

# FOR LEASE

Baltimore City, MD

## SUN LIFE BUILDING

20 S. CHARLES STREET | BALTIMORE, MARYLAND, 21202

FREE PARKING 1<sup>ST</sup> YEAR

### AVAILABLE

- Suite 313 - 2,391 sf
  - Suite 321 - 3,286 sf
  - Suite 401 - 3,015 sf \*
  - Suite 403 - 560 sf\*
  - Suite 405 - 1,000 sf\*
  - Suite 501 - 3,560 sf
  - Suite 902 - 1,995 sf\*\*
  - Suite 903 - 5,640 sf\*\*
- \* 4th floor contiguous to 4,575 sf  
\*\*9th floor contiguous to 7,635 sf

### RENTAL RATE

\$19.00 psf, FS

### PARKING RATIO

- 1 per 1,000 sf in the building garage with direct access to Tenant's floor
- 1 free parking space per 1,000 sf for the 1st year of the lease term

### HIGHLIGHTS

- ▶ 12 story office building located three blocks from Baltimore's famous Inner Harbor and one block from Federal and City court houses
- ▶ Entrance lobby, floor lobbies and bathrooms recently renovated
- ▶ On-site deli
- ▶ Full time lobby attendant
- ▶ Plenty of natural light with floor to ceiling windows
- ▶ New HVAC system installed in 2017
- ▶ Total elevator improvements in 2018-2019



## BROKER BONUS!

- \$50 GIFT CARDS FOR QUALIFIED TOURS THROUGH JUNE 30TH 2021
- 125% CO-BROKER COMMISSION FOR DEALS SIGNED BY JUNE 30TH 2021



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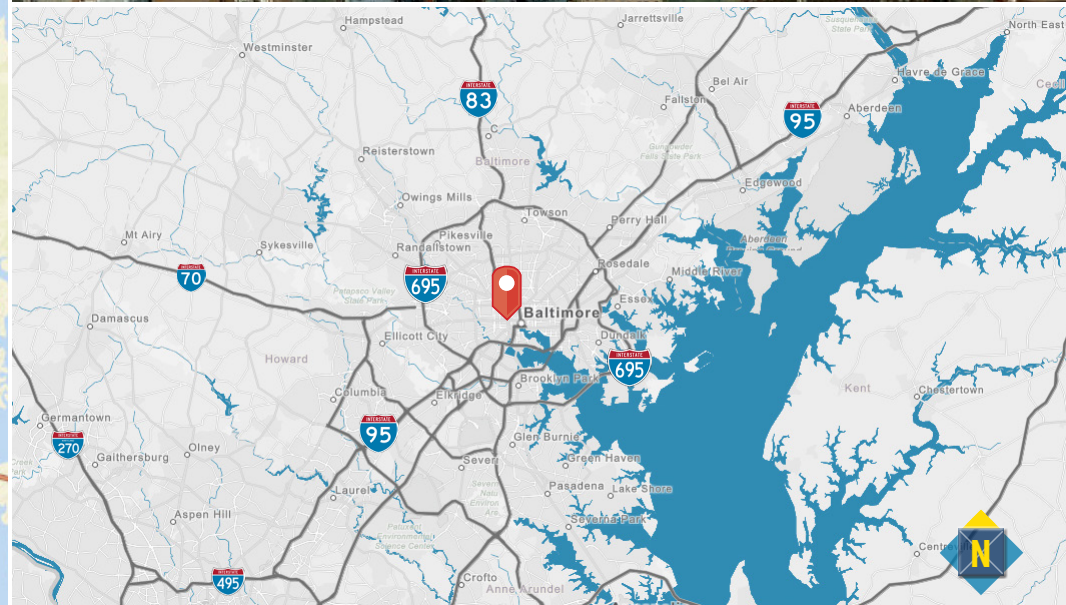
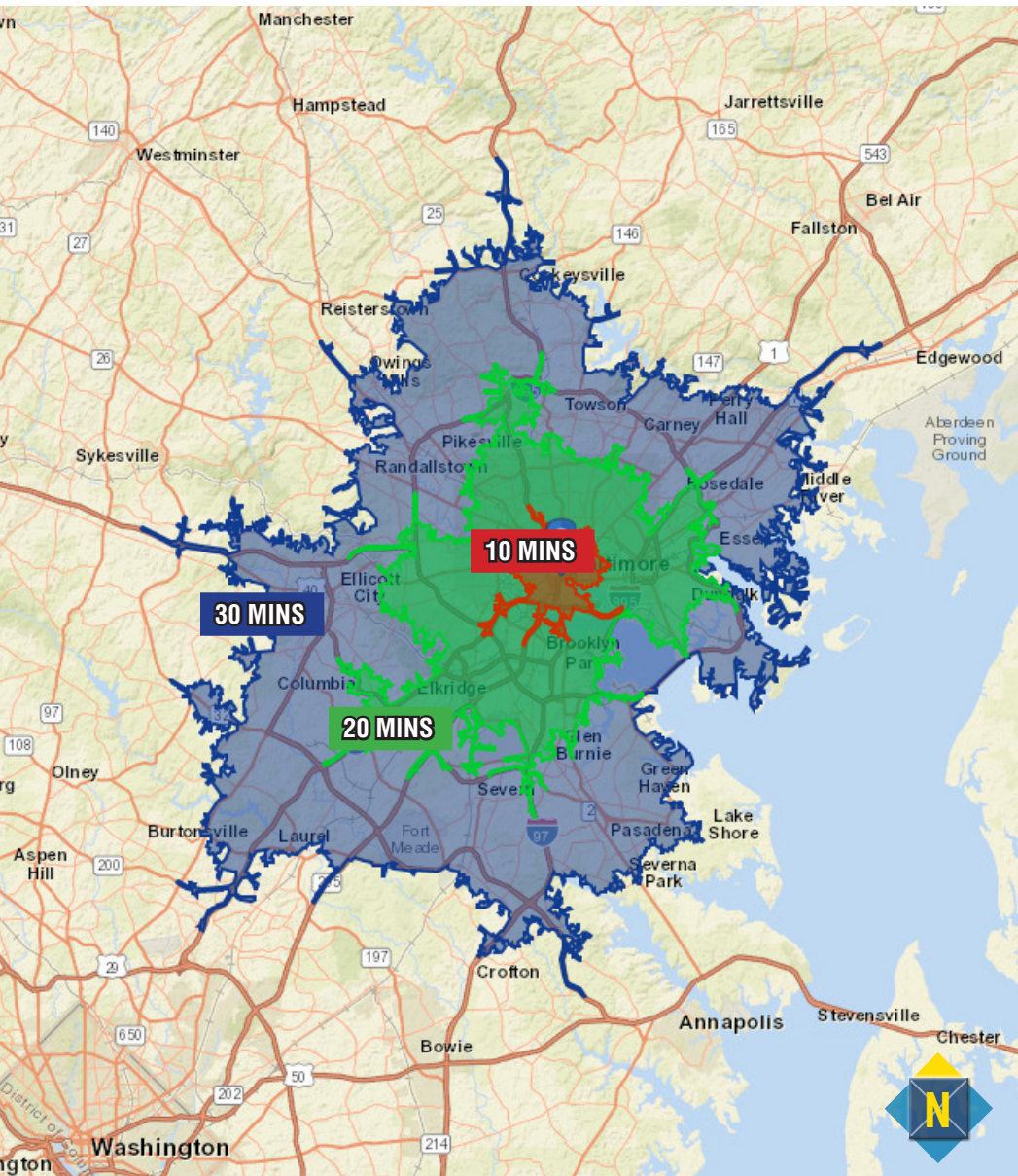


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# LOCATION AND DRIVE TIMES

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# TRADE AREA

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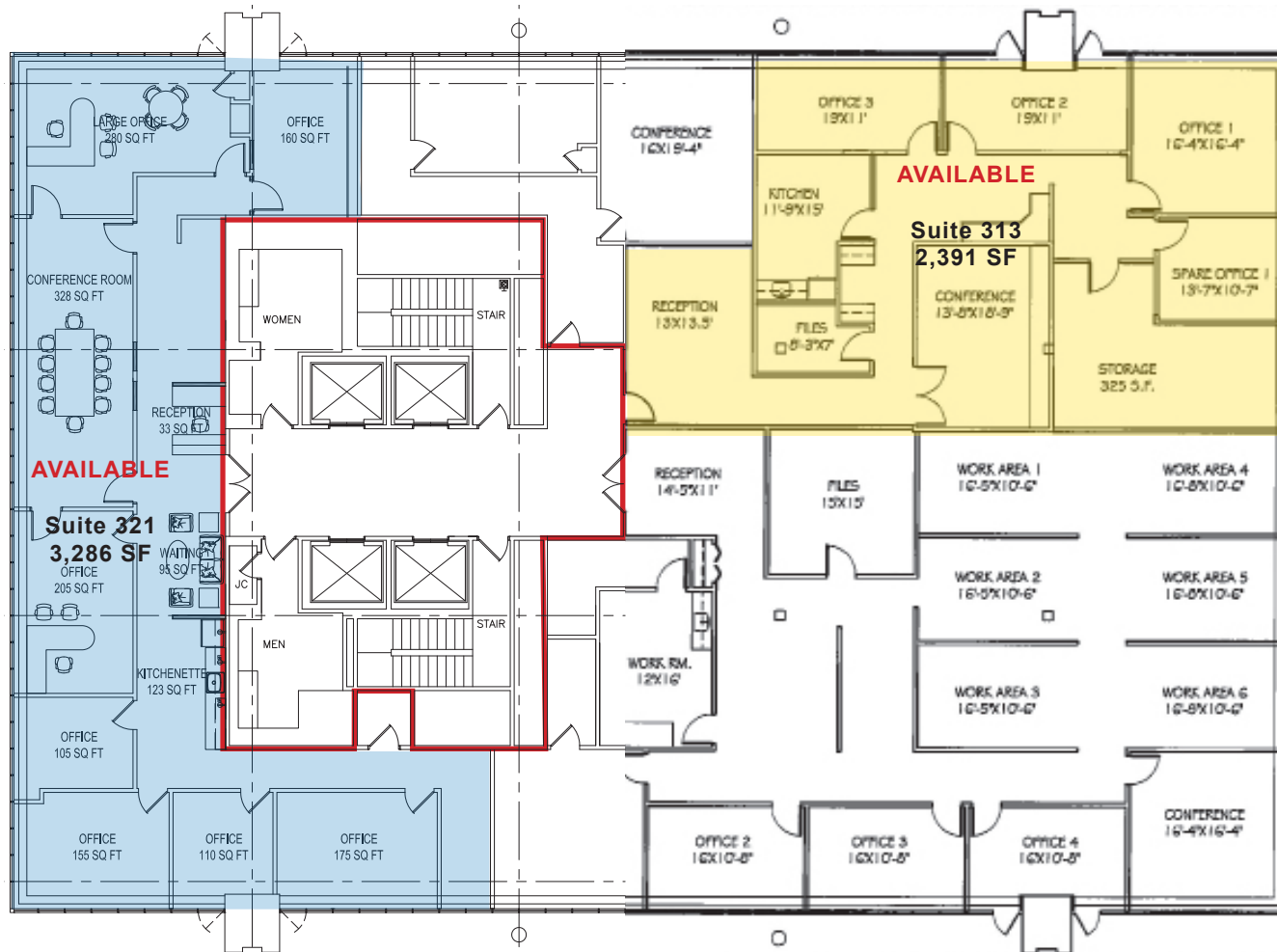


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## 3<sup>RD</sup> FLOOR PLAN

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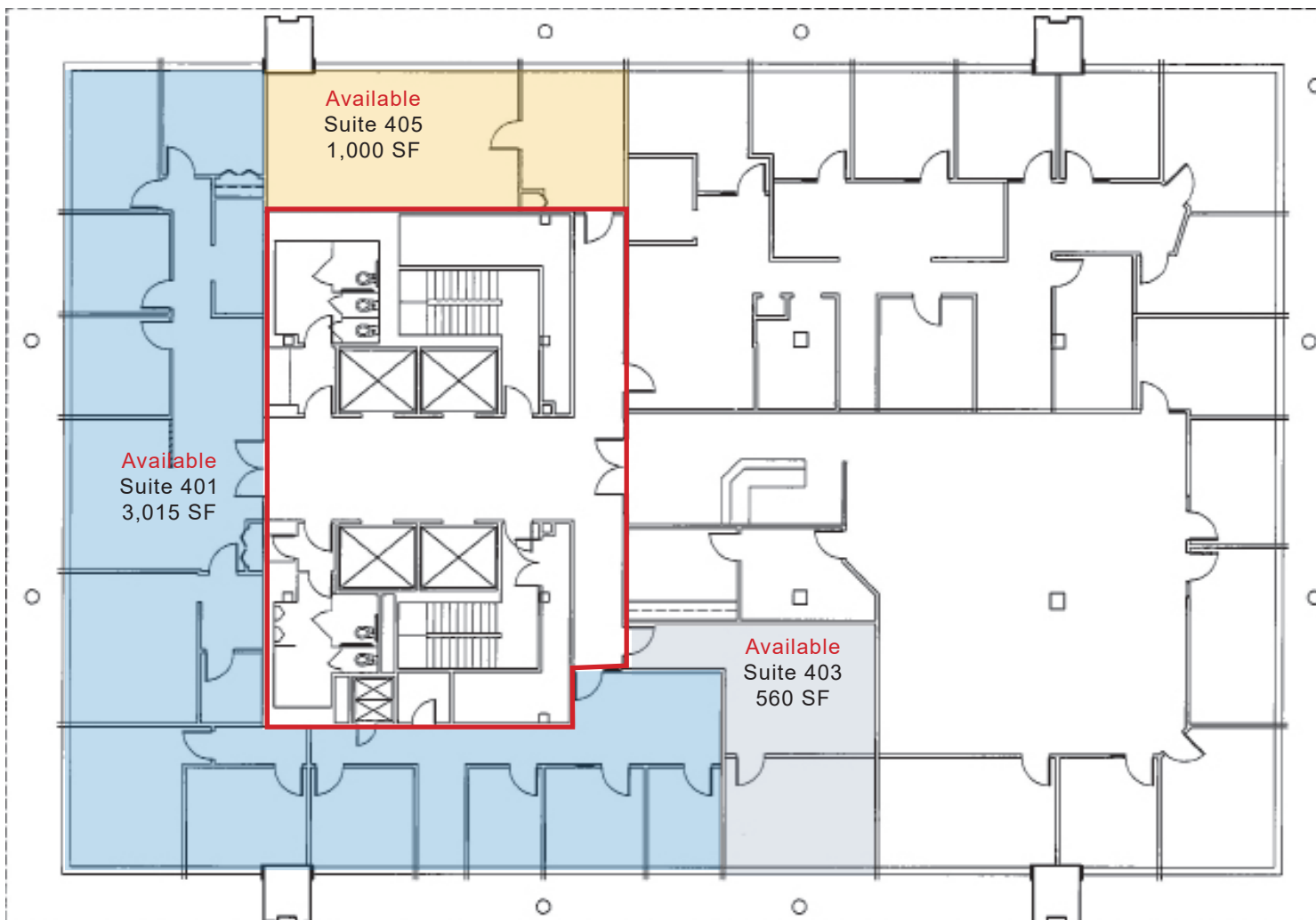
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# 4<sup>TH</sup> FLOOR PLAN

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## \*4<sup>TH</sup> FLOOR CONTIGUOUS TO 4,575 SF

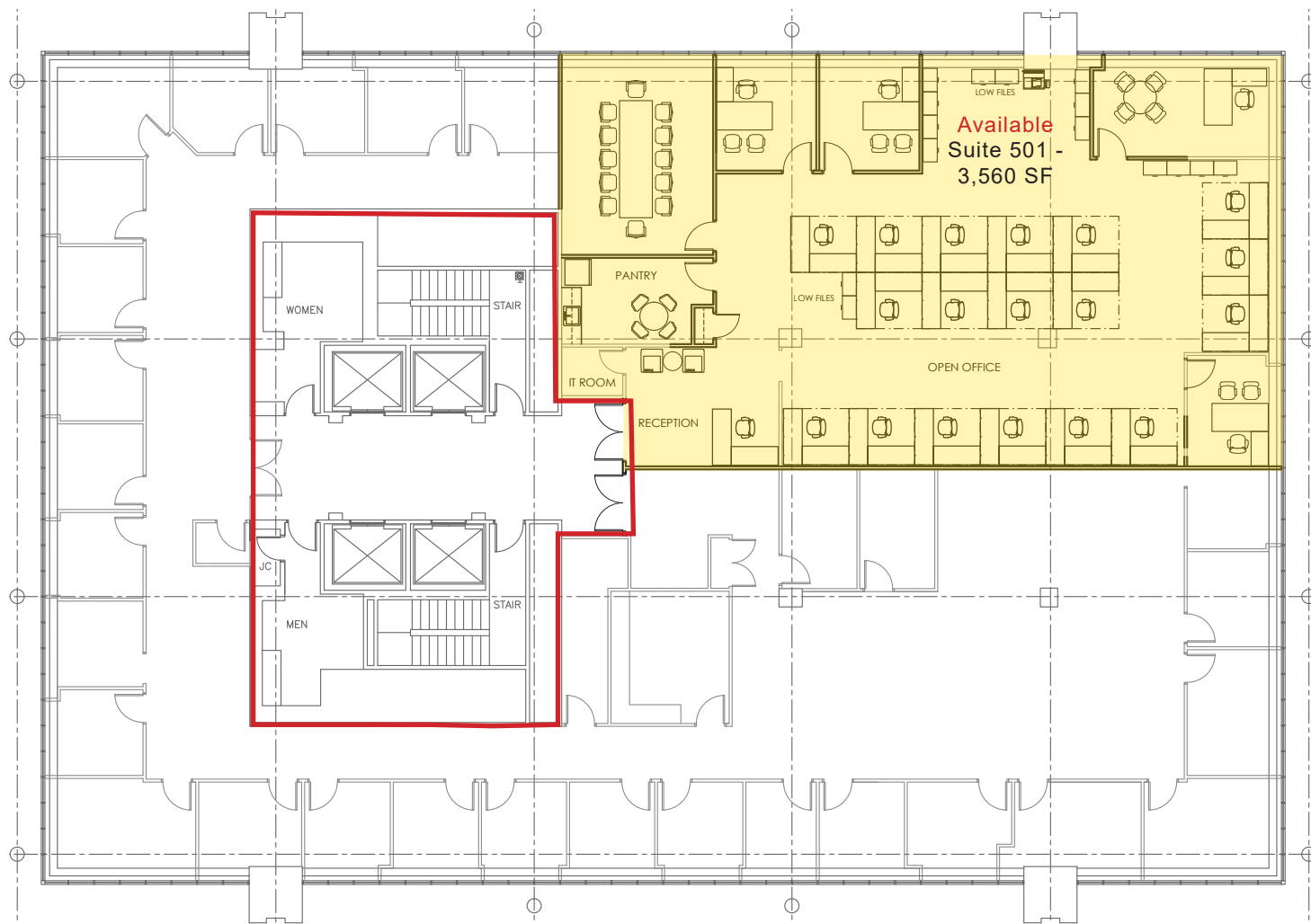


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# 5<sup>TH</sup> FLOOR PLAN

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## 9<sup>TH</sup> FLOOR PLAN

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**\*9<sup>TH</sup> FLOOR CONTIGUOUS TO 7,635 SF**

