



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# OFFERING MEMORANDUM



**217 N CHARLES ST**  
BALTIMORE, MD 21201



FOR  
**SALE  
& LEASE**



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



# TABLE OF CONTENTS

---

**3** EXECUTIVE SUMMARY

---

**4** VALUATION & OFFERING HIGHLIGHTS

---

**5** PROPERTY SPECS

---

**6** FLOOR PLANS

---

**10** MARKET AERIAL

---

**11** DEMOGRAPHICS

---

**12** DOWNTOWN, BALTIMORE

---

**13** BALTIMORE CITY, MD

---

**14** CONFIDENTIALITY & DISCLAIMER

# EXECUTIVE SUMMARY

## 217 N CHARLES STREET

BALTIMORE, MD 21201

**217 N Charles Street** is a renovated historic office building located just one block north of City Center. This five-story Class A property features upgraded amenities and an exceptional location within walking distance of Baltimore's Inner Harbor and convenient public transportation. The building is secured with 24/7 access, and a secured elevator and access system.



CURRENT  
FLOOR  
PLANS:

LL: 4,333 SF ±  
1st Floor Retail: 4,333 SF ±  
2nd Floor: 4,333 SF ±  
3rd Floor: 4,333 SF ±  
4th Floor: 4,333 SF ±  
5th Floor: 4,333 SF ±



BUILDING SIZE:

26,000 SF ±



LOT SIZE:

0.13 ± AC



STORIES:

5



SALE PRICE:

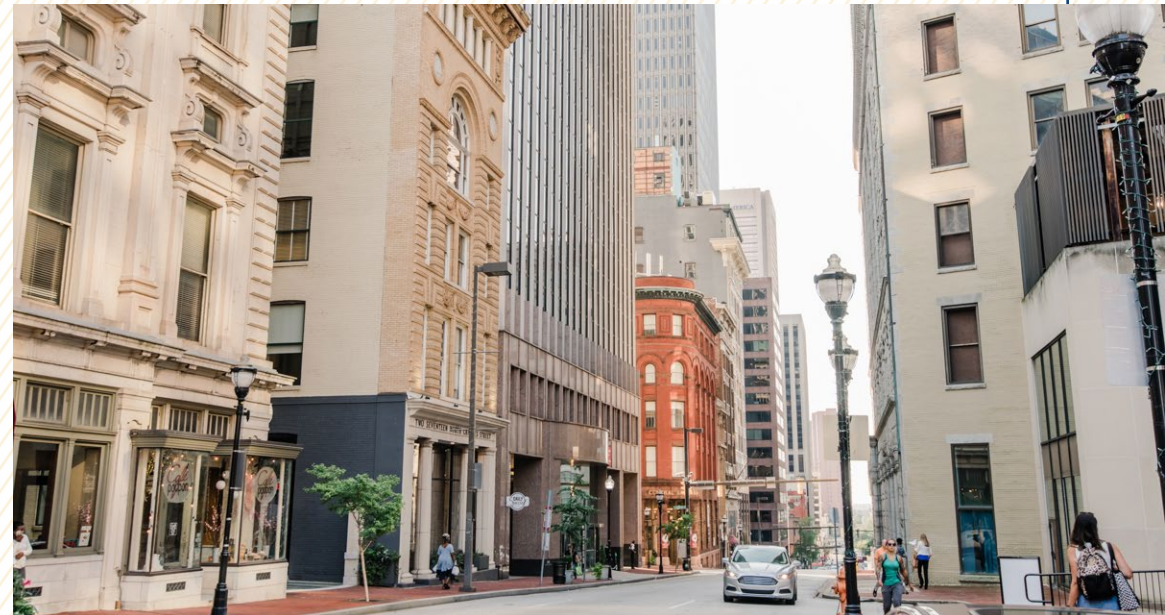
NEGOTIABLE



# OFFERING HIGHLIGHTS



This unique office, retail, or residential space is available for sale or lease and offers an exceptional opportunity in a prime central location. Situated just minutes from Mt. Vernon, the Inner Harbor, Ravens Stadium, and Camden Yards, **217 N Charles Street** provides convenient access to some of the city's most vibrant destinations. Numerous cafés, restaurants, fitness centers, and hotels are all within a two-minute walk, creating an ideal environment for businesses or residents alike. The property includes 3–5 private onsite parking spaces and access to three surrounding public parking garages, ensuring ample parking options. It is ADA accessible and features a convenient at-grade drive-in door on the ground floor, offering excellent storage potential and added functionality.



## VALUE DRIVERS:

- » Three 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

**MacKenzie Commercial Real Estate Services, LLC** exclusively represents the ownership with the sale & lease of **217 N Charles Street** in Baltimore, Maryland.



# PROPERTY SPECS

**Address:** 217 N Charles Street  
Baltimore, MD 21201

**Parcel ID:** 01-0608-004

**Building Size:** 26,000 SF ±

**Typical Floor:** 4,333 SF ±

**Site Size:** 0.13 Acres ±

**Construction:** Masonry

**Stories:** 5

**Year Built:** 1920

**Sprinklers:** Wet

**Loading:** At Grade Drive-in on Ground Floor

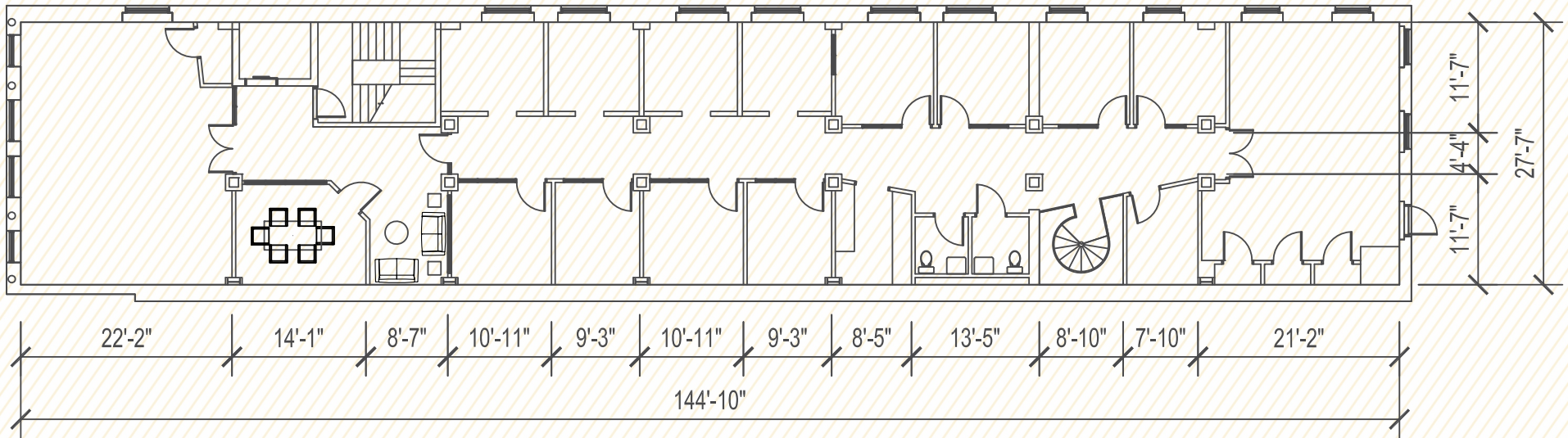
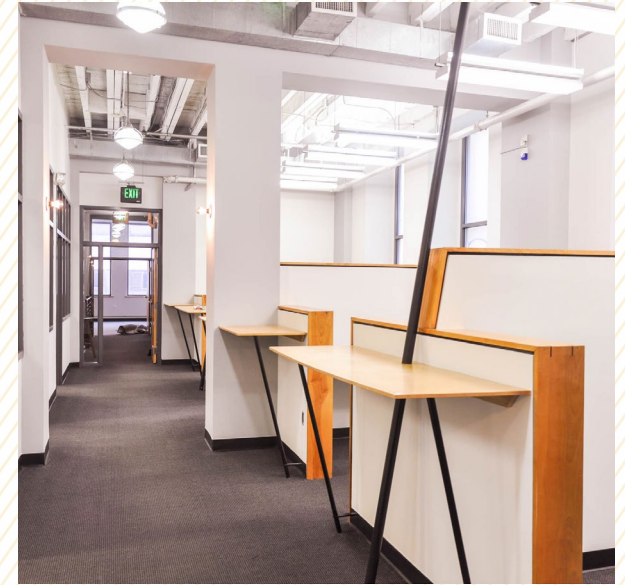
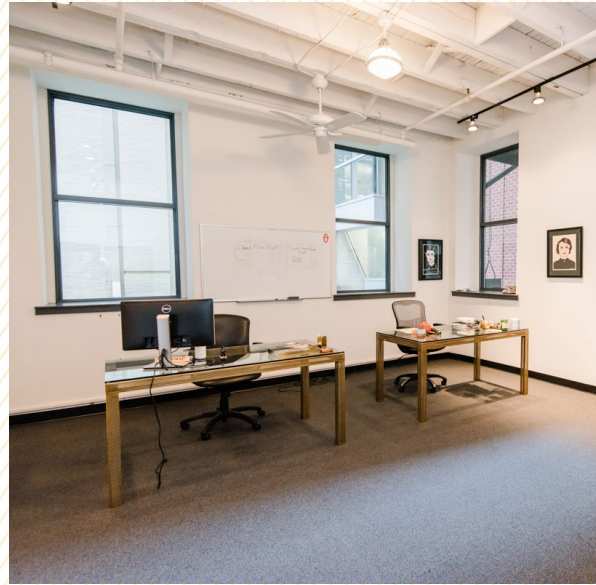
**Parking:** Available - limited

**Zoning: C-5-DC**  
Baltimore City, MD

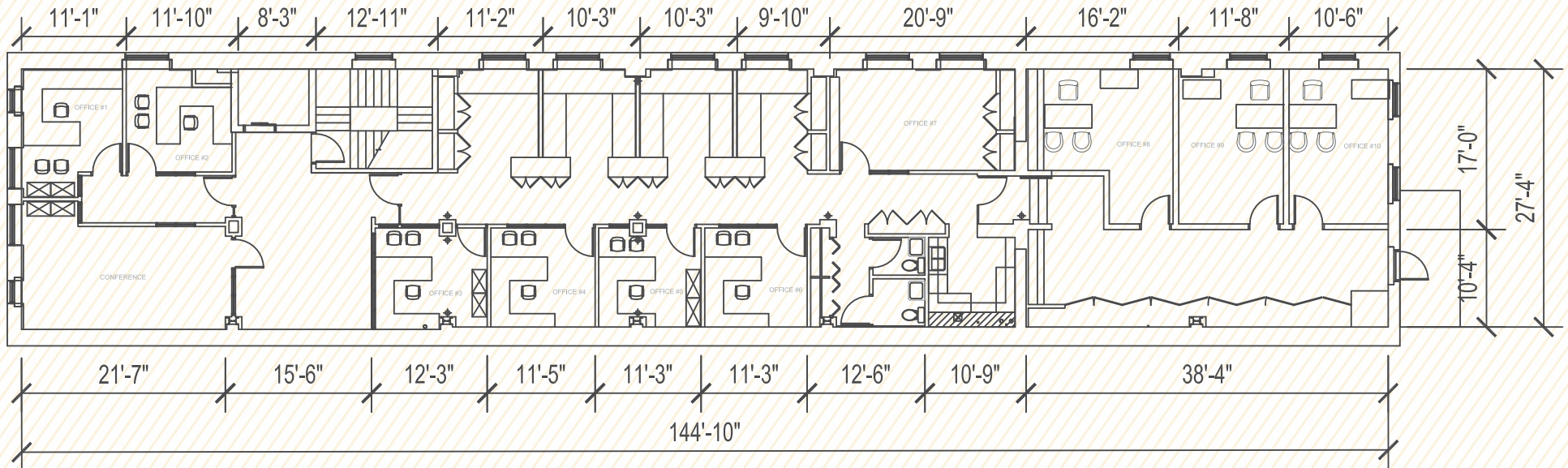
The C-5 Downtown Zoning District is intended for Baltimore's Downtown and accommodates a wide range of uses normally associated with the downtown of a major city. The purpose of the C-5-DC Downtown Core Subdistrict is to establish these standards for structures located within the majority of Downtown. The standards recognize that this subdistrict is to be the most intensely developed portion of Downtown and is to be predominately pedestrian-oriented in nature.



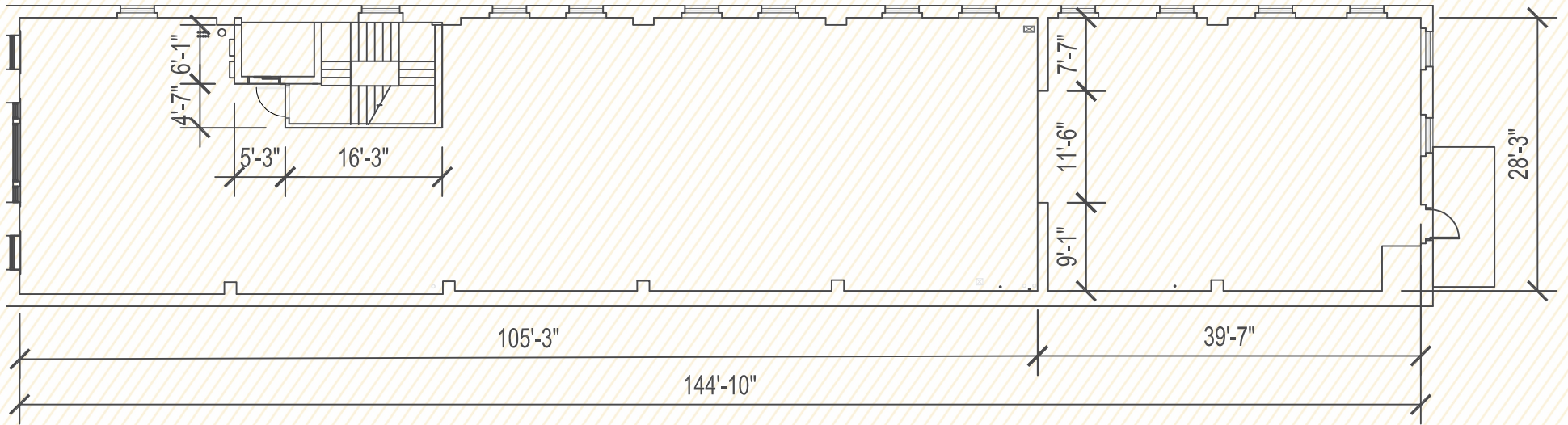
# 2ND FLOOR



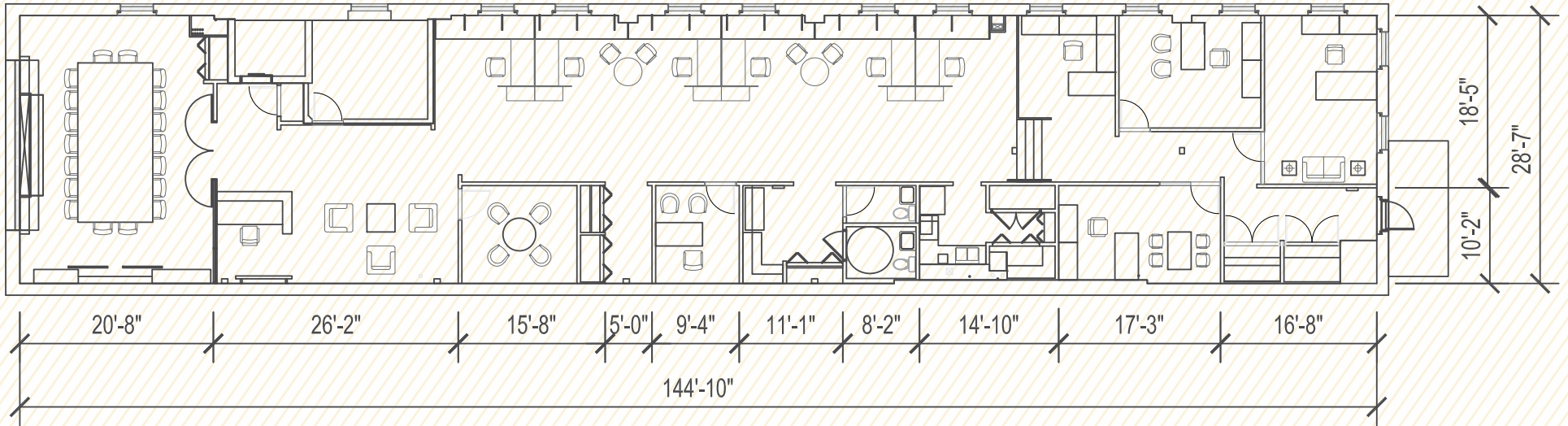
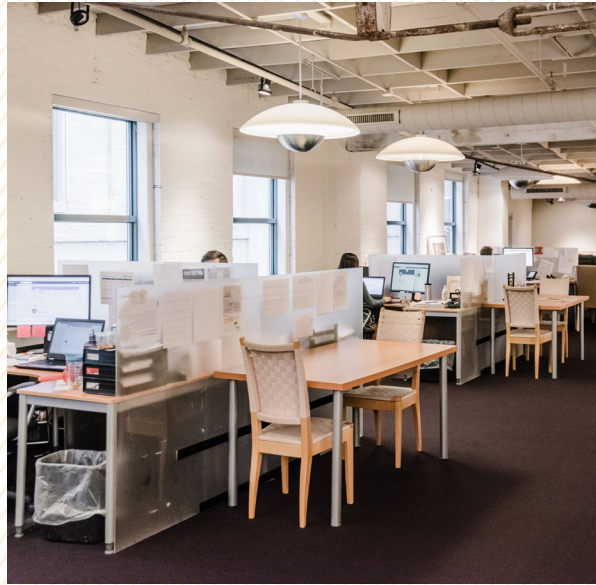
# 3RD FLOOR



# 4TH FLOOR



# 5TH FLOOR



# MARKET AERIAL



**SITE**

**MIDTOWN**  
BALTIMORE

UNIVERSITY of MARYLAND  
MEDICAL CENTER  
MIDTOWN CAMPUS

JOHNS HOPKINS  
MEDICINE

**DOWNTOWN**  
BALTIMORE

CFG BANK  
ARENA

UNIVERSITY of MARYLAND  
BALTIMORE

ORIOLE PARK  
CAMDEN YARDS

Baltimore  
Convention Center

NATIONAL  
AQUARIUM

Harbor East

PIER SIX  
PAVILION

MARYLAND  
SciencE CENTER

AMERICAN  
VISIONARY  
ART MUSEUM

Federal  
Hill

M&T  
Bank  
STADIUM



# DEMOGRAPHICS

2025

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

## RESIDENTIAL POPULATION



43,600	145,093	248,057
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## DAYTIME POPULATION



136,274	268,377	368,743
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## AVERAGE HOUSEHOLD INCOME



\$81,425	\$92,039	\$90,458
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## NUMBER OF HOUSEHOLDS



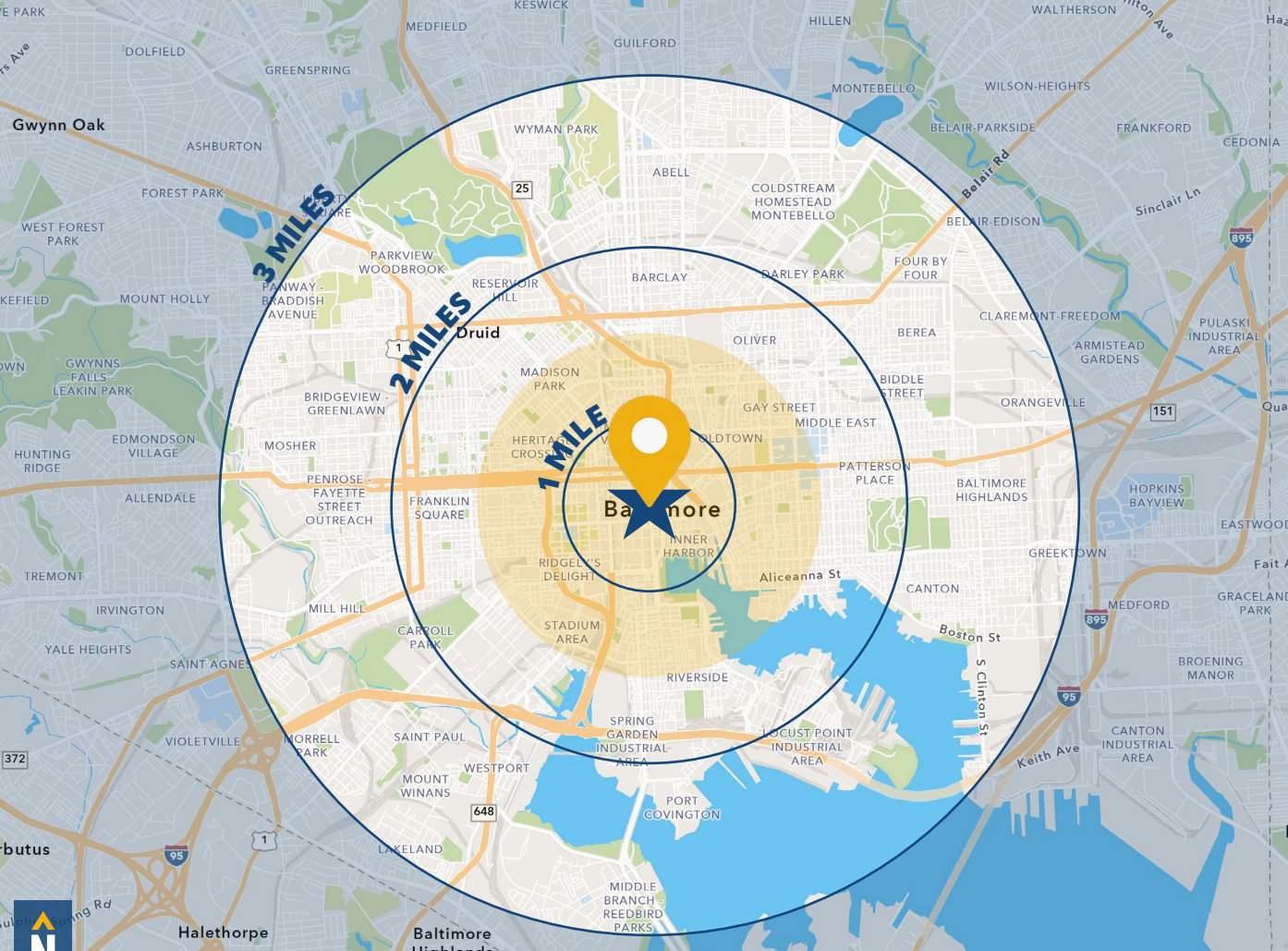
24,588	73,940	119,083
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## MEDIAN AGE



33.2	34.2	34.4
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[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.

# DOWNTOWN, BALTIMORE

Baltimore's **Downtown neighborhood** is the central business district and economic heart of the city, traditionally bounded by key streets and anchored by the Inner Harbor waterfront. It features a dynamic skyline of historic and modern buildings and serves as the seat of city government and major commercial activity. Downtown has deep historic roots as the focal point of Baltimore's urban development and continues to combine business, tourism, and residential life in a dense urban core.

The Inner Harbor area within Downtown is a major attraction, offering waterfront promenades, marina views, cultural sites, and landmarks such as the National Aquarium. Residents and visitors enjoy a variety of museums, theaters like the Hippodrome, historic structures such as the Bromo Seltzer Tower, and public markets that contribute to the neighborhood's lively street life and entertainment options. Transit accessibility is strong, with multiple rail and bus connections and walkable streets that support a dense urban environment. Downtown Baltimore's residential population is characterized by a high proportion of renters, with a smaller share of homeowners, reflecting its urban character and appeal to young professionals and those seeking proximity to jobs, nightlife, and cultural amenities.





# BALTIMORE CITY, MD

**Baltimore City** is located in central Maryland along the Patapsco River and the Chesapeake Bay and serves as an independent city separate from any county. It is the largest city in the state and anchors the broader Baltimore metropolitan area. The city includes well known neighborhoods such as Downtown, Federal Hill, Fells Point, Canton, Mount Vernon, and Roland Park, along with a wide range of established residential communities and commercial corridors. Its waterfront setting and historic port have shaped its development as a major East Coast urban center.



A defining feature of Baltimore City is the Port of Baltimore and its long standing role in shipping, manufacturing, and trade. Historically a major industrial hub, the city has evolved into a diversified economy centered on healthcare, higher education, government, finance, logistics, and tourism. Major research institutions and hospital systems drive employment and innovation, while the Inner Harbor, stadium complexes, and cultural institutions support hospitality and visitor activity. This mix of legacy industry and modern service sectors continues to influence office demand, residential redevelopment, and mixed use investment across the city.

- Johns Hopkins University and Health System
- Amazon
- University of Maryland Medical System
- M&T Bank
- T. Rowe Price
- Mercy Medical Center
- Under Armour
- Sinai Hospital
- Baltimore City Public Schools
- Horseshoe Casino Baltimore



From a growth and planning perspective, Baltimore City reported a 2020 population of approximately 585,000 residents. While the city has experienced long term population decline from its mid 20th century peak, recent efforts have focused on neighborhood revitalization, vacant property reduction, infrastructure upgrades, and public safety improvements. Strategic planning initiatives emphasize equitable development, transit oriented investment, waterfront redevelopment, and support for housing, retail services, schools, and workforce development to strengthen long term economic stability and quality of life.



# CONFIDENTIALITY & DISCLAIMER

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

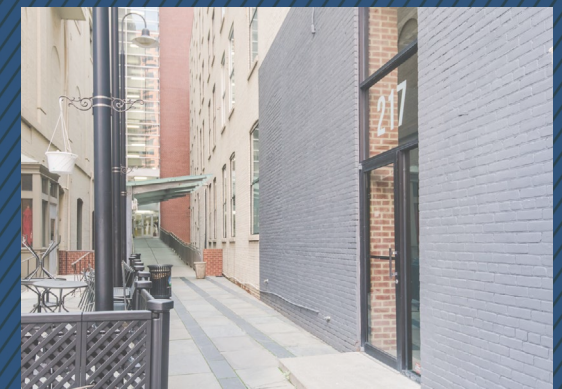
In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





**SUBMIT ALL OFFERS TO:**



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