



# THE MONUMENT SUITES

519-521 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

INVESTMENT  
**SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3- and 4-story interconnected office and retail buildings totaling 16,710 SF RBA
  - » 12,500 SF office portion (65.8%)
  - » 4,210 SF retail portion (22.2%)
- 100% leased property
- 1 block from the Washington Monument, Walters Art Museum and George Peabody Library (JHU)
- Easy access to Route 40 (Orleans St) and I-83

**TOTAL SIZE:** 16,710 SF ± (BOTH BUILDINGS)

**YEAR BUILT:** 1900

**STORIES:** 519: 4 / 521: 3

**PARKING:** 3 SURFACE SPACES

**ZONING:** OR-2 (OFFICE-RESIDENTIAL DISTRICT)

**NOI:** \$210,687/YR.

**SALE PRICE:** \$2,499,000



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE



CHARLES ST

W HAMILTON ST

127' ±

48' ±

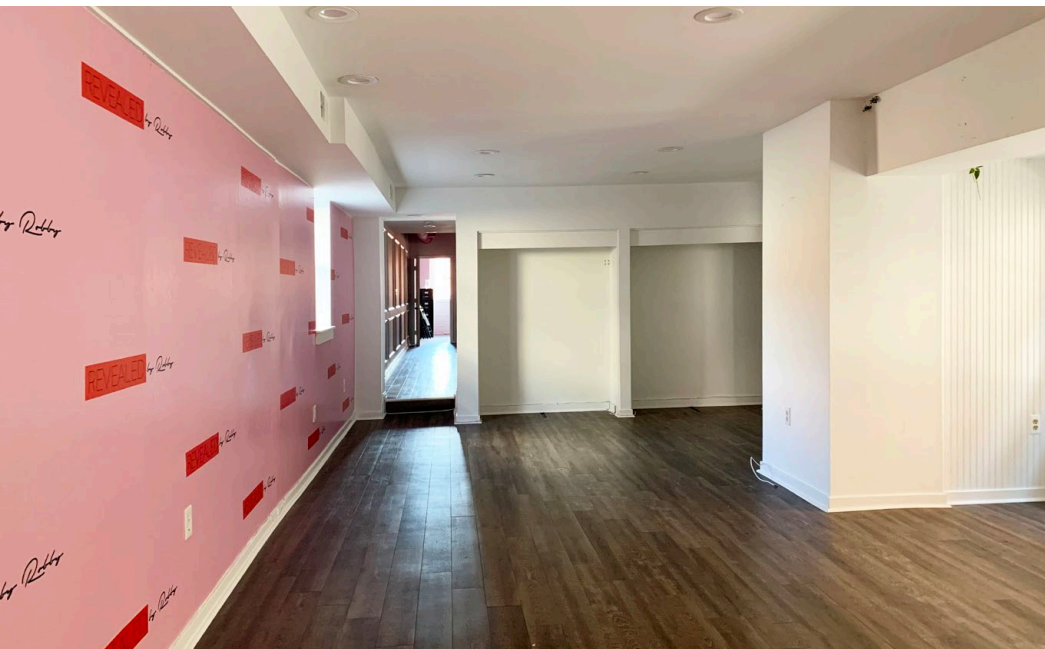
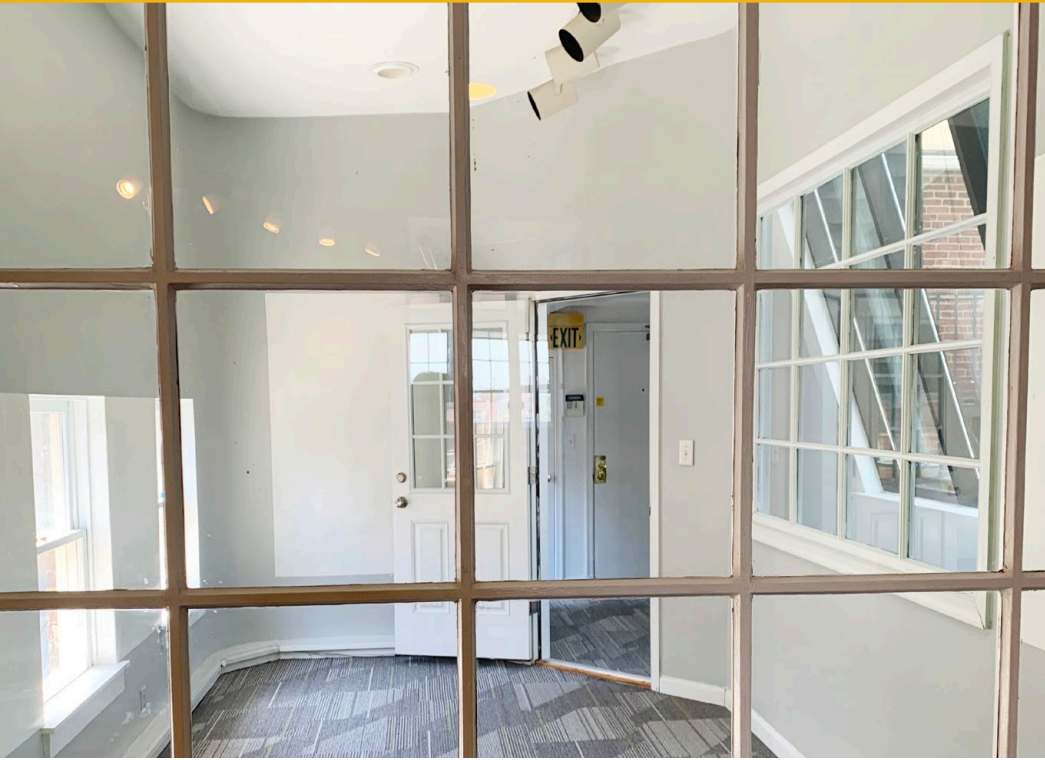
3 DEDICATED  
PARKING SPACES



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



BALTIMORE  
CENTER  
STAGE

INTERSTATE  
83

merritt  
clubs

JOHNS HOPKINS  
SHERIDAN LIBRARIES

CHARLES ST

REVIVAL  
WYOMING PLACE

THE WALTERS  
ART MUSEUM

CATHEDRAL ST

SP+ PARKING

W CENTRE ST

P

SITE

CIVIL

W HAMILTON ST

RESTAURANTE  
PEPE

hotel  
INDIGO

11 E. FRANKLIN  
GARAGE

P

SOTTO SOPRA

THE BALTIMORE  
BASILICA

P

FRANKLIN ST  
PARKING

ENOCH PRATT  
free LIBRARY

Mercy  
MEDICAL CENTER

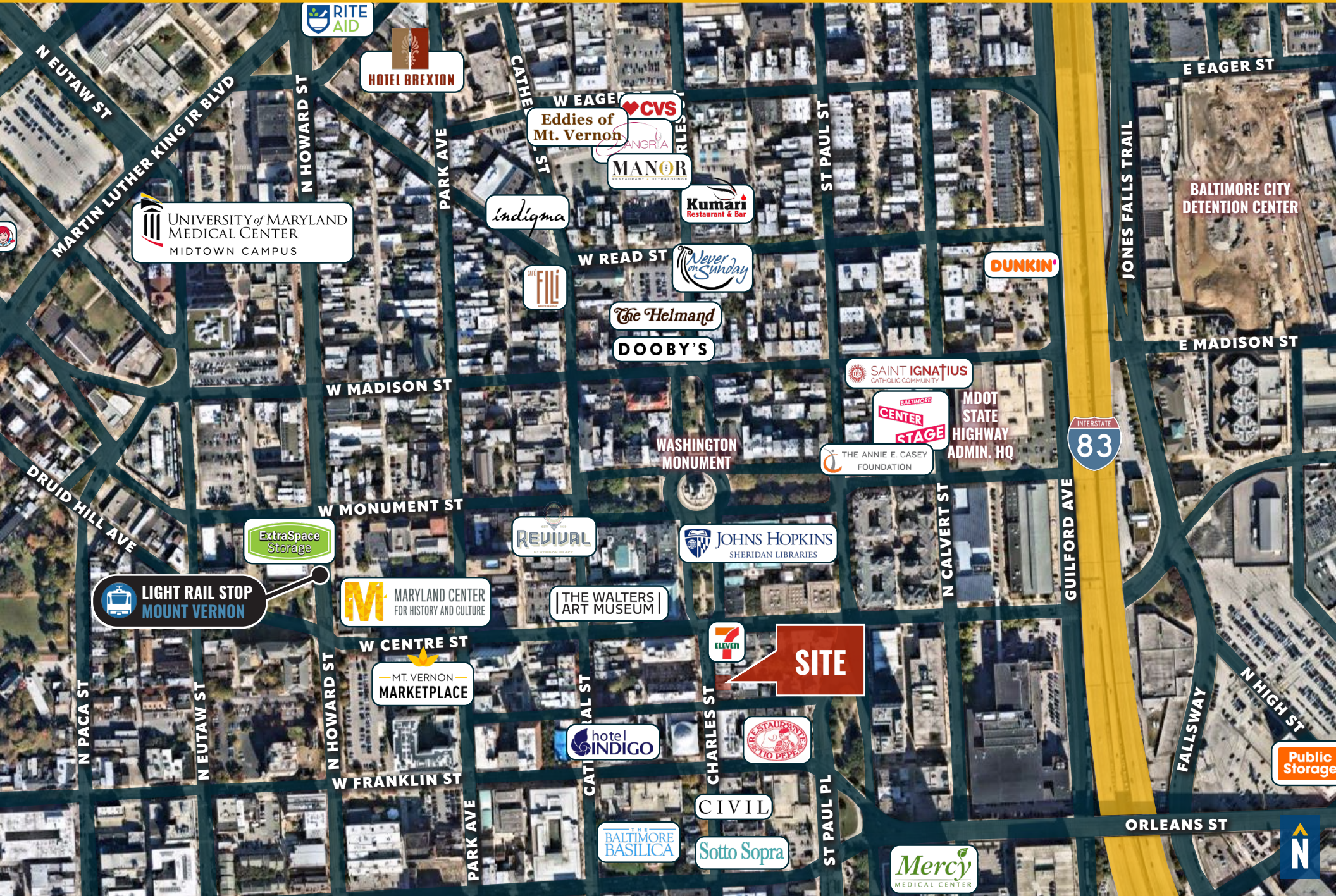
40

ORLEANS ST

INTERSTATE  
83

N

# MARKET AERIAL



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



44,698

155,410

263,715

## DAYTIME POPULATION



143,514

280,350

393,579

## AVERAGE HOUSEHOLD INCOME



\$76,430

\$89,607

\$93,274

## NUMBER OF HOUSEHOLDS



23,970

75,624

122,615

## MEDIAN AGE

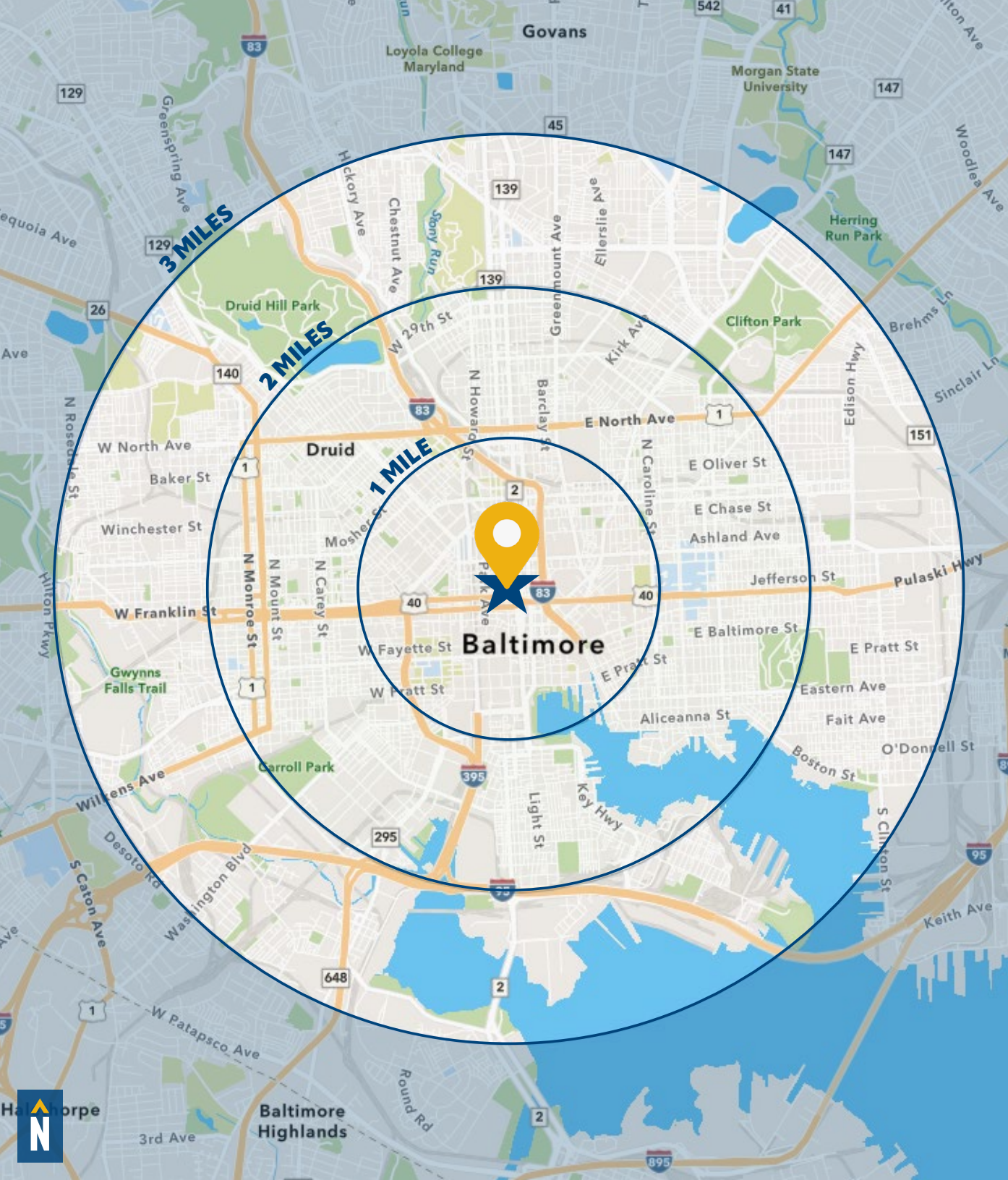


33.1

34.8

35.1

[FULL DEMOS REPORT](#)





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**BALTIMORE**

**BEL AIR**

**COLUMBIA**

**LUTHERVILLE**

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



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