

SALE/LEASE



Baltimore City, Maryland

OFFICE BUILDING

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

BUILDING SIZE

6,253 sf ± Gross

- ▶ Lower Level: 1,502 sf ±
- ▶ 1st Floor: 1,502 sf ±
- ▶ 2nd Floor: 1,502 sf ±
- ▶ 3rd Floor: 874 sf ±
- ▶ 4th Floor: 874 sf ±

LOT SIZE

1,641 sf (24'-6" x 67")

SALE PRICE

\$698,000

RENTAL RATE

\$16.50 psf- Tenant pays operating expenses

HIGHLIGHTS

- ▶ 5-story brick office building in excellent condition
- ▶ 11 private offices and bull pen spaces for additional work areas
- ▶ Large conference room on the 1st and 4th floors
- ▶ Fully renovated over time
- ▶ Fantastic user buyer office building with the ability to lease out lower level
- ▶ Next door to the City Courthouse and 1/2 block from City Hall
- ▶ 4 blocks from Inner Harbor



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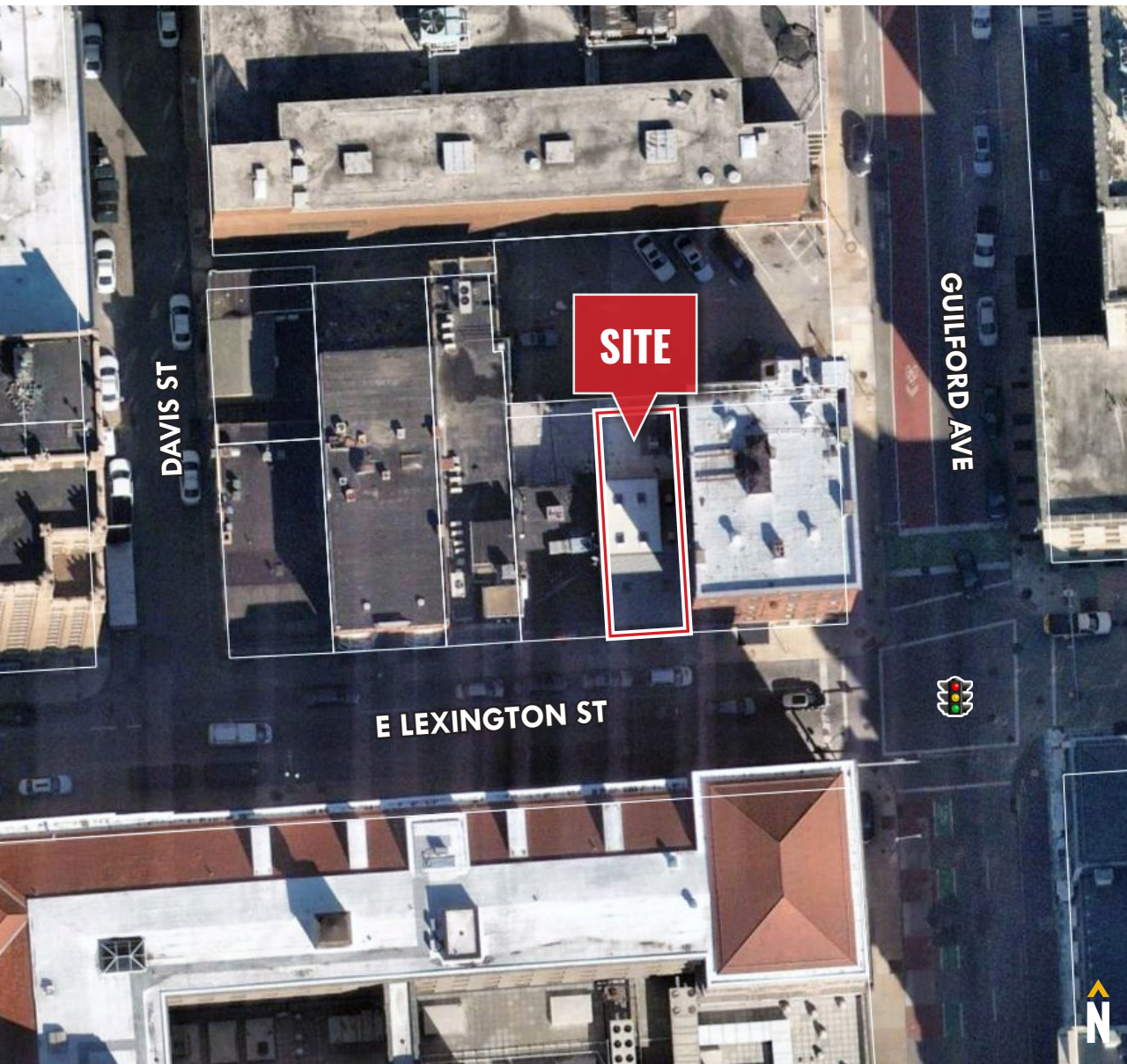
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Baltimore City, Maryland

PROPERTY OVERVIEW

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202



Property Name/Address	216 E. Lexington Street Baltimore, Maryland 21202
Parcel/Property Tax ID	Ward 4, Section 12, Block 0612, Lot 002
Lot Size	1,641 sf (24'-6" x 67'-0")
Building Size	6,253 sf
Year Built	1900; Fully renovated by current owner
Construction	Masonry
Parking	Nearby garages
Current Use	Law offices
Property Tax	\$8,850 (July 1, 2021-June 30, 2022)
Zoning	C-5-TO (Downtown Traditional Office Subdistrict)
Notes	<ul style="list-style-type: none">» 5-story masonry building» Next door to The City Courthouse and City Hall» 4 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» Totally renovated over time with 3 new HVAC systems and Buderus gas boiler and water heater installed in 2009 and new roof in 2013

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BIRDSEYE

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202



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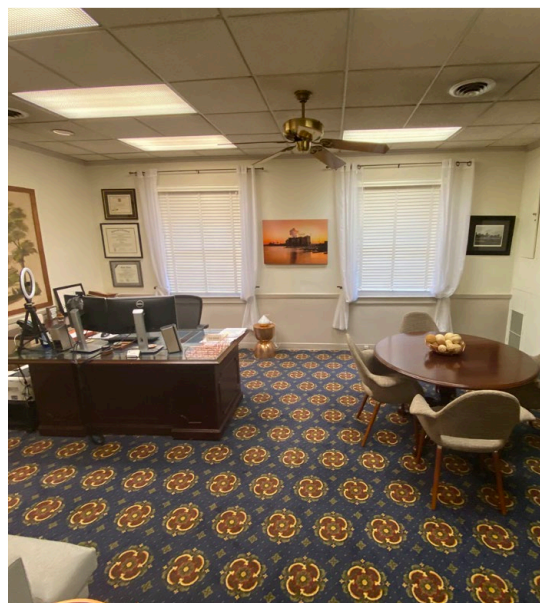
Baltimore City, Maryland

1ST FLOOR

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

HIGHLIGHTS

- ▶ Magnificent entrance/reception area with 12' high pressed tin ceiling leading to a central staircase that serves all floors.
- ▶ 24' x 10' conference room off of the entrance area
- ▶ 23' x 15' partners office with full bathroom and mini kitchenette
- ▶ 2 offices: 10' x 10' and 12' x 14'
- ▶ 1 bathroom



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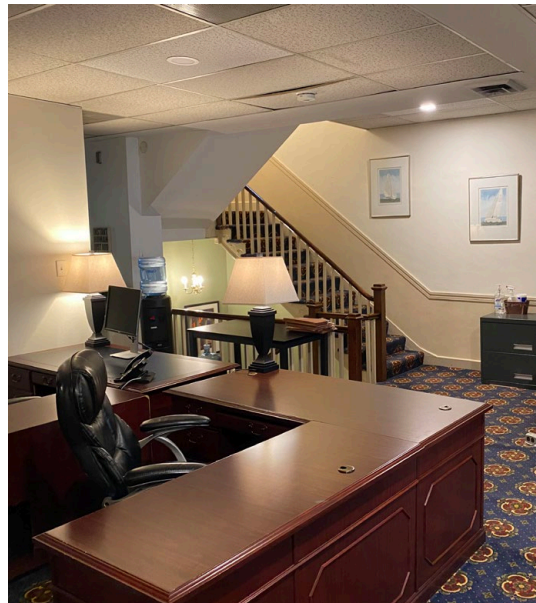
Baltimore City, Maryland

2ND FLOOR

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

HIGHLIGHTS

- ▶ Stairway leads to 23' x 17' open area with 10' high ceiling
- ▶ 2 bathrooms and small food area off of the stairwell landing
- ▶ 2 offices 12' x 12' in front and 2 offices 14' x 11' in the rear
- ▶ 10' x 10' storage/office room and 12' x 7' copy room
- ▶ Additional storage in mini attic above the stairwell



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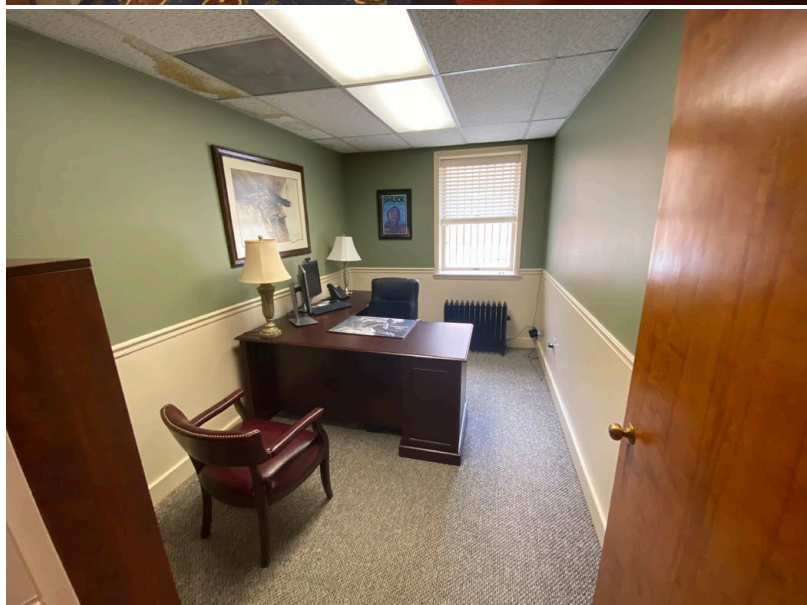
 Baltimore City, Maryland

3RD FLOOR

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

HIGHLIGHTS

- ▶ 23' x 13'-8" open work area
- ▶ 2 offices 14' x 10" and 13' x 8' in the front
- ▶ 2 offices 14' x 10'-2" and 13' x 8' in the rear



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4TH FLOOR: CONFERENCE AREA

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

HIGHLIGHTS

- ▶ Spectacular 32'-10" x 23'-7" conference room
- ▶ Full kitchen
- ▶ 12' high peaked ceiling with an abundance of sky lights and exposed brick wall



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LOWER LEVEL/MECHANICAL SYSTEMS

216 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

HIGHLIGHTS

- ▶ Separate entrance to E. Lexington Street
- ▶ Partially built out for office space. Opportunity to lease out to a separate tenant.
- ▶ 1 bathroom
- ▶ New Buderus boiler and water heater. 3 separate electric meters (400 AMP, phase 3/240 V.A.C. H.P. 50) upgraded electrical panels and gas main.
- ▶ Abundance of storage space



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NEARBY PARKING

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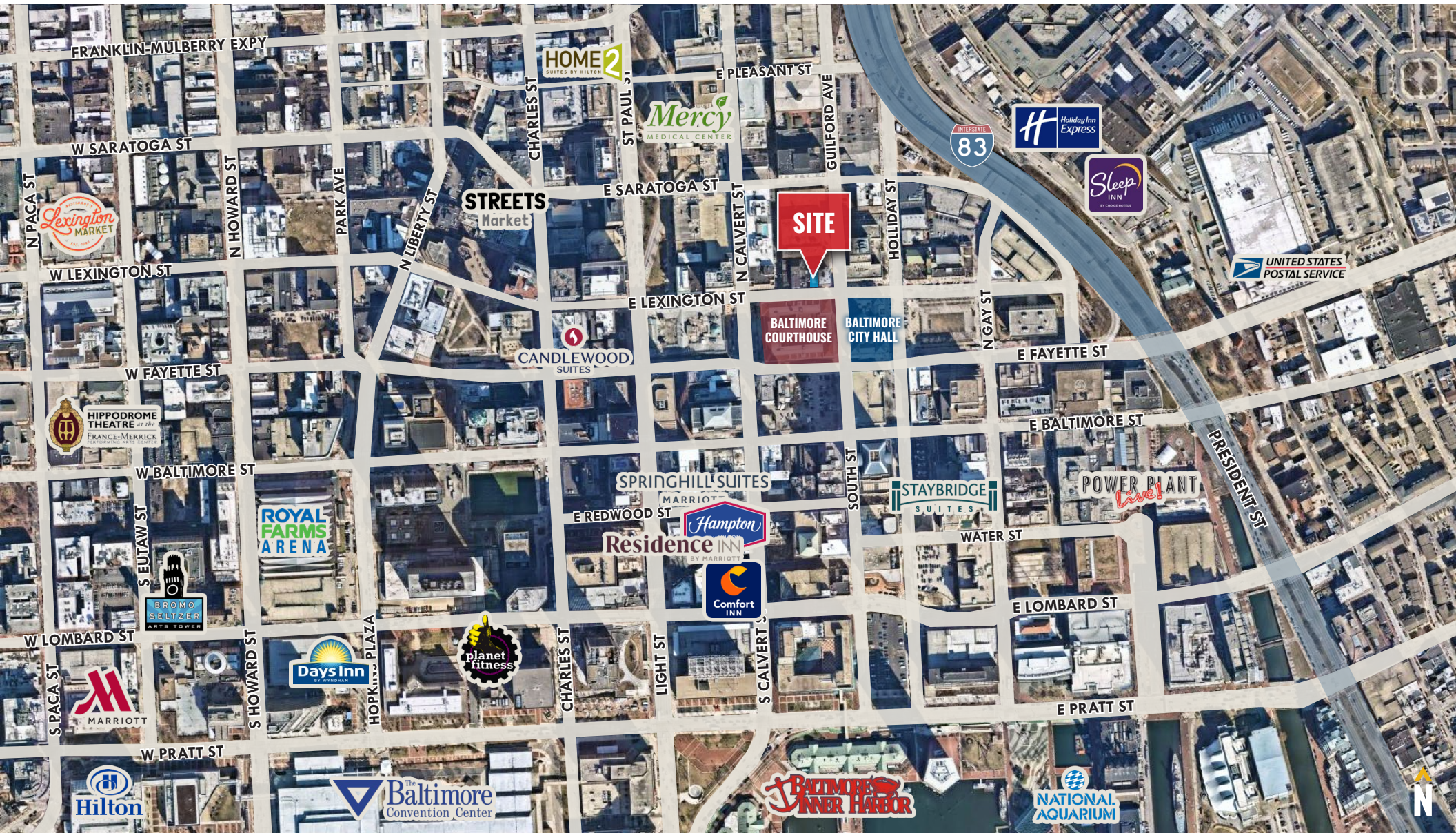
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TRADE AREA

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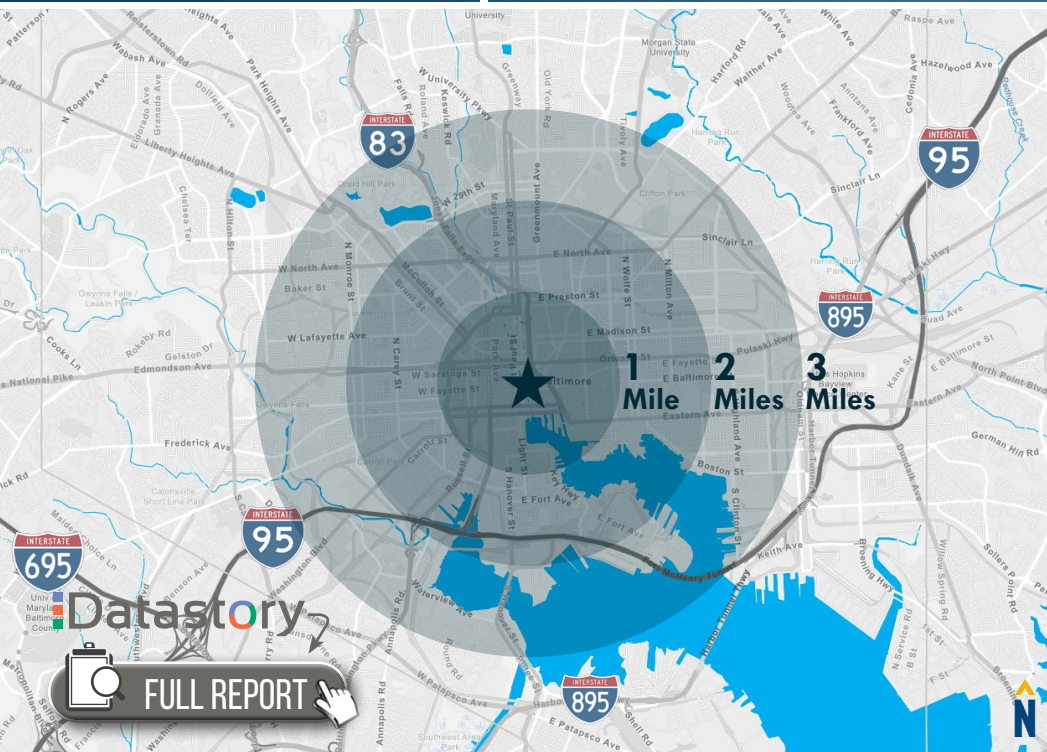


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION 48,477 1 MILE 162,950 2 MILES 270,997 3 MILES	NUMBER OF HOUSEHOLDS 22,632 1 MILE 71,248 2 MILES 113,471 3 MILES	AVERAGE HH SIZE 1.74 1 MILE 2.12 2 MILES 2.25 3 MILES	MEDIAN AGE 33.4 1 MILE 34.5 2 MILES 34.7 3 MILES
AVERAGE HH INCOME \$84,108 1 MILE \$87,031 2 MILES \$81,924 3 MILES	EDUCATION (COLLEGE+) 66.0% 1 MILE 61.1% 2 MILES 57.7% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 93.6% 1 MILE 91.6% 2 MILES 91.2% 3 MILES	DAYTIME POPULATION 105,125 1 MILE 228,812 2 MILES 338,264 3 MILES

53% 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

14% 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

7% RETIREMENT COMMUNITIES
1 MILE

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

7% COLLEGE TOWNS
1 MILE

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This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME