

FOR
LEASE

RECENTLY
RENOVATED
HISTORIC
OFFICE
BUILDING

217 N CHARLES ST
BALTIMORE, MD 21201



PROPERTY OVERVIEW

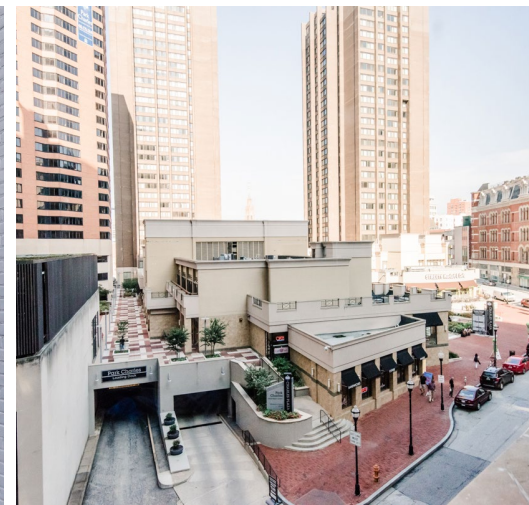
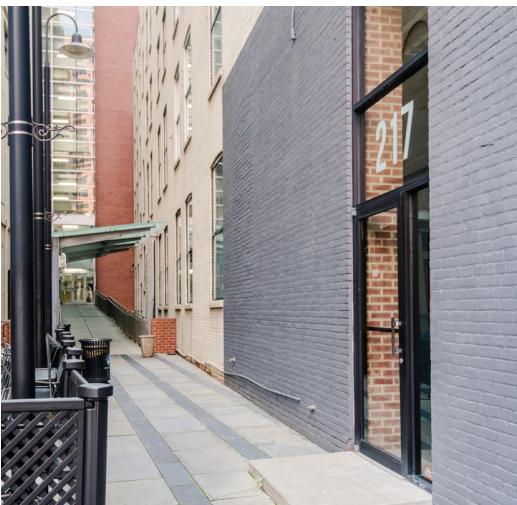
HIGHLIGHTS:

- 3 parking garages located near the main entrance
- Mercy Hospital located directly behind the property
- Opportunity for multifamily within the building, supporting potential mixed-use development
- Recently renovated spaces, featuring updated interiors and improvements
- Ground-floor retail with prime visibility
- Building is secured with 24/7 access, and a secured elevator and access system

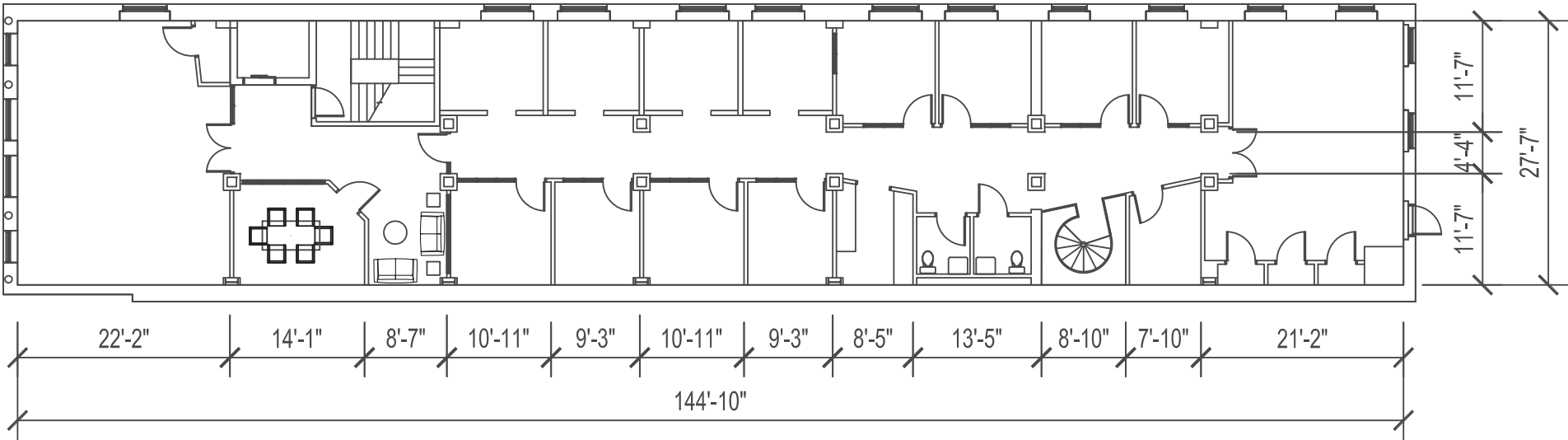
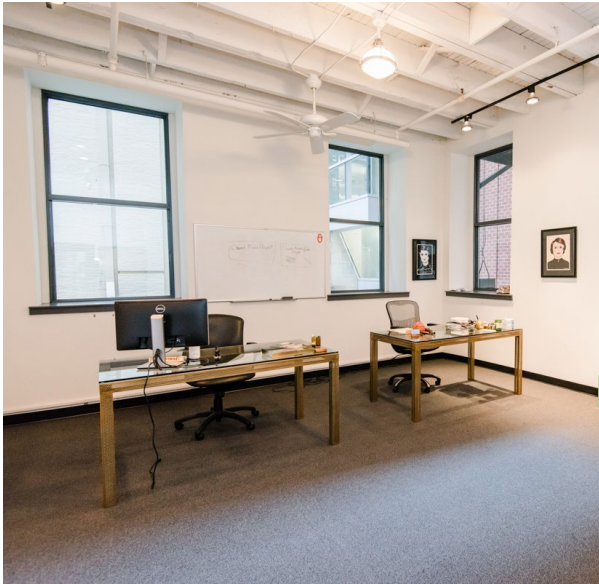
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|------------------|--|
| AVAILABLE SPACE: | 2nd Floor: Co-working Space Multiple Offices Available 4,333 SF ± Total 3rd Floor: 4,333 SF ± Total 4th Floor: 4,333 SF ± Total 5th Floor: 4,333 SF ± Total |
| STORIES: | 5 |
| BUILDING SIZE: | 26,000 SF ± |
| RENTAL RATE: | NEGOTIABLE |



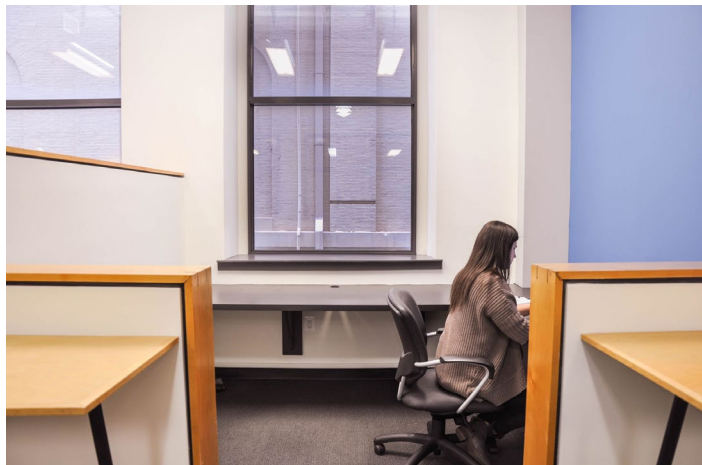
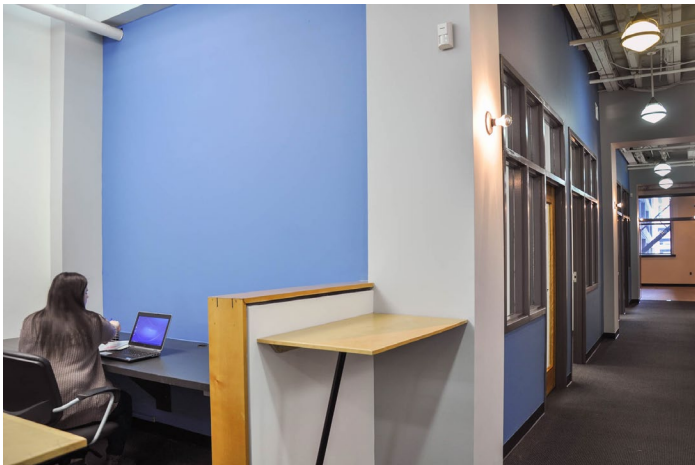
ADDITIONAL PHOTOS



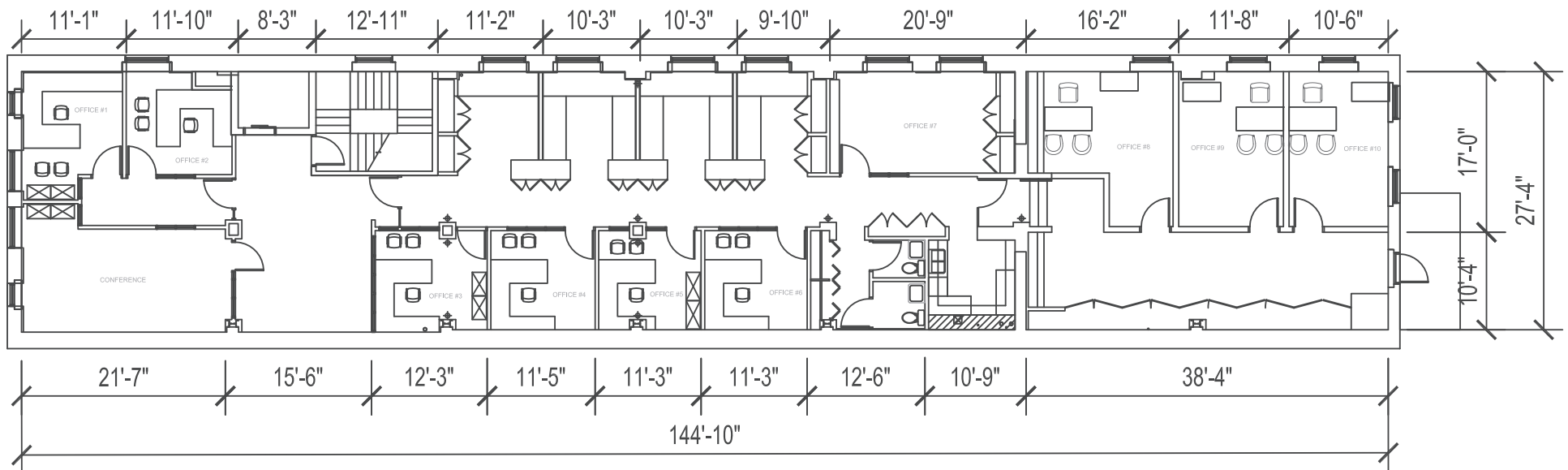
2ND FLOOR



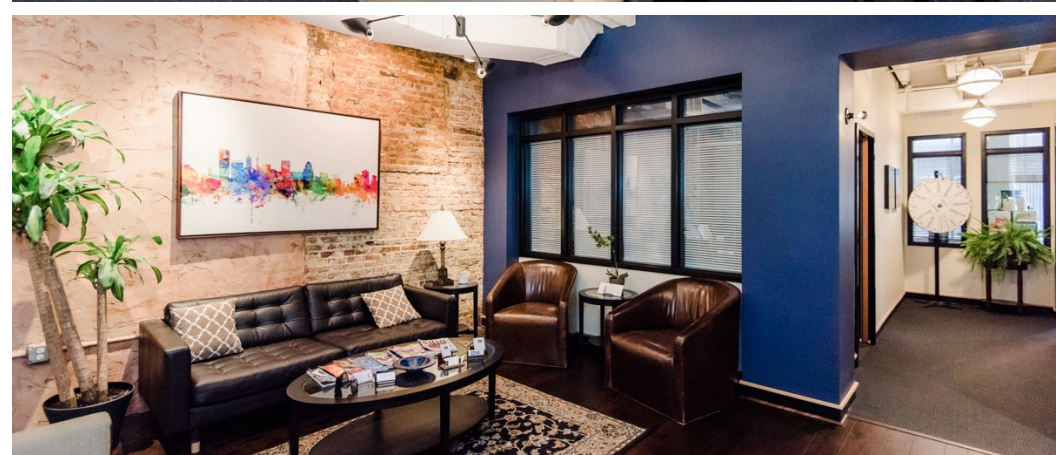
2ND FLOOR



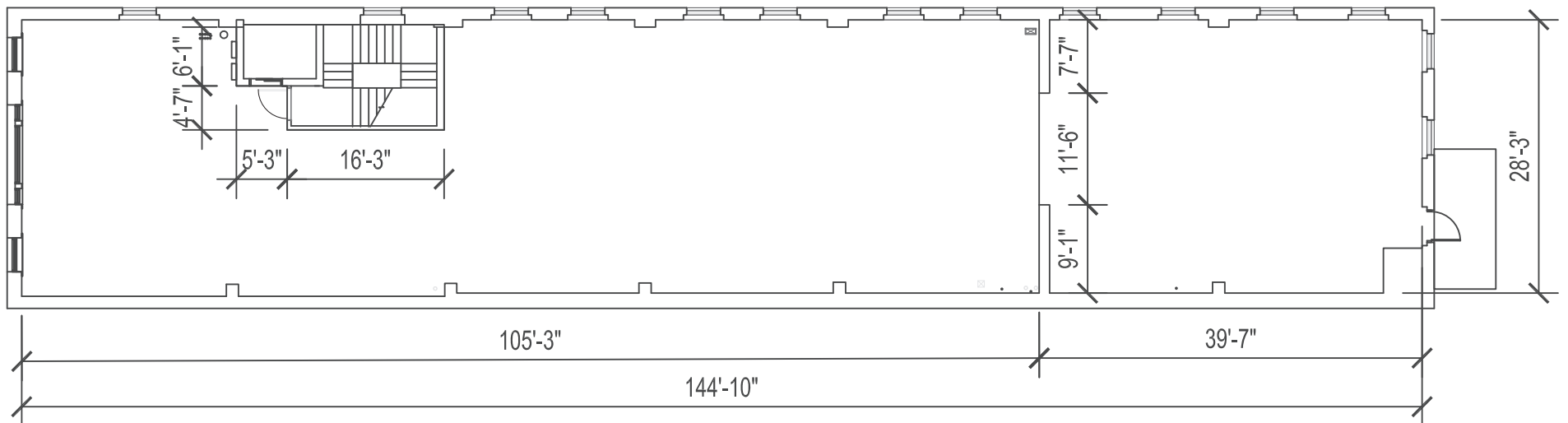
3RD FLOOR



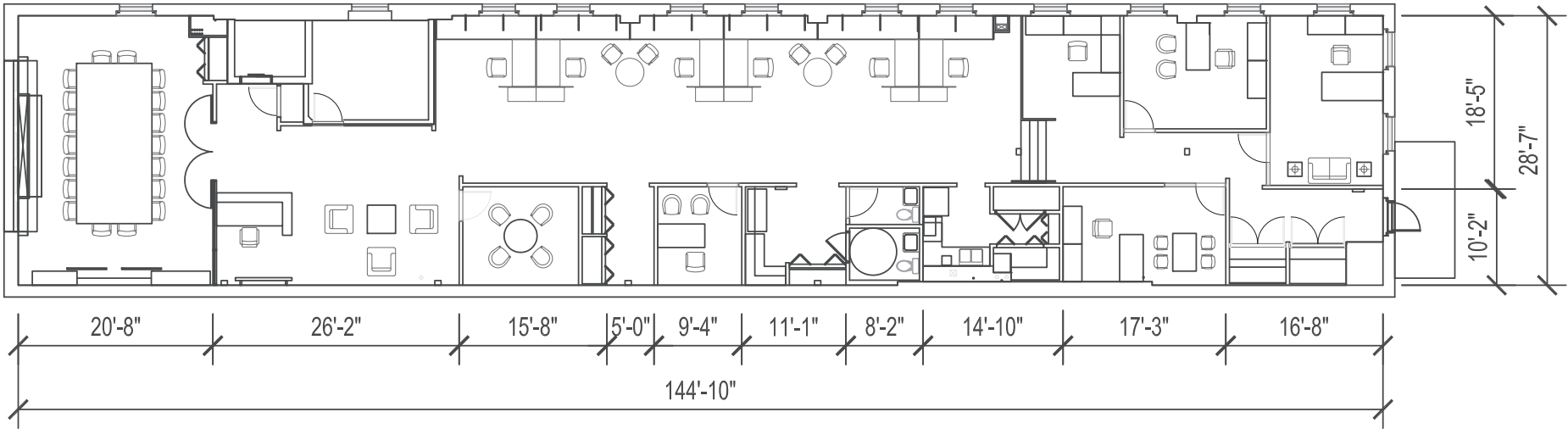
3RD FLOOR



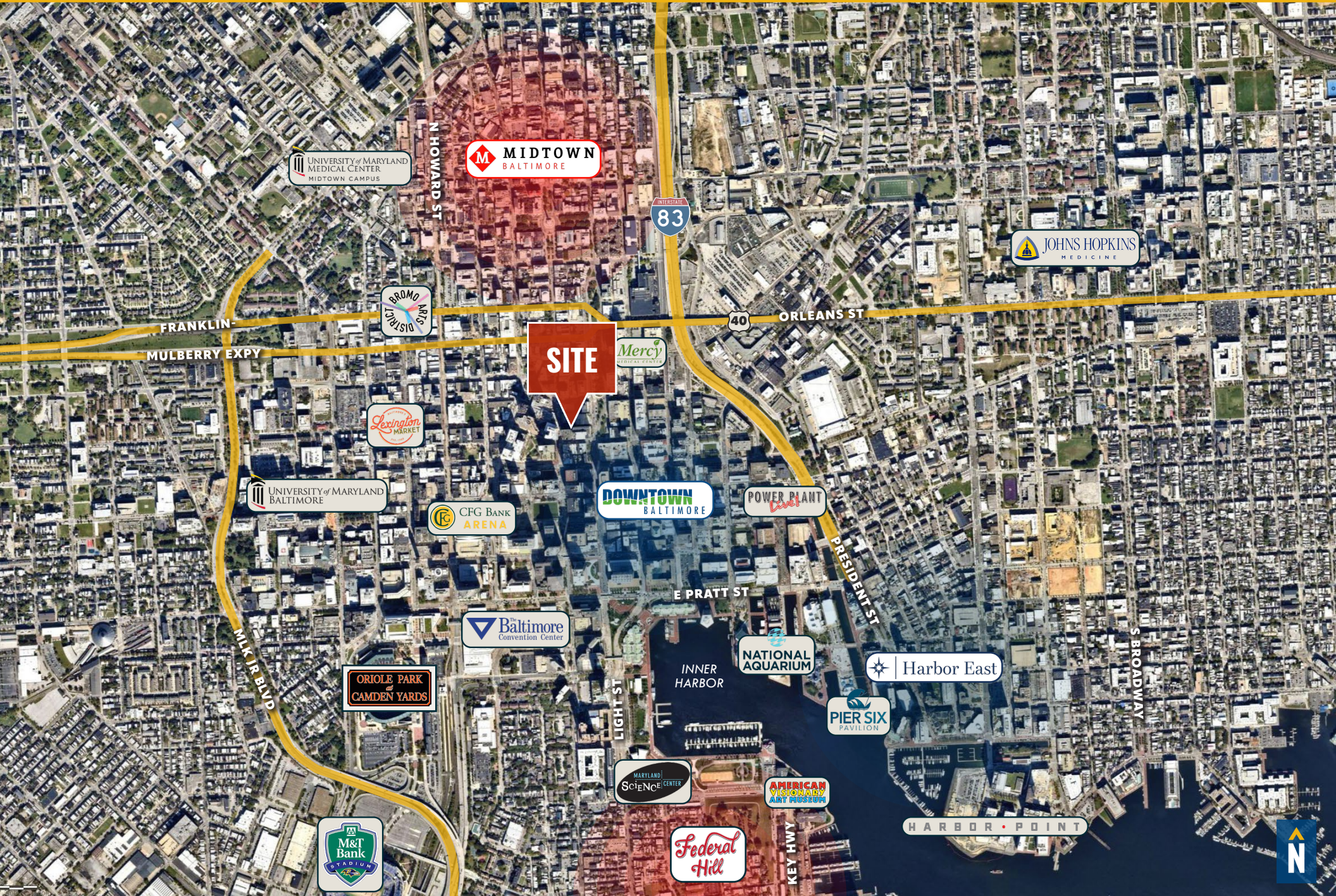
4TH FLOOR



5TH FLOOR



MARKET AERIAL



UNIVERSITY of MARYLAND
MEDICAL CENTER
MIDTOWN CAMPUS

M MIDTOWN
BALTIMORE

JOHNS HOPKINS
MEDICINE

SITE

Mercy
MEDICAL CENTER

Lexington
MARKET

UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

DOWNTOWN
BALTIMORE

POWER PLANT

Baltimore
Convention Center

ORIOLE PARK
CAMDEN YARDS

INNER HARBOR

NATIONAL AQUARIUM

Harbor East

PIER SIX
PAVILION

M&T Bank
STADIUM

MARYLAND
SCIENCE CENTER

AMERICAN
VISIONARY
ART MUSEUM

Federal
Hill

HARBOR • POINT



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



43,600

145,093

248,057

DAYTIME POPULATION



136,274

268,377

368,743

AVERAGE HOUSEHOLD INCOME



\$81,425

\$92,039

\$90,458

NUMBER OF HOUSEHOLDS



24,588

73,940

119,083

MEDIAN AGE

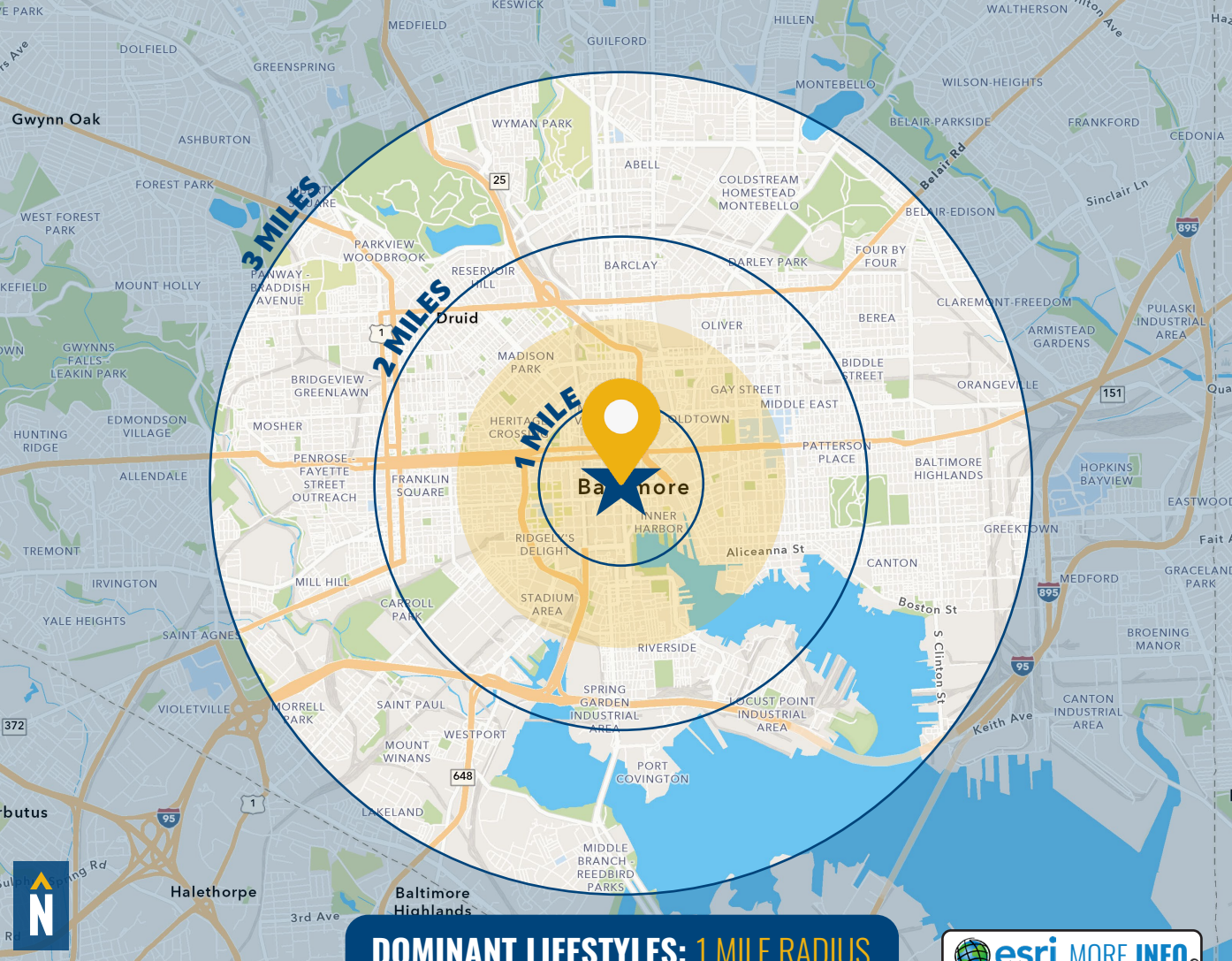


33.2

34.2

34.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

50% 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.

10% INDEPENDENT CITYSCAPES

MEDIAN
AGE: 39.3
HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

FOR MORE INFO **CONTACT:**



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