

Now under new **ownership & management**



ZAMIR EQUITIES



Diversified
Management
Plus

36

SOUTH
CHARLES

36

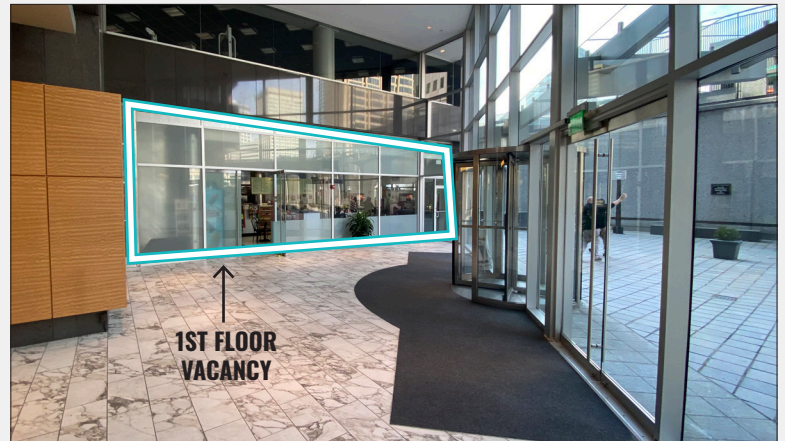
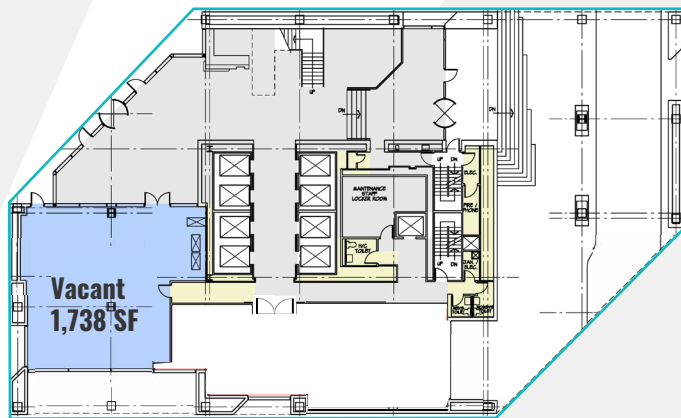
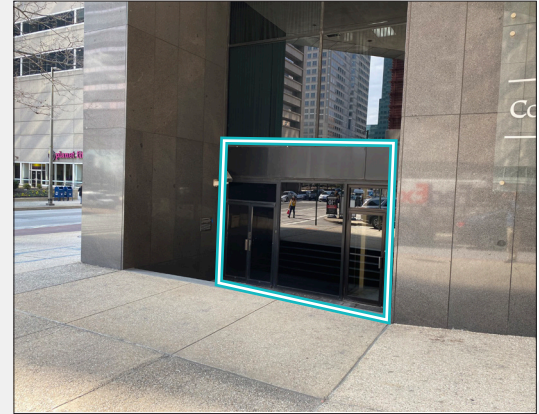
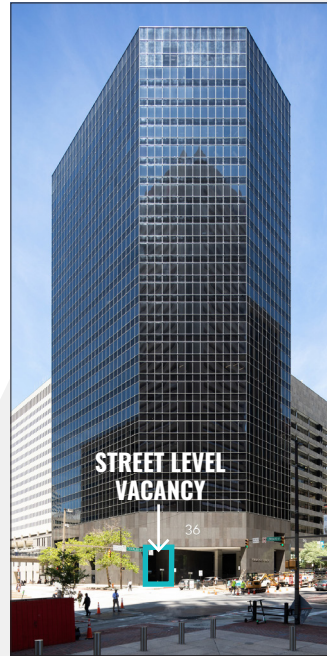
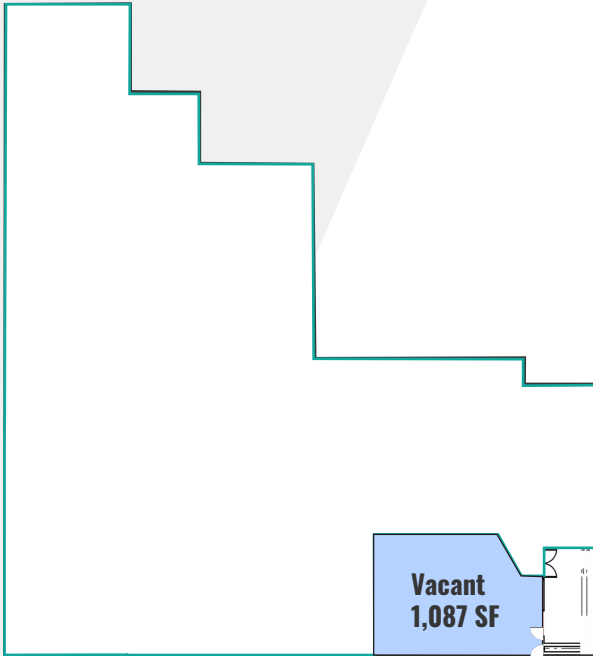
Retail

MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

36 SOUTH CHARLES STREET

Baltimore, Maryland



The Building

This iconic 307,435 SF 25 story building under **new ownership and management** is looking for an experienced café operation as well as other retail operators for two retail vacancies in the building.

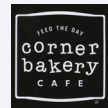
Ownership will consider “partnering” with a café operator by offering competitive rental terms. **Signage is available** on Charles and Lombard. Adjacent outdoor plaza is available for outdoor seating. Existing café infrastructure ready for lease.

The Location

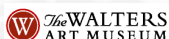
Located **two blocks from the Inner Harbor**, 36 South Charles Street is less than a block from the Metro, on the Charm City Circulator route, and two blocks from the Light Rail.

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

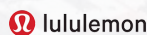
Downtown Amenities



FOREVER 21



PANDORA



south moon under



HYATT



ANTHROPOLOGIE



36
SOUTH CHARLES



ZAMIR EQUITIES



Diversified
Management
Plus

36

SOUTH
CHARLES

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