



# 21 W. 25<sup>TH</sup> STREET

BALTIMORE, MARYLAND 21218

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Prominent corner presence close to Johns Hopkins University, Maryland Institute of Art, and University of Baltimore.
- Centrally located building for an office user as-is, an investor with in place income, or as a possible redevelopment
- Minutes to I-83 providing quick access to downtown Baltimore and northern suburbs
- All floors are separately metered
- The C-1 Zoning in Baltimore City permits office, multifamily and restaurant uses, among others.
- Entire building leased to a single tenant through March 31, 2028

BUILDING SIZE:

8,157 SF ±

LOT SIZE:

.10 ACRES ±

STORIES:

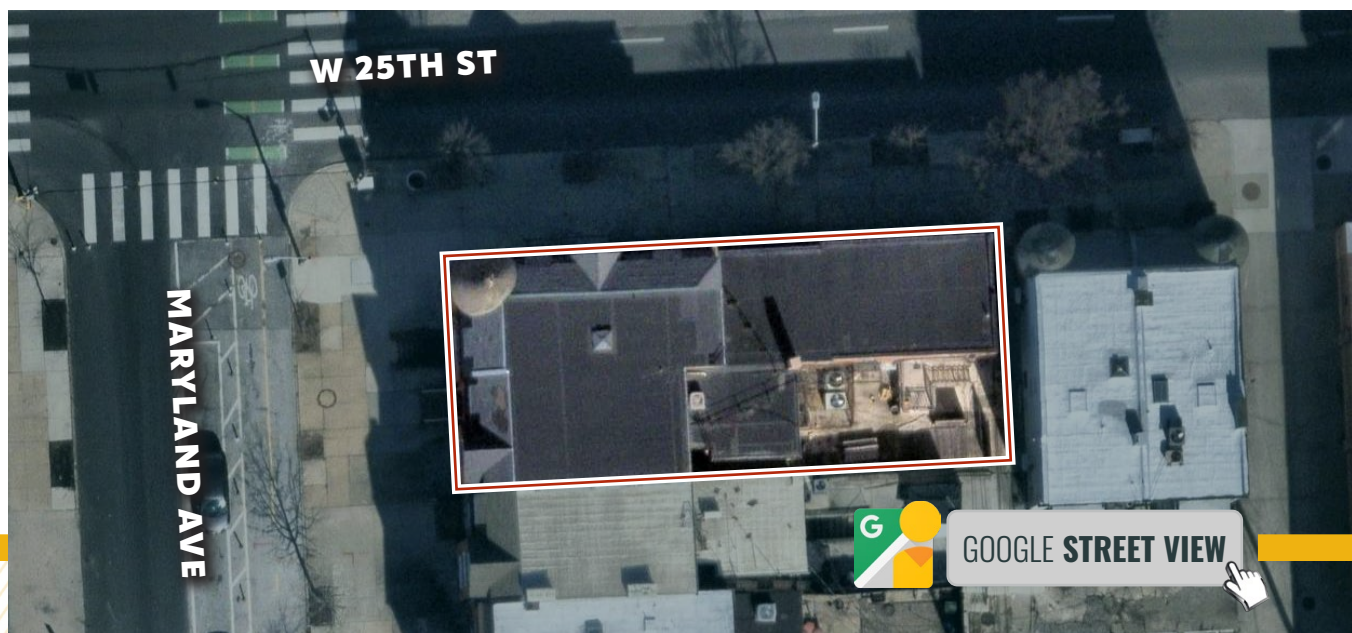
3

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

PROPERTY TAXES:

\$15,320.34 (7/1/24-6/30/25)





# TENANT/LEASE OVERVIEW

**University Psychology Center- Recovery Network** is a CARF Accredited and State Licensed Integrated Behavioral Health Program specializing in Mental Health, Substance Use Disorders, and other Behavioral Addictions that offers the following programs and ASAM Levels of Care:

- **Outpatient Mental Health Clinic for Children, Adolescents and Adults** (Evaluation, Therapy and Medication Management)
- **Psychiatric Rehabilitation Program for Adults (PRP)**
- **Level 0.5 Early Intervention and Harm Reduction** (DUI/DWI Services)
- **Level 1.1 Traditional Outpatient Counseling**
- **Level 2.1 Intensive Outpatient**
- **Level 3.1 Low-Intensity Residential Services for Men, Women and Women w/ Children**
- **Level 3.3 High-Intensity Residential Services for Co-Occurring Disorders**

LEASE START:

4/1/23

LEASE END:

3/31/28

Year:

Monthly Base Rent

April 1, 2023 thru March 31, 2024

\$6,000.00

April 1, 2024 thru March 31, 2025

\$6,180.00

April 1, 2025 thru March 31, 2026

\$6,365.40

April 1, 2026 thru March 31, 2027

\$6,556.36

April 1, 2027 thru March 31, 2028

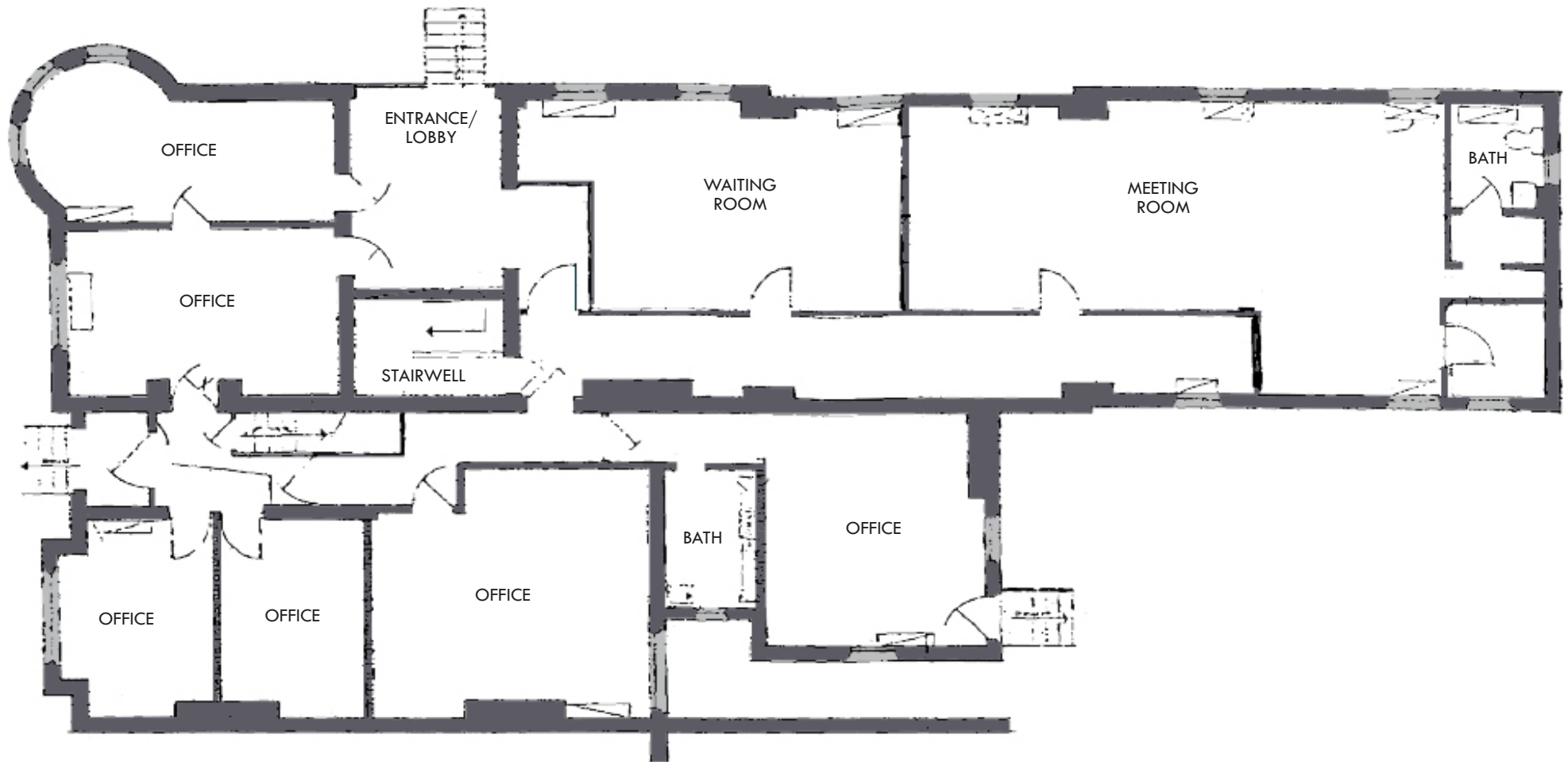
\$6,753.05

*Note: Tenant pays all operating expenses and maintenance and 50% of the annual real estate taxes.*

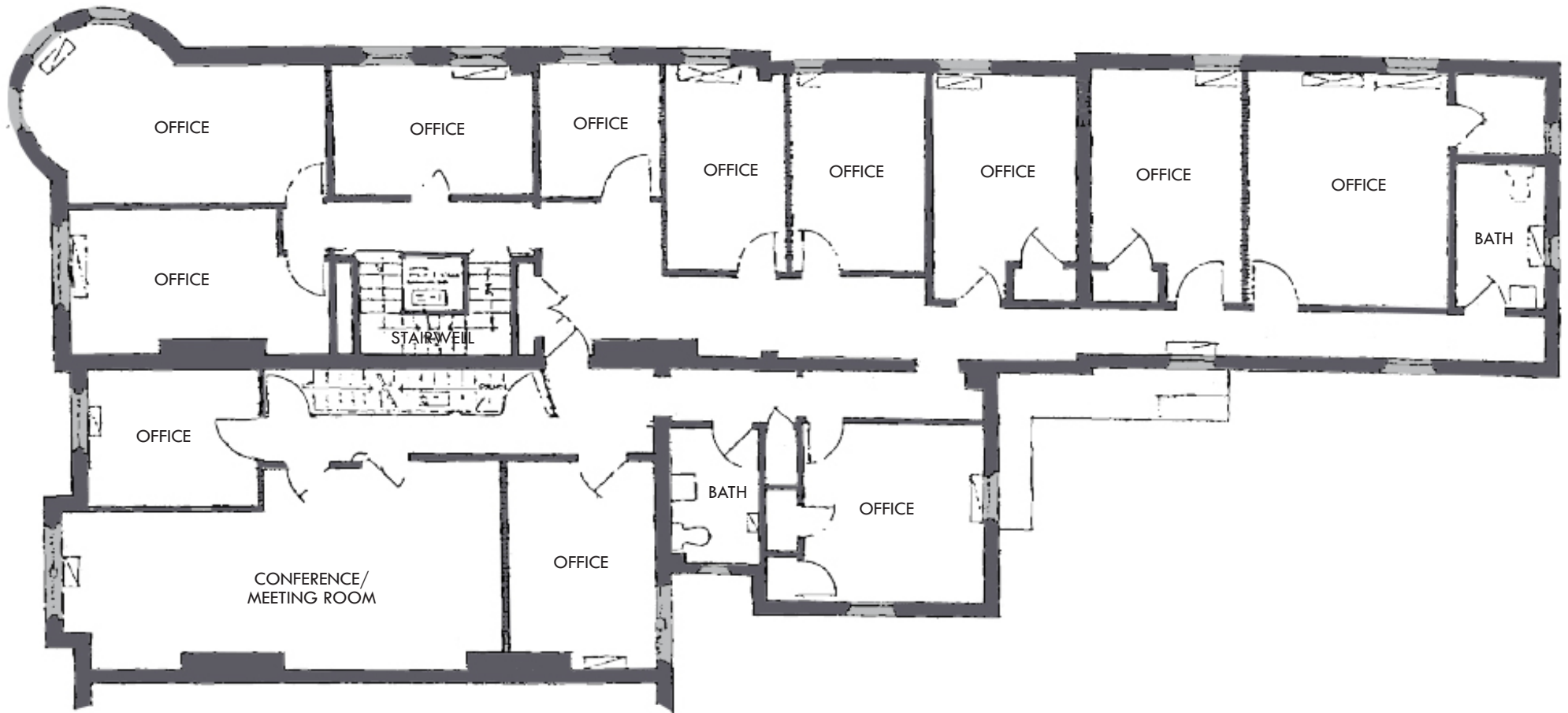


# FLOOR PLAN: 1<sup>ST</sup> FLOOR

**Lower Level** (not shown) includes:  
Kitchenette, large break room, two  
finished offices and 3 bathrooms.

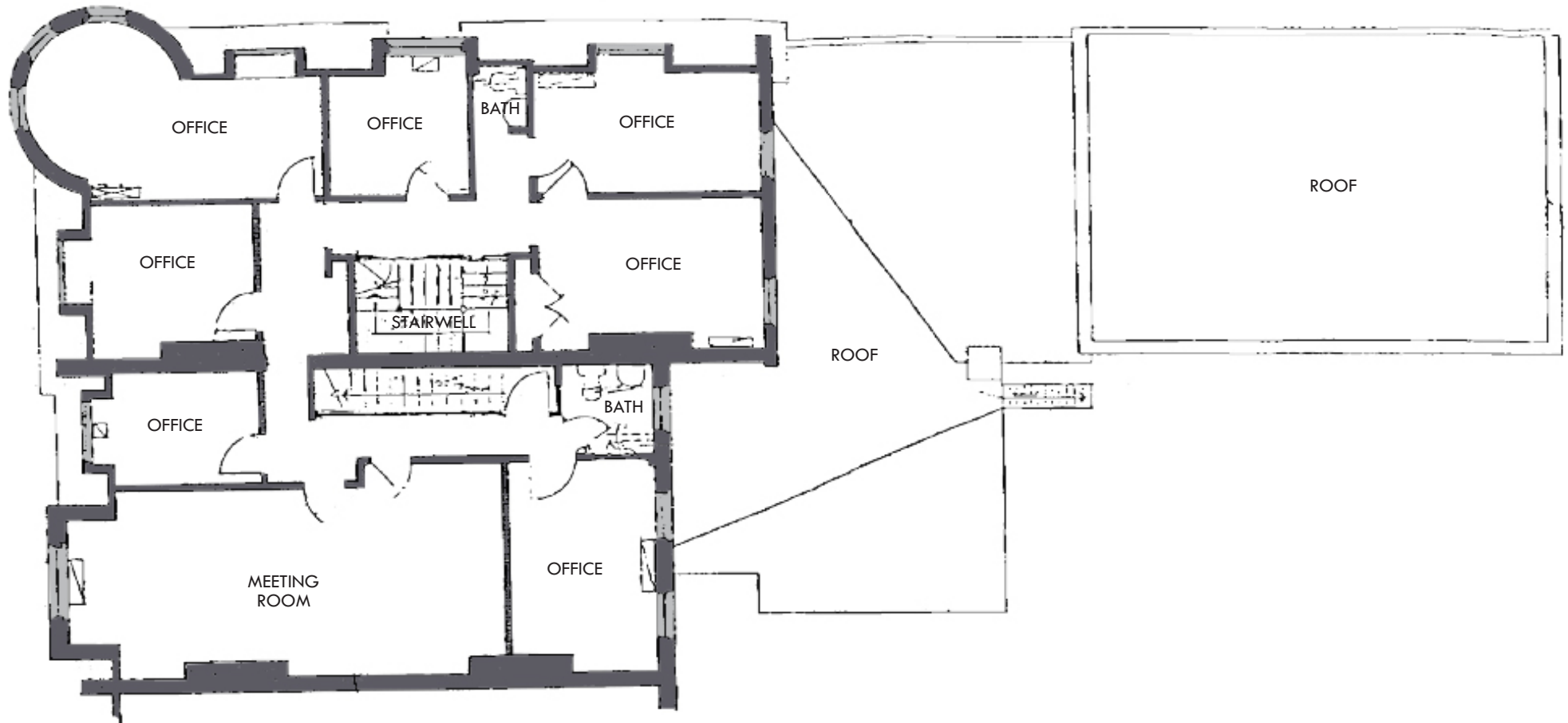


# FLOOR PLAN: 2<sup>ND</sup> FLOOR



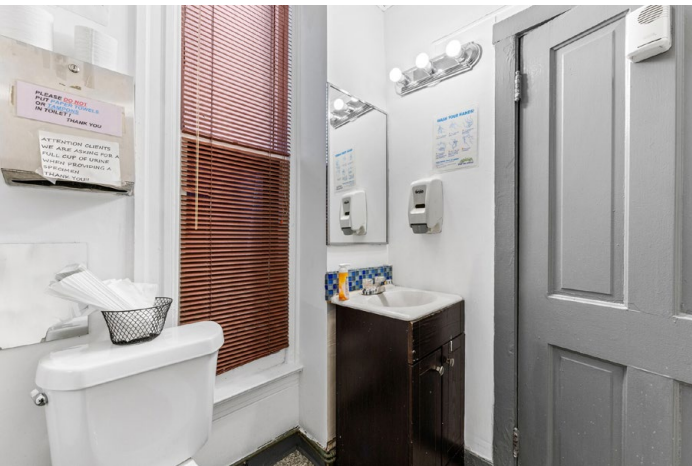


# FLOOR PLAN: 3<sup>RD</sup> FLOOR



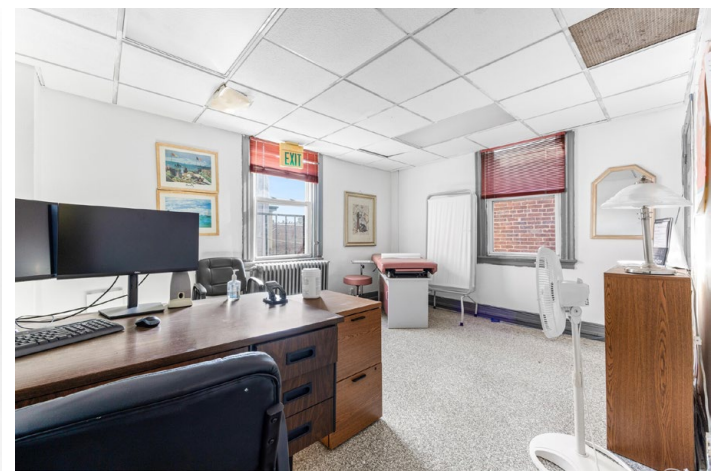
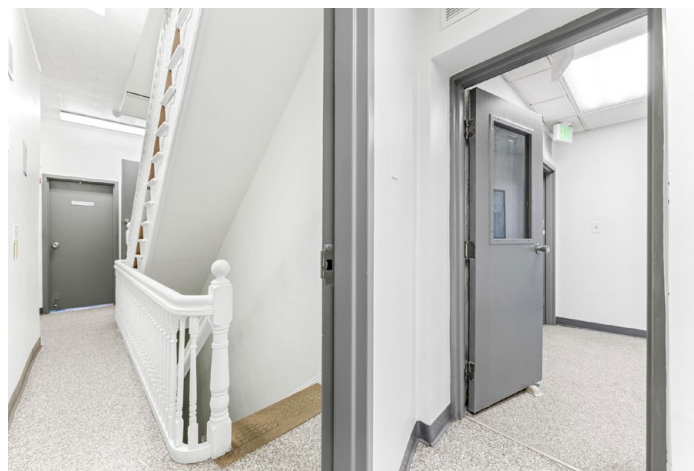


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# LOCAL BIRDSEYE



GREEN MOUNT CEMETERY

BALTIMORE

BALTIMORE  
PENN STATION  
ESTD. 1911

IMPACT  
HUB

MOTOR  
HOUSE

saveALot

DUNKIN'

Advance  
Auto Parts

NO LAND

DUTCH COURAGE

Galerie Myrtis  
Fine Art & Advisory

fadensønnen

VERO KITCHEN

SOPHOMORE  
COFFEE

ST PAUL ST

SAFEGWAY

CHARLES ST

boost  
mobile

metro  
by T-Mobile

total  
wireless

THE VOXEL

SITE

MARYLAND AVE

W 24TH ST

Our time kitchen

W 25TH ST

Anderson

St. Mary's  
RESTAURANT & BAR

ExtraSpace  
Storage

N HOWARD ST





This aerial map illustrates the University City neighborhood in Baltimore, Maryland, with a focus on the proposed site location. The map is bounded by a white circle indicating a 1-1/2 mile radius. Key features include:

- Proposed Site:** A red pin labeled "SITE" is located near the intersection of Charles St and E 25th St.
- Major Roads:** Interstate 83 (I-83) runs diagonally from the top left to the bottom right. Major streets shown include Charles St, Greenmount Ave, N Howard St, N Fremont Ave, N Eutaw St, N Milken Blvd, W North Ave, W Preston St, E 30th St, E 25th St, E 21st St, E North Ave, E Chase St, Loch Raven Rd, and Harford Rd.
- Landmarks and Parks:** Druid Hill Park and Druid Lake are in the upper left. Clifton Park is in the upper right. Green Mount Cemetery is in the lower right.
- Educational Institutions:** Johns Hopkins University, Baltimore Museum of Art (BMA), Baltimore City College, MICA (Maryland Institute College of Art), and the University of Baltimore are marked.
- Commercial and Retail:** Safeway, Save a Lot, Giant, and the Baltimore Symphony Orchestra are indicated.
- Other Labels:** "CHARLES VILLAGE" and "STATION NORTH" are labeled in purple boxes. "MOUNT VERNON" is labeled in a purple box at the bottom.
- Scale and Orientation:** A scale of 1-1/2 miles is shown on the right. A north arrow is located in the bottom right corner.



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



38,394

138,935

280,881

## DAYTIME POPULATION



42,092

208,155

384,031

## AVERAGE HOUSEHOLD INCOME



\$90,219

\$82,647

\$90,393

## NUMBER OF HOUSEHOLDS



18,671

65,621

127,611

## MEDIAN AGE



32.6

34.6

35.2

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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