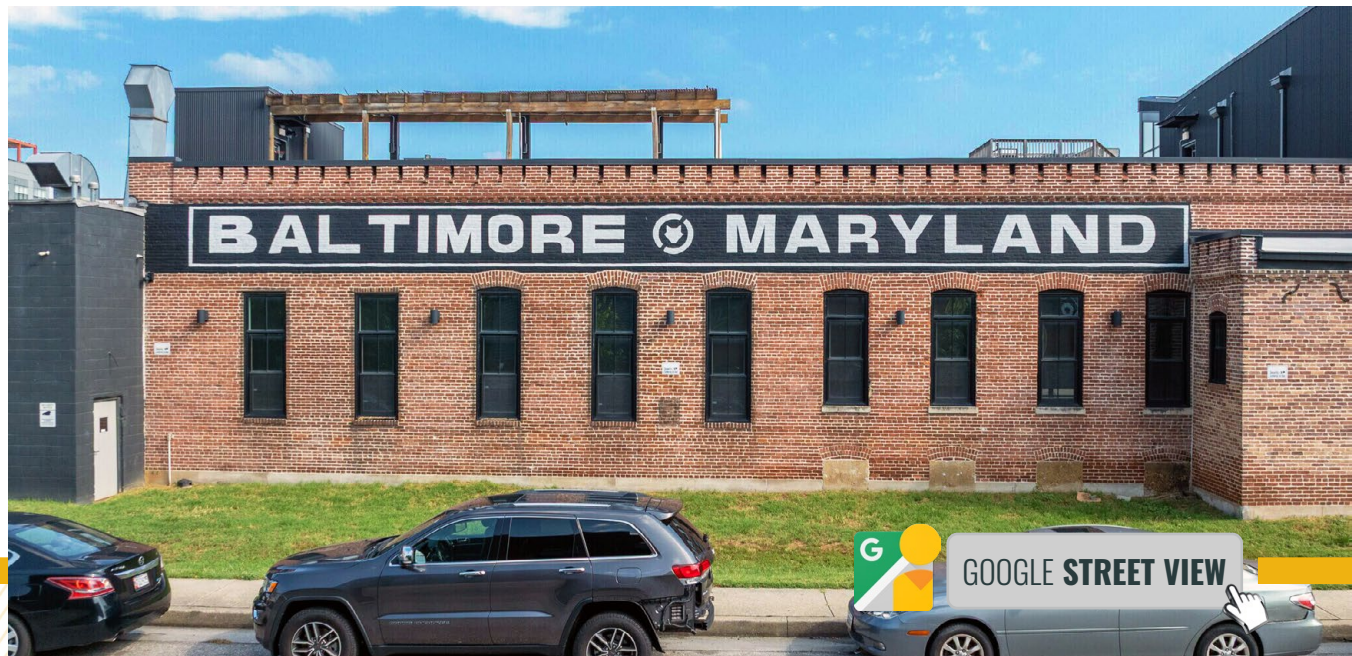
MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

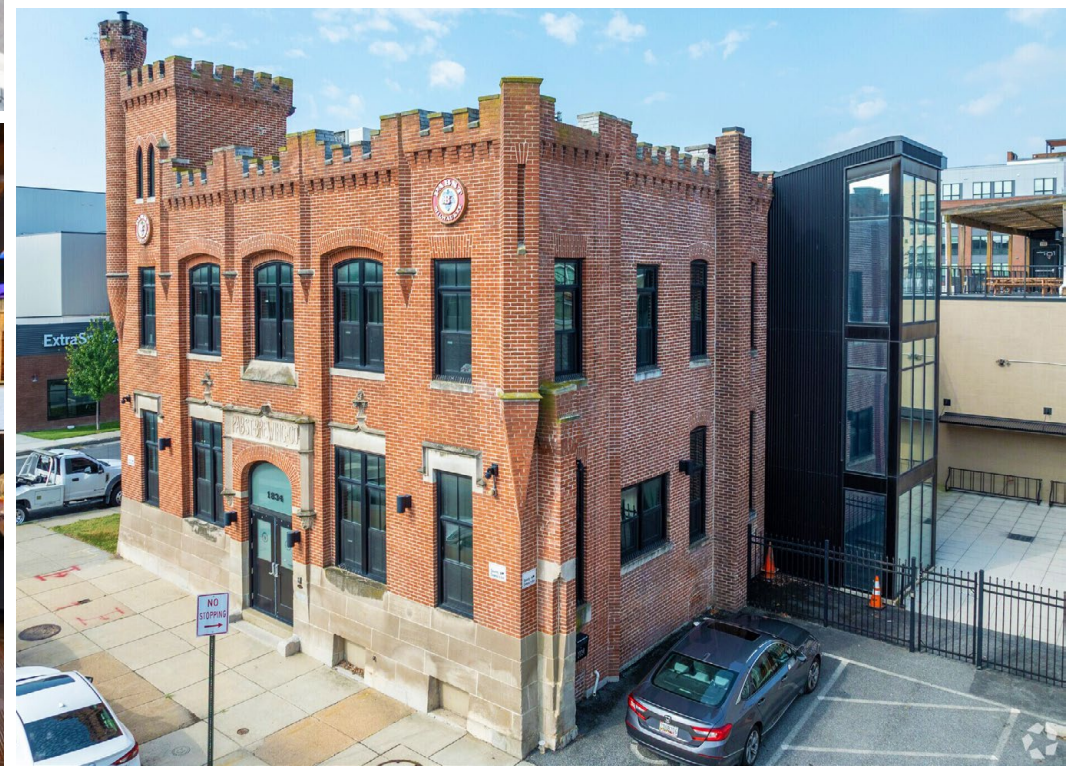
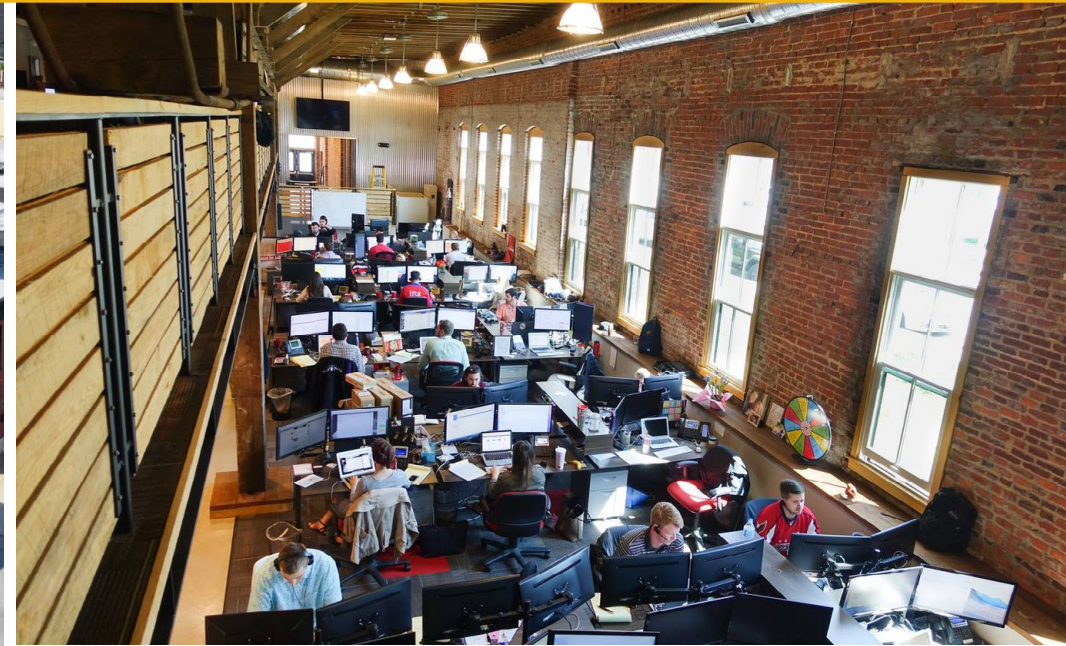
HIGHLIGHTS:

- 13,494 SF ± office building in S. Baltimore City
- 2 floors, plus basement and mezzanine
- Class A office finishes
- Close proximity to the amenities of Federal Hill and Locust Point
- Easy access to I-95, I-295 and I-395
- Close proximity to Downtown Baltimore and the Port of Baltimore
- Furniture available to incoming tenant



AVAILABLE:	13,494 SF ±
STORIES:	2 (+ BASEMENT & MEZZANINE)
OCCUPANCY:	IMMEDIATE
ZONING:	IMU-1 (INDUSTRIAL MIXED-USE DIST.)
RENTAL RATE:	NEGOTIABLE

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



HORSESHOE
CASINO • BALTIMORE

TOPGOLF

M&T Bank
STADIUM

ORIOLE PARK
• CAMDEN YARDS

INTERSTATE
395

101
BALTIMORE

ALTA
FED
HILL

The Quill
BY ALTA

SITE

ExtraSpace
Storage

S HANOVER ST

BALTIMORE & MARYLAND
W WELLS ST

S CHARLES ST

1901
SOUTH CHARLES



LOCAL BIRDSEYE



RIVERSIDE PARK



LOCUST POINT MARINE TERMINALS



1901 SOUTH CHARLES

SITE

ExtraSpace Storage

E BARNEY ST

W WELLS ST

ALTA FED HILL

S HANOVER ST

The Quill BY ALTA



MARKET AERIAL



UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

DOWNTOWN
BALTIMORE

Baltimore
Convention Center

ORIOLE PARK
at
CAMDEN YARDS

M&T
Bank
STADIUM

HORSESHOE
CASINO • BALTIMORE

Federal
Hill

MARYLAND
Science
CENTER

FEDERAL
HILL

AMERICAN
VISIONARY
ART MUSEUM

FEDERAL
HILL

RIVERSIDE
PARK

SITE

THE BALTIMORE SUN

1909
SAGAMORE SPIRIT

UNDER ARMOUR

LOCUST
POINT

Fort McHenry

PATTERSON PARK

FELLS
POINT

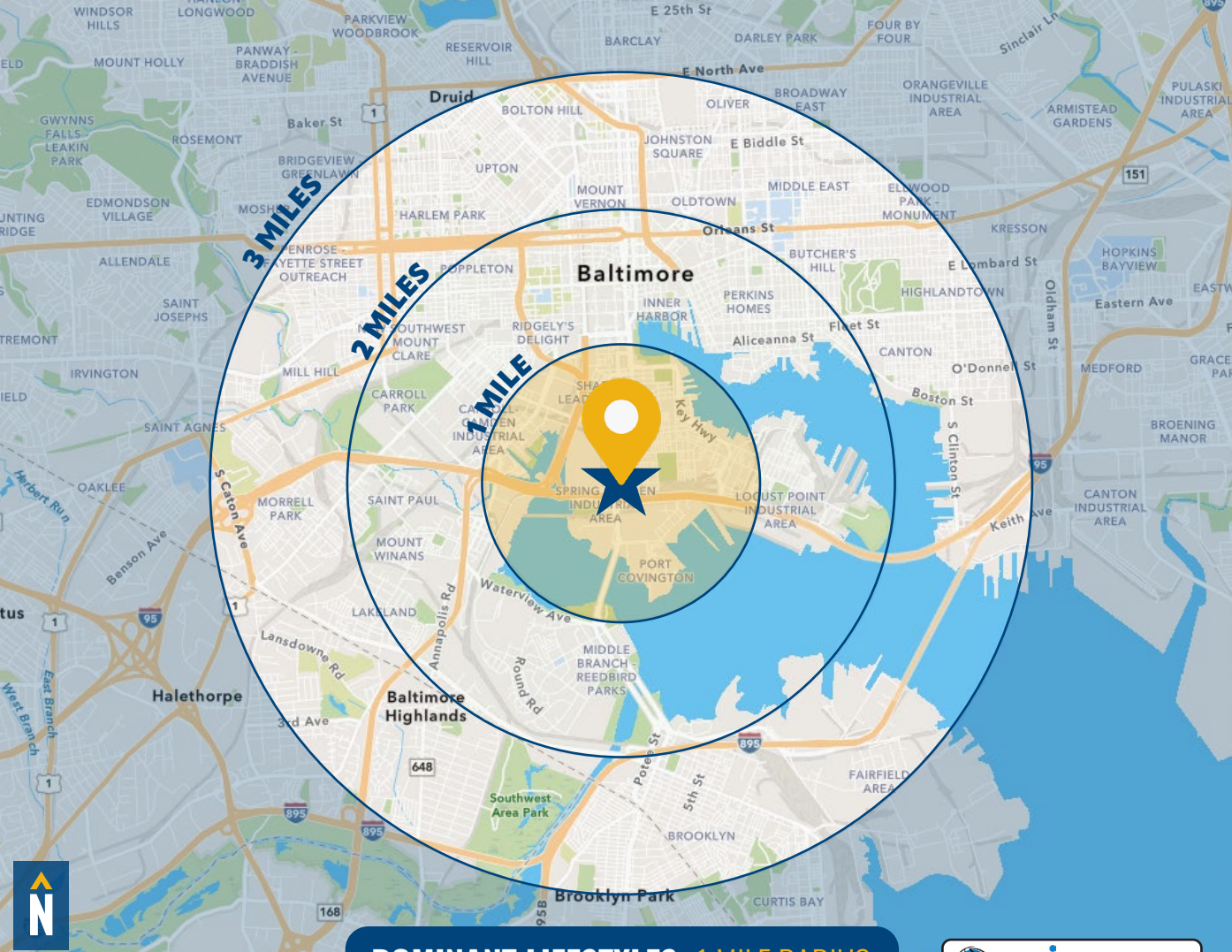
CANTON

PORT OF
BALTIMORE
1706



DEMOGRAPHICS

2025



RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



19,418

77,581

204,056

DAYTIME POPULATION



21,771

171,749

317,669

AVERAGE HOUSEHOLD INCOME



\$153,545

\$107,432

\$94,767

NUMBER OF HOUSEHOLDS



10,603

40,905

96,606

MEDIAN AGE



32.3

33.0

33.9

DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

41%

LAPTOPS AND LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

39%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

14%

SOCIAL SECURITY SET

MEDIAN

AGE: 49.5

HH INCOME: \$31,425



This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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