

Now under new **ownership & management**



ZAMIR EQUITIES



Diversified  
Management  
Plus

36

SOUTH  
CHARLES

36

MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC





# 36 SOUTH CHARLES STREET

*Baltimore, Maryland*



## Class A amenities without Pratt Street rates!

### *The Building*

This iconic 307,435 SF 25 story building is under **new ownership and management**. Recent renovations include an updated lobby and conference center, elevator upgrades with more capital improvements to come.

Both **signage opportunity** and **onsite parking** are available, as well as **free access** to the **Fitness Center**.

Come see all the **“check the box”** amenities including a full service free conference center with a concierge, two cafes, tenant storage on site and an on-site parking garage with ample parking in nearby garages.

### *The Location*

Located **two blocks from the Inner Harbor**, 36 South Charles Street is less than a block from the Metro, on the Charm City Circulator route, and two blocks from the Light Rail.

36 South Charles Street is located in **HUB and Enteprize Zones**.

**Now Included :  
Free access to Fitness Center**



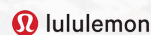
# Downtown Amenities



FOREVER 21



PANDORA



south moon under



HYATT

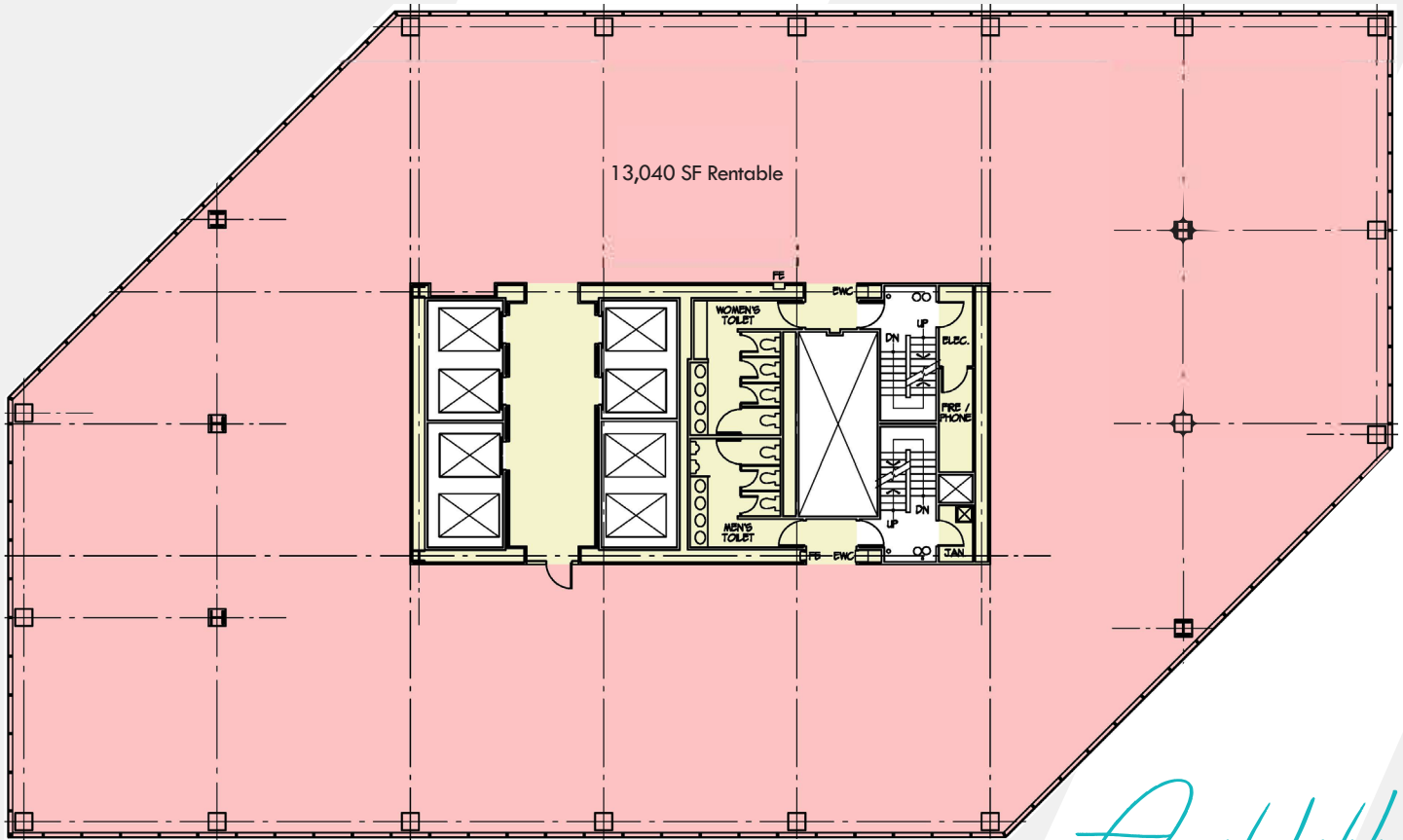


ANTHROPOLOGIE





# TYPICAL FLOOR PLATE



## Availabilities



Street Level	1,086 sf - Retail
Suite 101	1,750 sf - Retail
Suite 102	1,783 sf - Retail
Suite 800	13,040 sf - Full Floor
Suite 902	2,692 sf
Suite 1101	6,379 sf
Suite 1200	13,040 sf - Full Floor
Suite 1300	13,040 sf - Full Floor
Suite 1515	3,437 sf
Suite 1530	2,971 sf
Suite 1600	13,040 sf - Full Floor
Suite 1800	13,040 sf - Full Floor
Suite 1900	13,040 sf - Full Floor
Suite 2000	1,101 sf
Suite 2204	3,650 sf
Suite 2308	580 sf





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