

FOR SALE

 Baltimore City, Maryland

VANSANT BUILDING

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

BUILDING SIZE

13,000 sf ± Gross
2,600 sf ± per floor

LOT SIZE

3,767 sf
34'3" x 110'

ZONING

C-5-DC

SALE PRICE

\$1,295,000

HIGHLIGHTS

- » Historic 5 story office/building
- » Currently set up as a business center
- » 4 parking spaces with direct access from the rear of rebuilding
- » Next door to The City Courthouse and 1/2 block from City Hall.
- » 4 blocks from Baltimore's Inner Harbor
- » Totally renovated in 1985 with new HVAC installed in 2016.
- » Each floor has its own separate HVAC.
- » Easy access to CBD and I-83
- » ADA compliant with elevator serving all floors
- » Unique user buyer building or business center with high ceilings and flexible floor plates



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PROPERTY DESCRIPTION

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

Address:	210 East Lexington Street Baltimore, Maryland 21202 Ward 04, Section 12, Block 0612, Lot 005
Zoning:	C-5-DC, Commercial Downtown Core District, allows for retail, office, and residential.
Lot Size:	3,767 square feet, 34'3" x 110'
Building Size (All):	Approximately 13,000 square feet (on 5 levels)
Floor Sizes:	2,600 ± square feet
Year Built:	1890; renovated 1985
Parking:	4-5 spaces
Current Use:	Shared office suits building
2018-2019 Property Tax:	\$15,955.15
Comments:	<ul style="list-style-type: none">• 5 story masonry building• Next door to The City Courthouse and City Hall• 5 blocks from Baltimore's Inner Harbor• Flexible floorplates with high ceilings• Abundance of parking in the area• Easy access to I-83 and CBD• Excellent user buyer opportunity• Each floor has separate HVAC - new HVAC installed in 2016• ADA compliant elevator serves all floors• Currently set up as a business center

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BUILDING PHOTOS

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Jim Grieves | Vice President

📞 443.573.3202

✉️ jgrieves@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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GROUND LEVEL

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

- ▶ Doorway to rear parking
- ▶ Large conference room
- ▶ Kitchen/breakroom
- ▶ 3 Offices
- ▶ Storage space



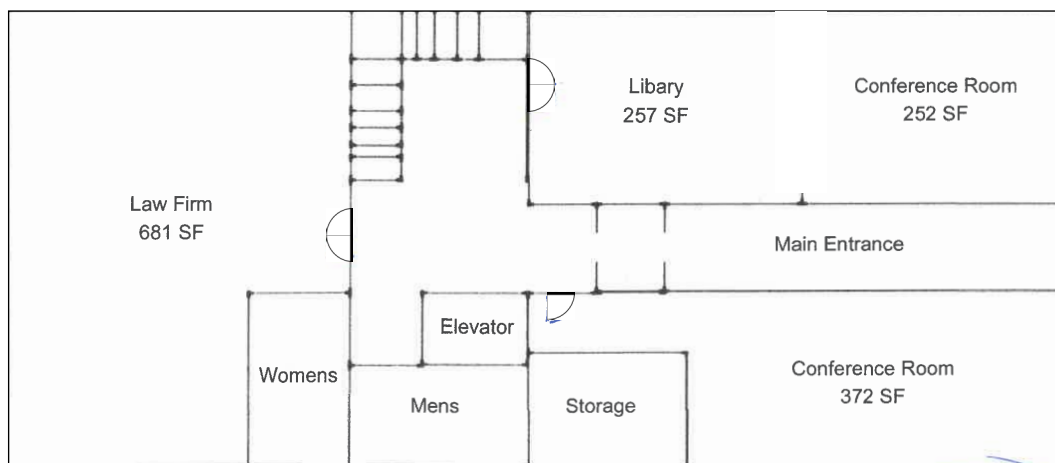
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FIRST FLOOR

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

- ▶ 257 sf library and 252 sf conference room
- ▶ 372 sf conference room
- ▶ 681 sf office suite
- ▶ Mens and ladies bathrooms
- ▶ Storage area
- ▶ Dramatic entrance, hallway, and stairwell
- ▶ 13'11" ceiling height



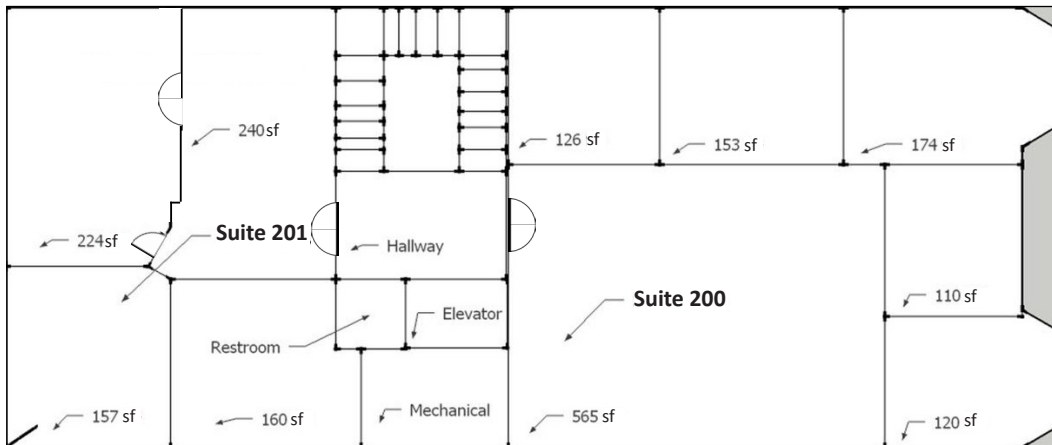
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SECOND FLOOR

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

- ▶ Suite 201 - 654 sf
- ▶ Suite 200 - 1,248 sf
- ▶ Lobby hall with bathroom
- ▶ 9'6" ceiling heights



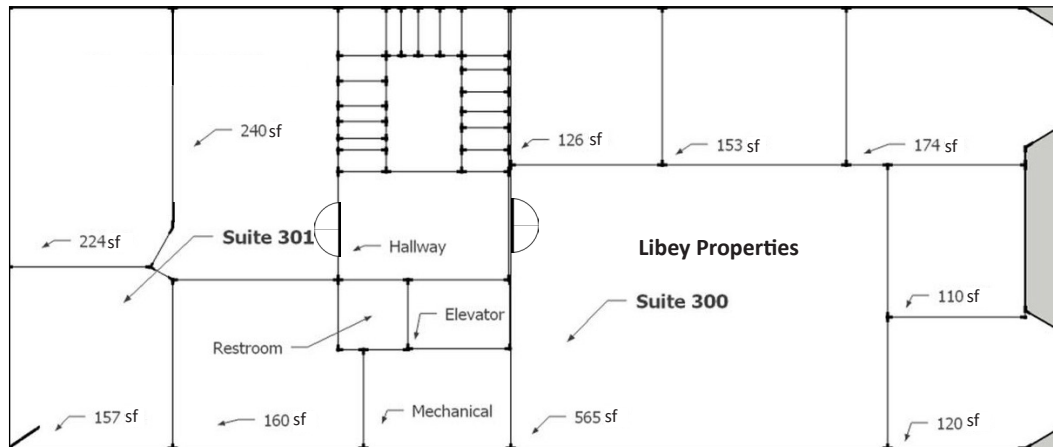
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THIRD FLOOR

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

- ▶ Suite 301 - 621 sf
- ▶ Suite 300 - 1,248 sf
- Libey Properties, LLC
- ▶ Lobby hall with bathroom



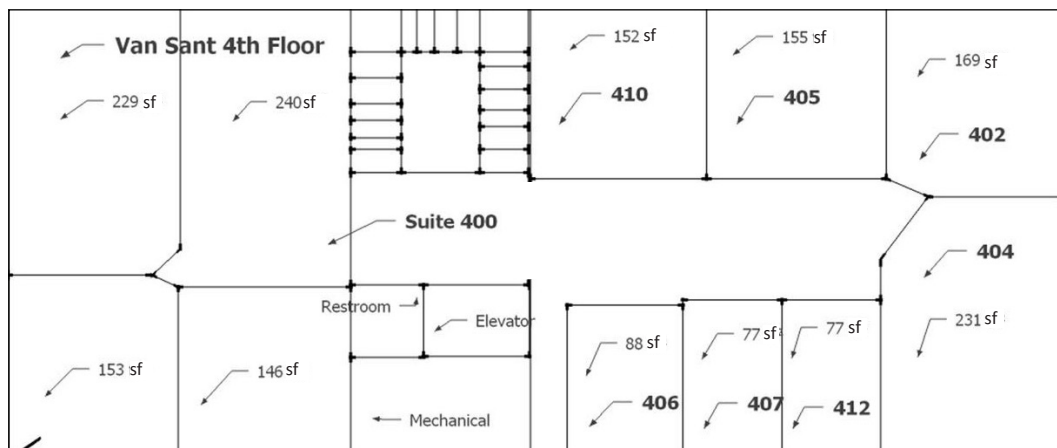
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FOURTH FLOOR

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

- ▶ Suite 400 - 768 sf
- ▶ Kitchenette
- ▶ 7 Individual offices:
 - 152 sf
 - 155 sf
 - 169 sf
 - 231 sf
 - 775 sf
 - 775 sf
 - 885 sf



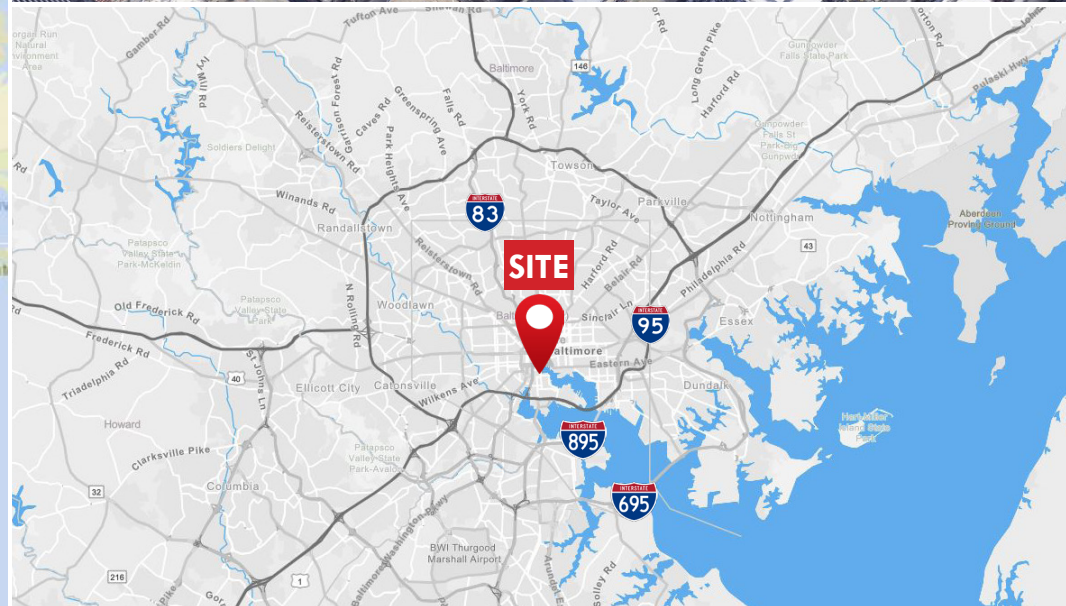
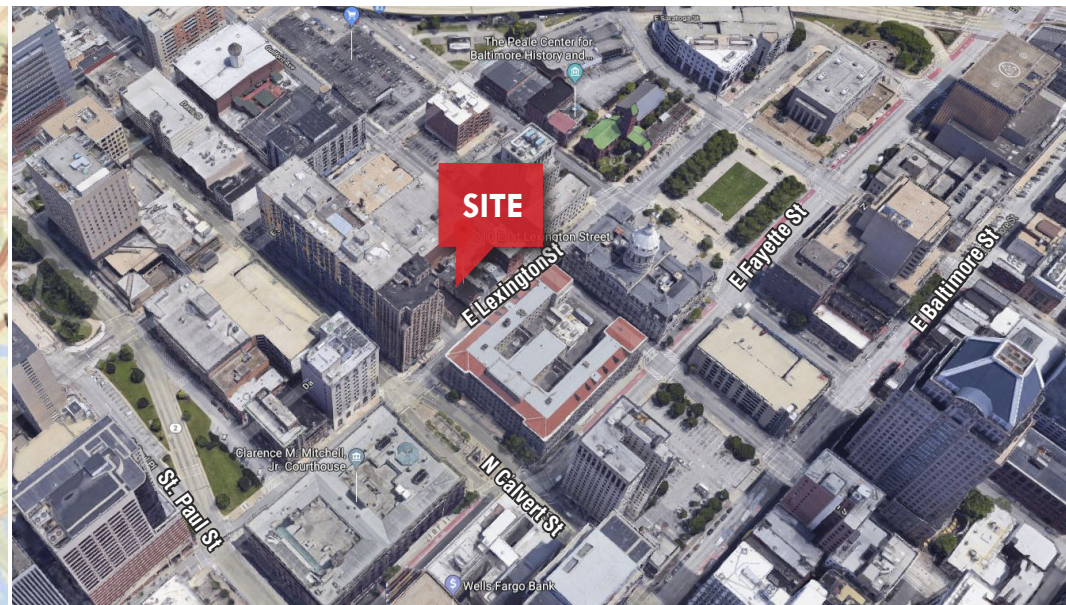
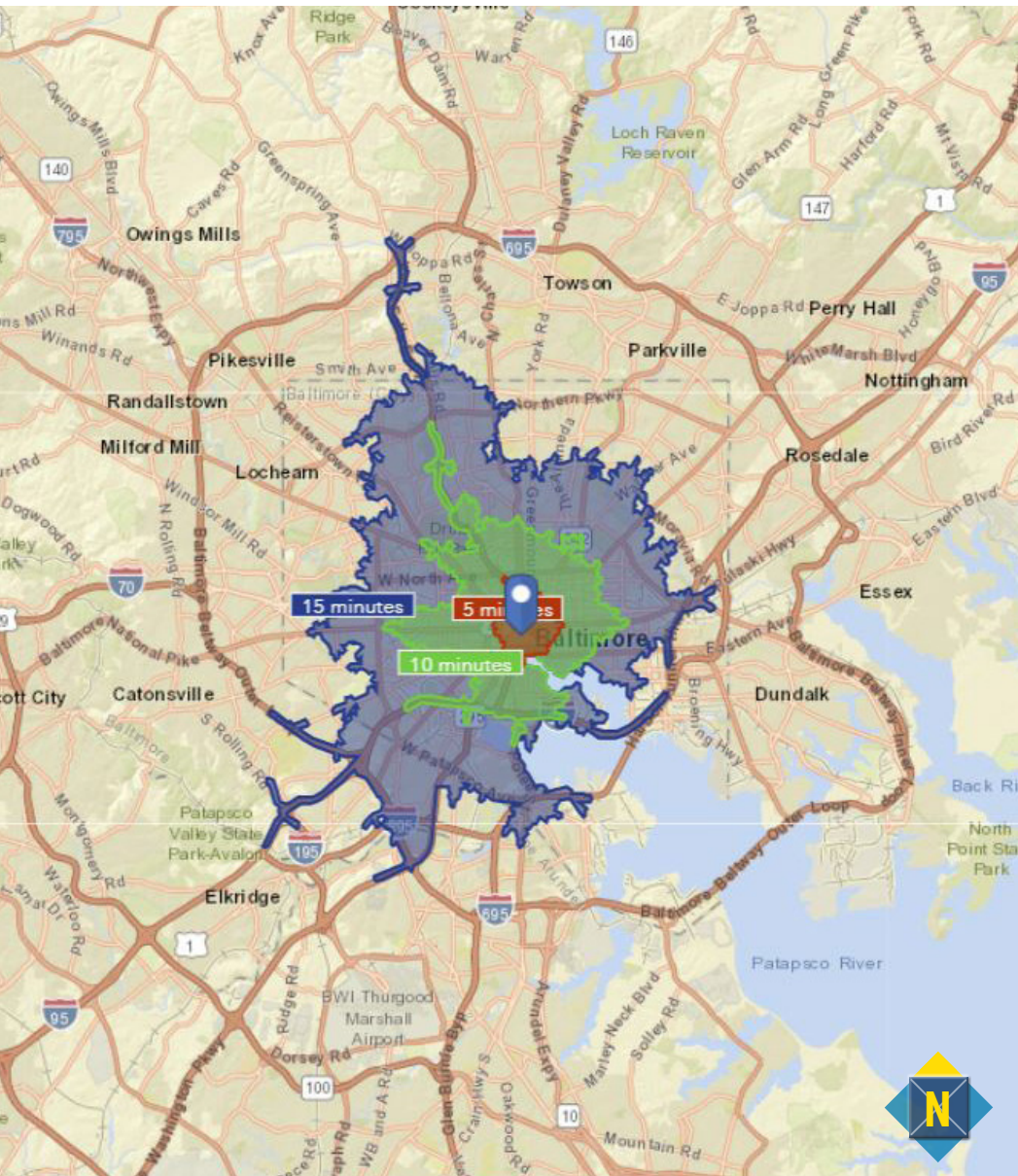
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LOCATION

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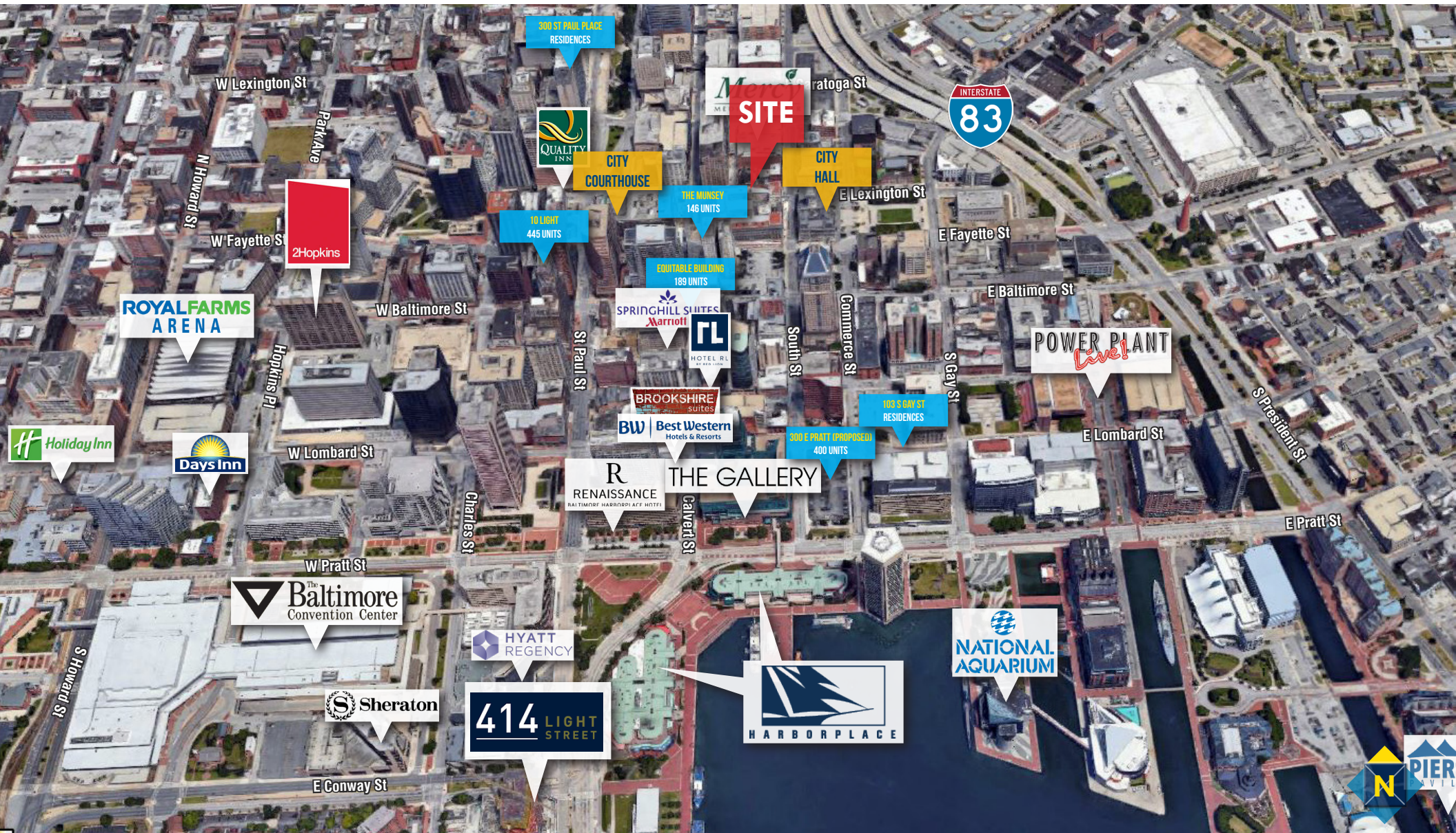


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TRADE AREA

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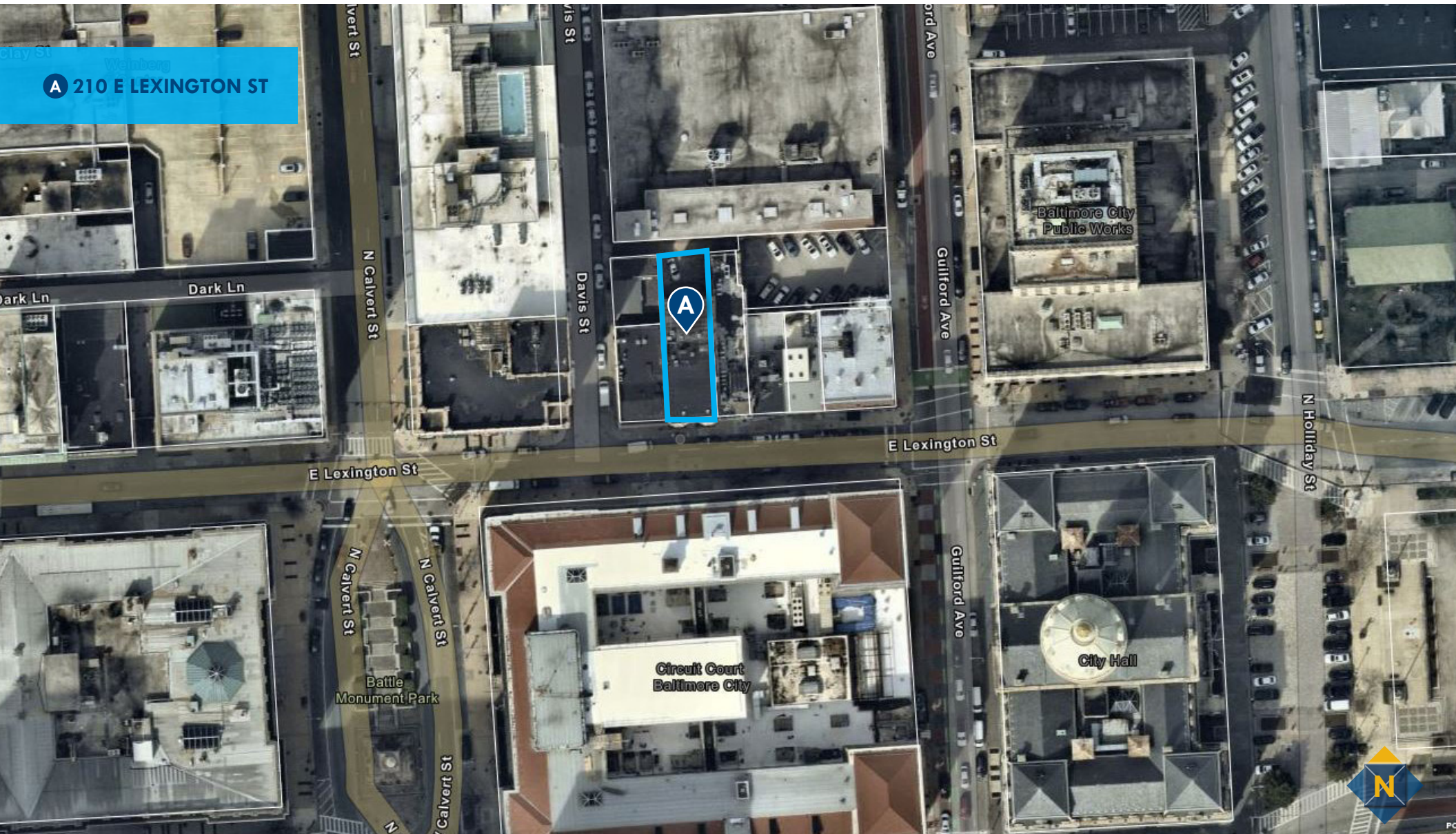


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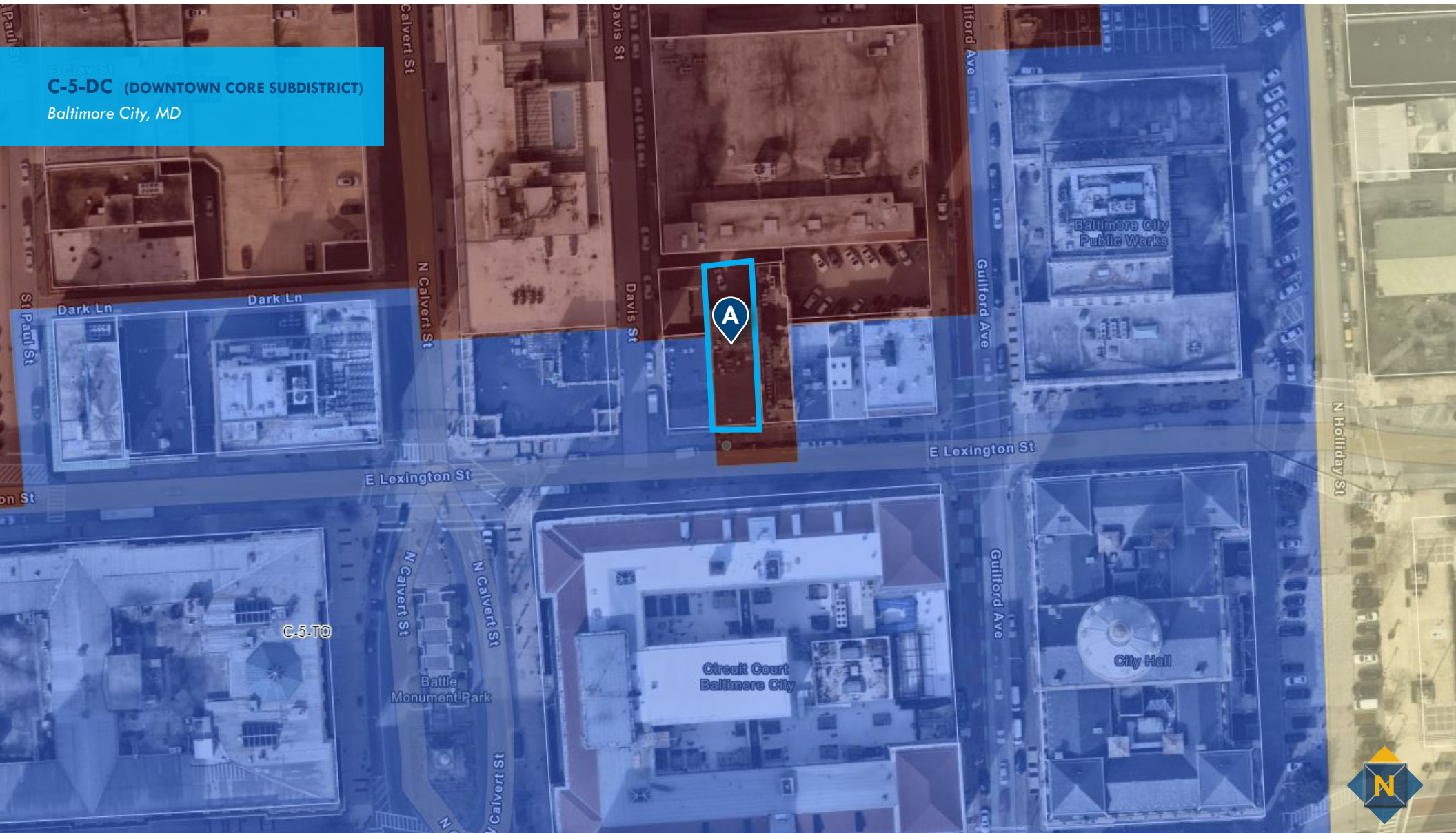
Baltimore City, Maryland

ZONING

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

C-5-DC (DOWNTOWN CORE SUBDISTRICT)

Baltimore City, MD

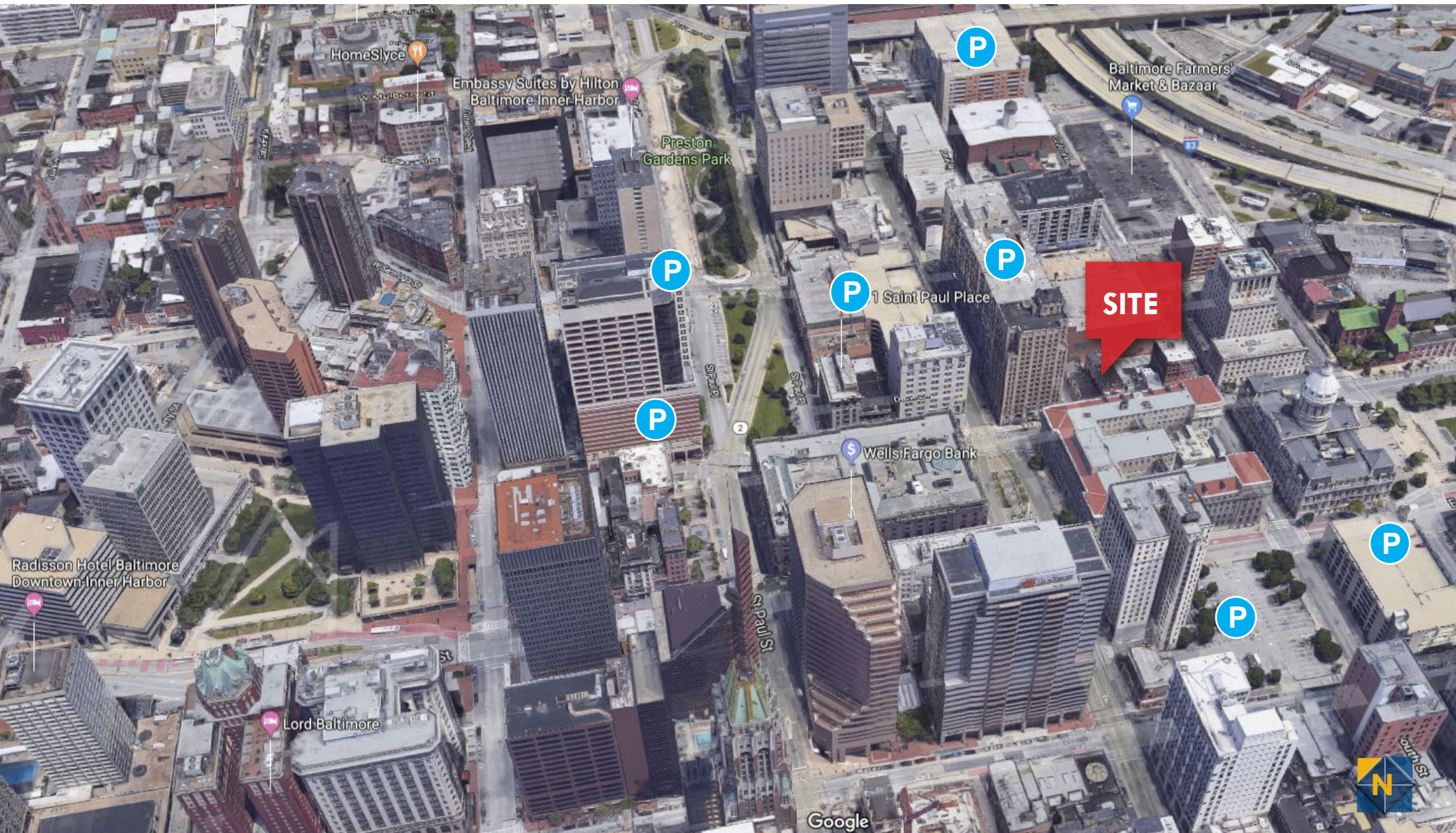


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BIRDSEYE & PARKING

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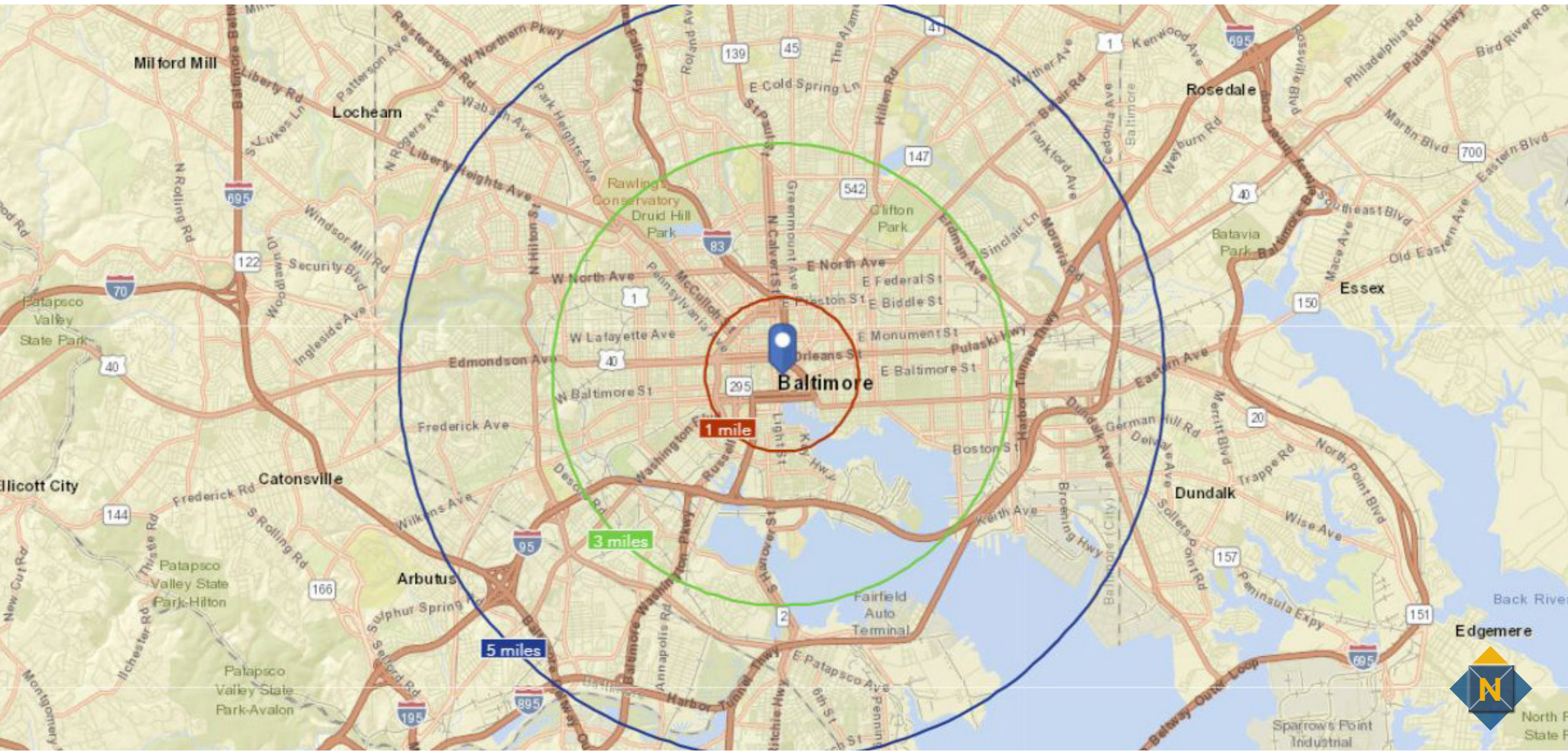
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DEMOGRAPHICS

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202



	RESIDENTIAL POPULATION	MEDIAN AGE	NO. OF HOUSEHOLDS	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	47,318	32.9	22,103	\$73,700	160,646
3 MILES	269,856	34.2	112,872	\$74,589	411,578
5 MILES	542,728	35.5	217,170	\$72,202	657,944

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STREET VIEW

210 E LEXINGTON ST | BALTIMORE, MARYLAND 21201



SDAT INFORMATION

210 EAST LEXINGTON STREET | BALTIMORE, MARYLAND 21202

View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Account Identifier: Ward - 04 Section - 12 Block - 0612 Lot - 005							
Owner Information							
Owner Name:		VAN SANT LLC		Use:		COMMERCIAL	
Mailing Address:		210 E LEXINGTON ST BALTIMORE MD 21202-3514		Principal Residence:		NO	
				Deed Reference:		/07975/ 00538	
Location & Structure Information							
Premises Address:				Legal Description:		34-3X110	
210 E LEXINGTON ST BALTIMORE 21202-3514							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0004	0000	0000		0000	12	0612	005
							Assessment Year:
							2019
							Plat No:
							Plat Ref:
Special Tax Areas:				Town:		NONE	
				Ad Valorem:		1	
				Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use			
1890	10880		3,767 SF	61710			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
		OFFICE BUILDING					
Value Information							
	Base Value	Value	Phase-in Assessments				
		As of	As of	As of			
		01/01/2019	07/01/2019	07/01/2020			
Land:	188,300	188,300					
Improvements	479,900	503,500					
Total:	668,200	691,800	676,067	683,933			
Preferential Land:	0			0			
Transfer Information							
Seller: SUDER, JOANNE L.		Date: 06/22/2006		Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: FMC /07975/ 00538		Deed2:			
Seller: SCOOTER, L.L.C.		Date: 02/01/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: FMC /02140/ 00175		Deed2:			
Seller: LEXINGTON ASSOCIATES		Date: 10/29/1993		Price: \$250,000			
Type: ARMS LENGTH IMPROVED		Deed1: SEB /03931/ 00348		Deed2:			
Exemption Information							
Partial Exempt Assessments:	Class		07/01/2019	07/01/2020			
County:	000		0.00				
State:	000		0.00				
Municipal:	000		0.00 0.00	0.00 0.00			
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Homestead Application Information							
Homestead Application Status: No Application							
Homeowners' Tax Credit Application Information							
Homeowners' Tax Credit Application Status: No Application				Date:			