

# FOR LEASE

 Baltimore City, Maryland

## THE NORTH CHARLES BUILDING

2701 N CHARLES STREET

BALTIMORE, MD 21218

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Karen Deeley**

☎ 410.494.4871

✉ [kdeeley@mackenziecommercial.com](mailto:kdeeley@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC

**Patrick Smith**

☎ 410.494.4866

✉ [psmith@mackenziecommercial.com](mailto:psmith@mackenziecommercial.com)

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Boland**

☎ 410.494.6644

✉ [cboland@mackenziecommercial.com](mailto:cboland@mackenziecommercial.com)

# FOR LEASE

 Baltimore City, Maryland

# THE NORTH CHARLES BUILDING

2701 N CHARLES STREET | BALTIMORE, MARYLAND 21218

## AVAILABLE

Suite 400: 1,520 sf \*  
Suite 402: 2,700 sf \*  
Suite 403: 3,533 sf

All suites max  
contiguous  
7,753 sf

\* Available with 30 days notice

## BUILDING SIZE

65,000 sf

## ZONING

OR-2 (Office Residential)

## RENTAL RATE

\$19.00/sf, Full Service

## HIGHLIGHTS

- ▶ Covered parking on-site with additional street parking
- ▶ Small suites available
- ▶ Updated lobby and common areas



**Karen Deeley**

☎ 410.494.4871

✉ [kdeeley@mackenziecommercial.com](mailto:kdeeley@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC

**Patrick Smith**

☎ 410.494.4866

✉ [psmith@mackenziecommercial.com](mailto:psmith@mackenziecommercial.com)

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Boland**

☎ 410.494.6644

✉ [cboland@mackenziecommercial.com](mailto:cboland@mackenziecommercial.com)

# FOR LEASE

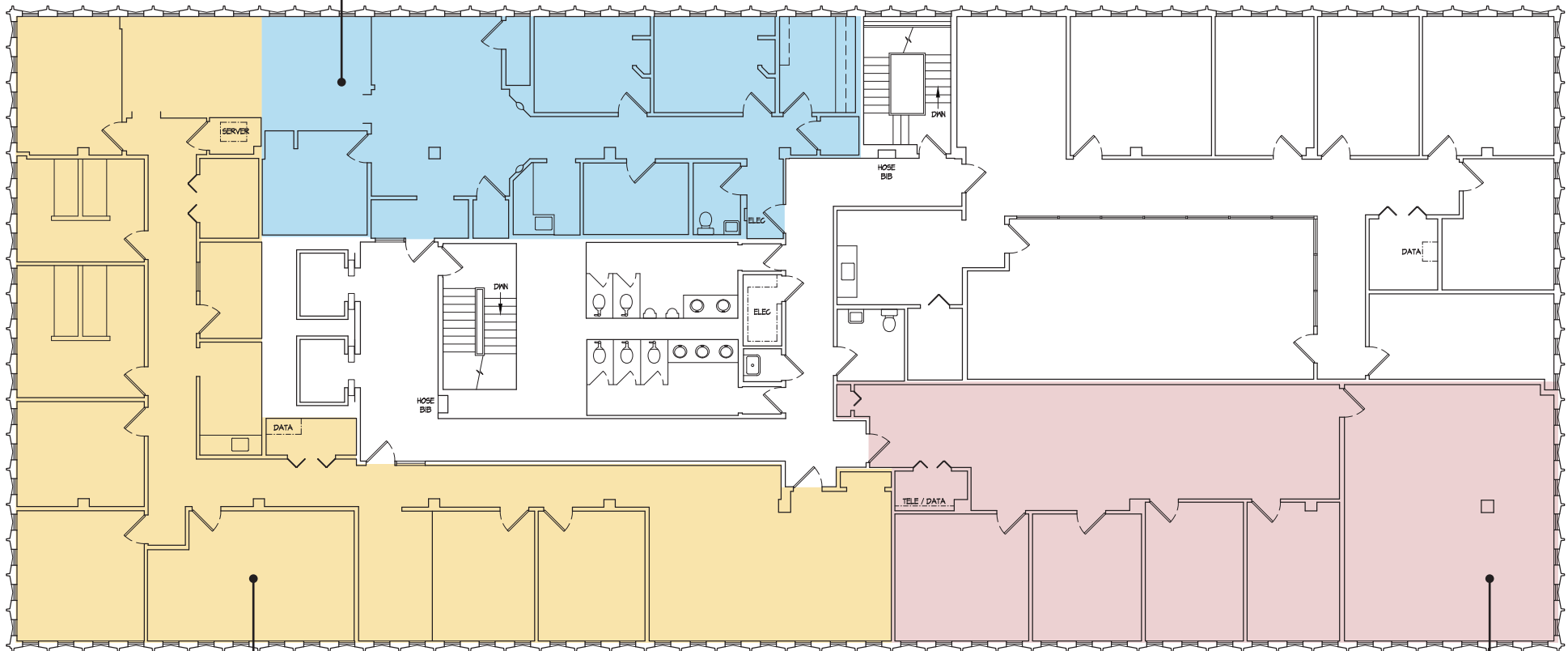


Baltimore City, Maryland

# FLOOR PLAN: FOURTH FLOOR

THE NORTH CHARLES BUILDING | 2701 N CHARLES STREET | BALTIMORE, MARYLAND 21218

Suite 400: 1,520 sf  
available with 30 days notice



Suite 403: 3,533 sf  
available now (divisible)

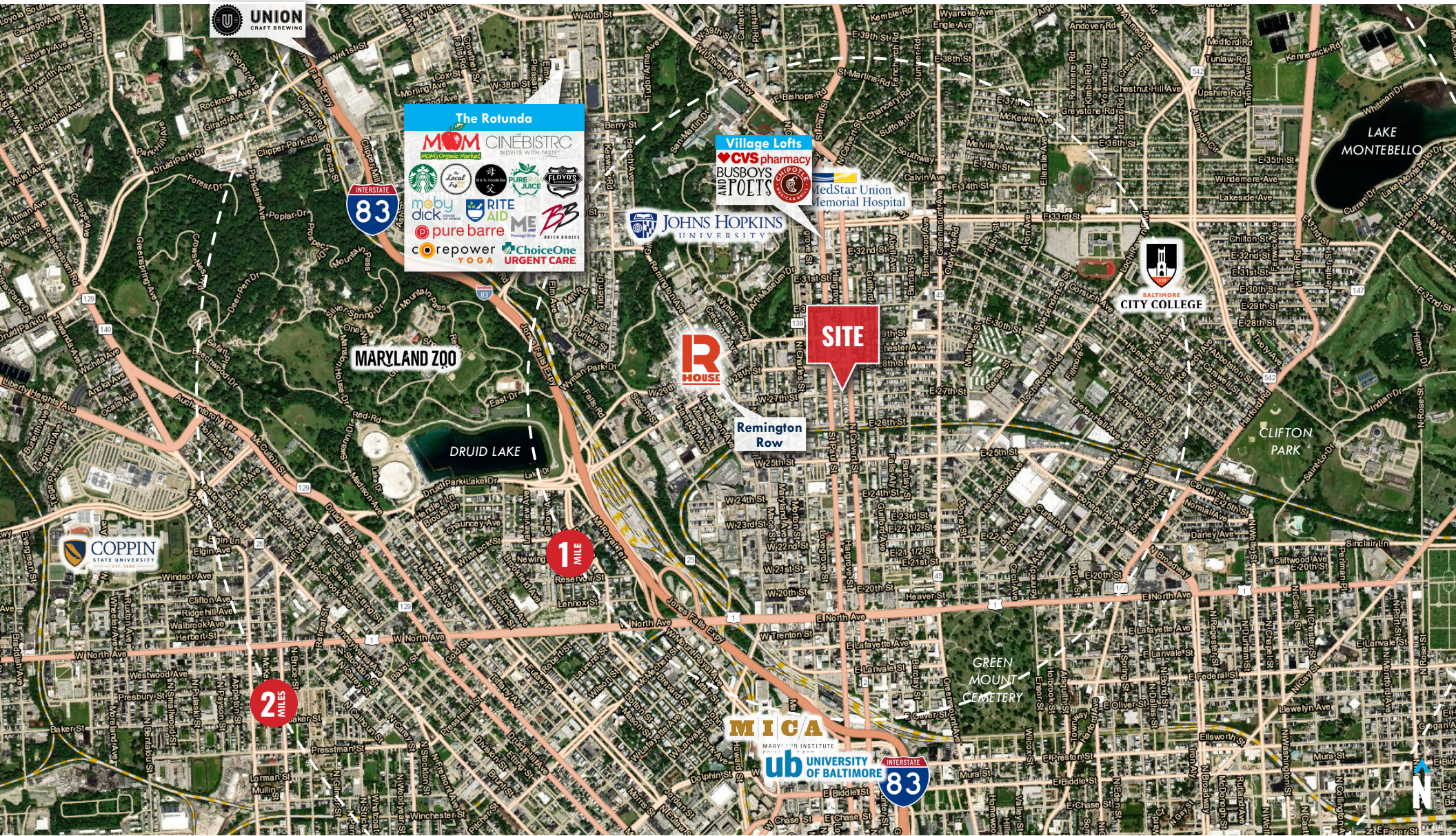
Suite 402: 2,700 sf  
available with 30 days notice

# FOR LEASE

Baltimore City, Maryland

# TRADE AREA

THE NORTH CHARLES BUILDING | 2701 N CHARLES STREET | BALTIMORE, MARYLAND 21218



**Karen Deeley**  
 ☎ 410.494.4871  
 ✉ kdeeley@mackenziecommercial.com

**Patrick Smith**  
 ☎ 410.494.4866  
 ✉ psmith@mackenziecommercial.com

**Chris Boland**  
 ☎ 410.494.6644  
 ✉ cboland@mackenziecommercial.com



**COVERED  
ON-SITE  
PARKING!**



**KAREN DEELEY**

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.4871**

[KDEELEY@MACKENZIECOMMERCIAL.COM](mailto:KDEELEY@MACKENZIECOMMERCIAL.COM)



**PATRICK SMITH, SIOR**

VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.4866**

[PSMITH@MACKENZIECOMMERCIAL.COM](mailto:PSMITH@MACKENZIECOMMERCIAL.COM)



**CHRIS BOLAND**

SENIOR REAL ESTATE ADVISOR

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.6644**

[CBOLAND@MACKENZIECOMMERCIAL.COM](mailto:CBOLAND@MACKENZIECOMMERCIAL.COM)

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • [www.MACKENZIECOMMERCIAL.COM](http://www.MACKENZIECOMMERCIAL.COM)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.