



# 715 ST. PAUL STREET

BALTIMORE, MARYLAND 21202

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4-story brick office building with usable lower level that has direct access to the parking lot
- Building is in good condition w/ hardwood floors throughout
- Fully renovated in 2007 with updated bathrooms, kitchens, new windows and new mechanical systems (interior repainted 2019)
- Fantastic user buyer building in the heart of Mount Vernon
- 6 parking spaces in the rear of the building with direct access
- Backs up to Center Stage and St. Ignatius Church

### BUILDING SIZE:

5,563 SF ± (GROSS)

LOWER LEVEL: 1,220 SF ±

1ST FLOOR: 1,244 SF ±

2ND FLOOR: 1,244 SF ±

3RD FLOOR: 1,094 SF ±

4TH FLOOR: 761 SF ±

### LOT SIZE:

2,348 SF ±

### SALE PRICE:

NEGOTIABLE

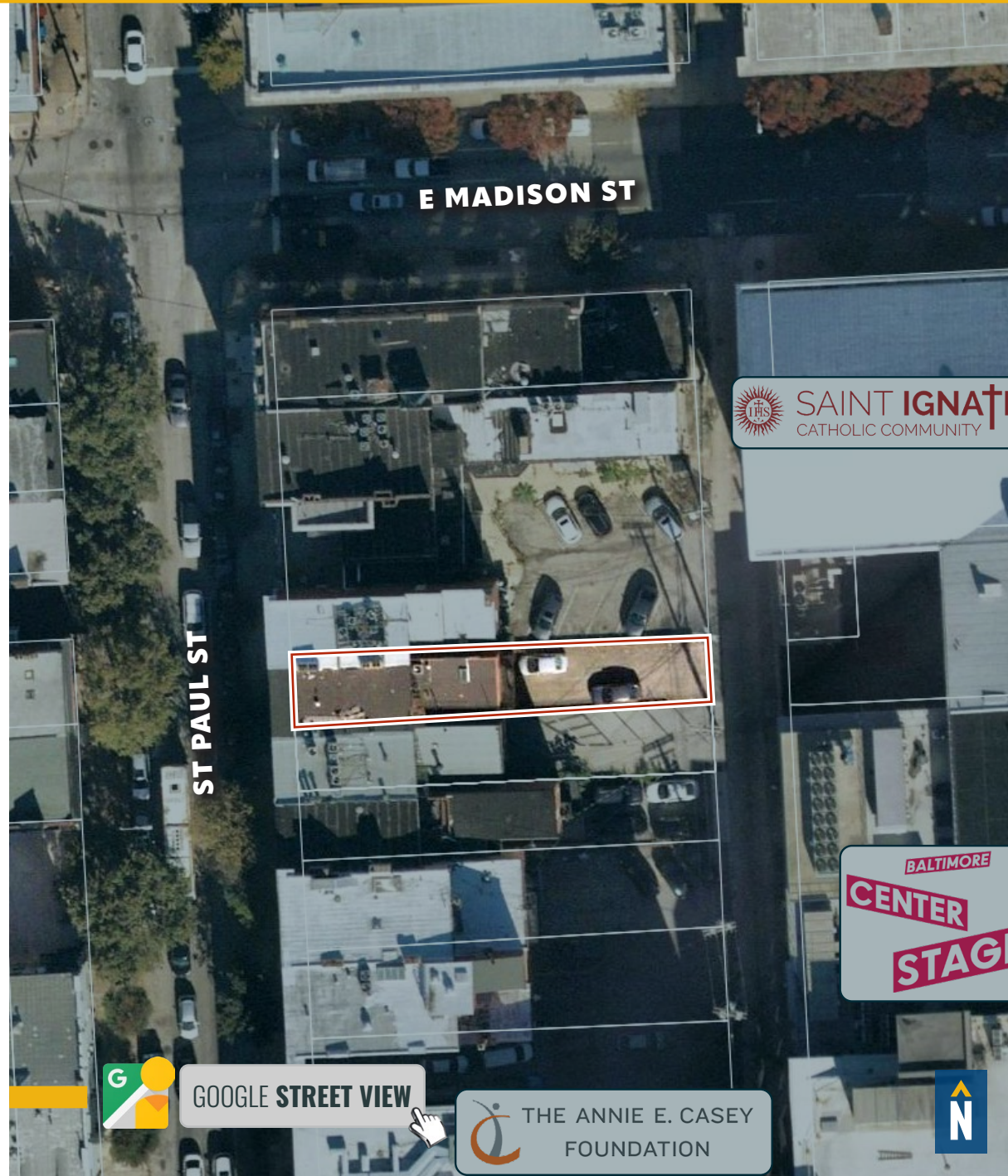
1-1/2 BLOCKS  
FROM THE FUTURE  
BALTIMORE CITY  
DISTRICT COURT  
LOCATION





# PROPERTY OVERVIEW

Address	715 St. Paul Street Baltimore, Maryland 21202
Parcel ID	Ward 11, Section 11, Block 0527, Lot 004
Lot Size	1,641 SF ± (19'-8" x 124'-0")
Building Size	5,563 SF ± Gross
Year Built	1860; Fully renovated by current owner in 2007
Construction	Masonry
Parking	6 parking spaces
Current Use	100% office space
Property Tax	\$16,095.20 (July 1, 2024-June 30, 2025)
Zoning	OR-2 (Office Residential)
Notes	<ul style="list-style-type: none"><li>» 4 story plus lower level masonry building</li><li>» Next door to Center Stage, St. Ignatius Church and 1/2 block from Annie E. Casey Foundation, the Peabody Institute and Mount Vernon Place</li><li>» 8 blocks from Penn Station</li><li>» Fully renovated in 2007 with updated bathrooms, kitchens, new windows and new maniacal systems. The interior was repainted in 2019.</li></ul>

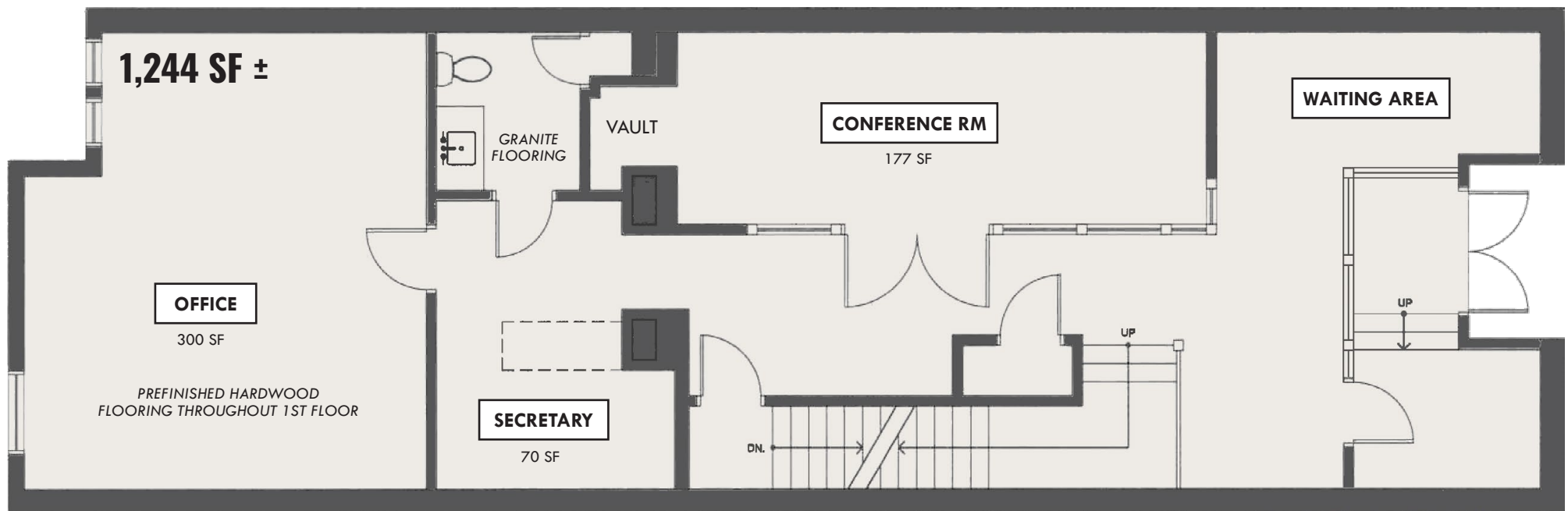
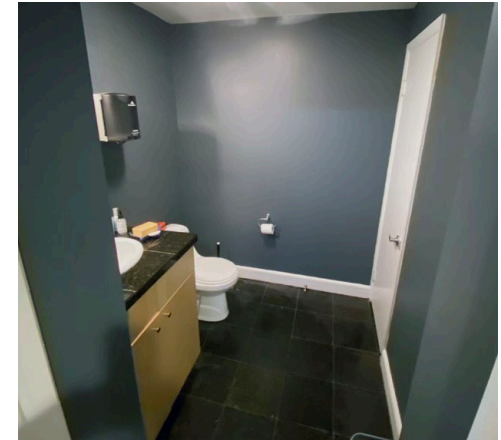




# 1ST FLOOR

## HIGHLIGHTS:

- Entrance/reception area
- 177 SF conference room with glass panels and door (includes a vault)
- One large 300 SF office and one work area

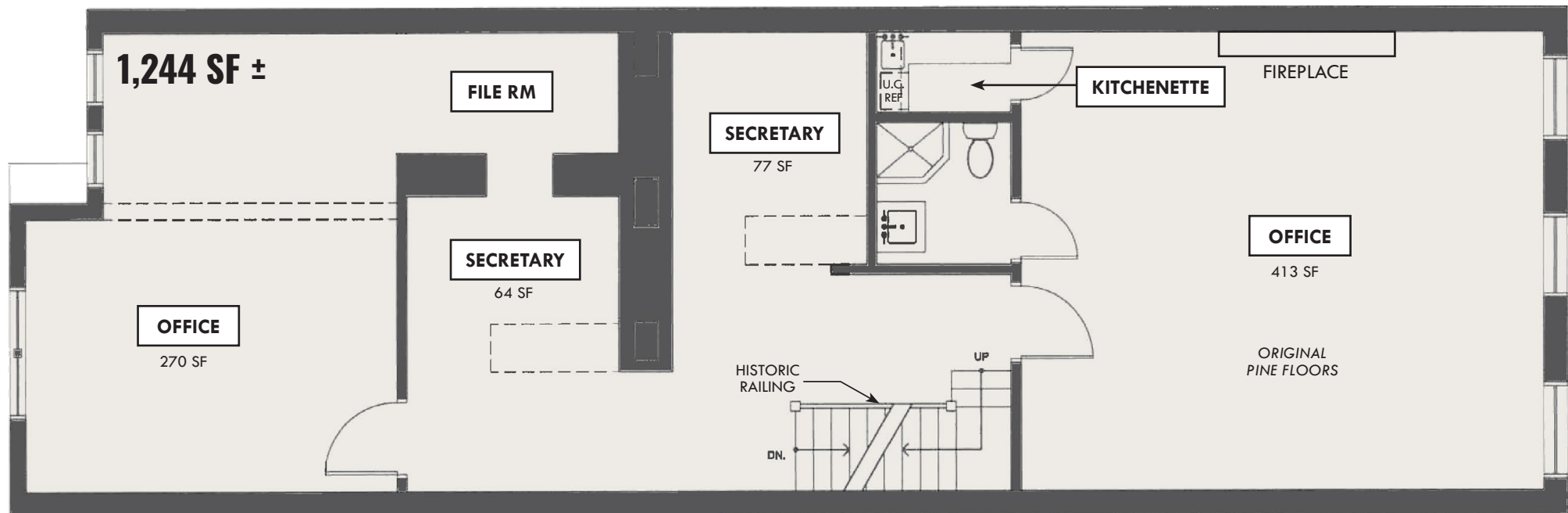
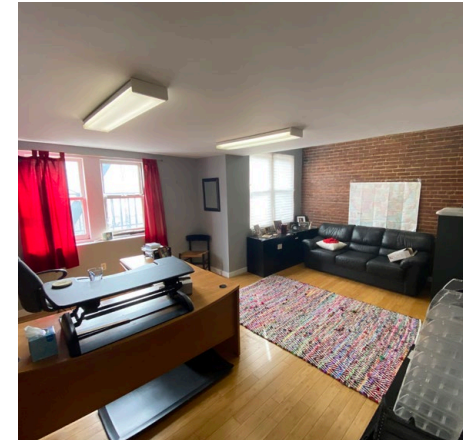
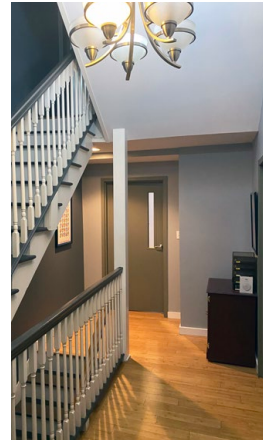


\* Plans not exact.

# 2ND FLOOR

## HIGHLIGHTS:

- Large 413 SF partners office with a kitchenette and bathroom with a shower
- Two work areas and a file/copy room
- Large 270 SF office with an exposed brick wall



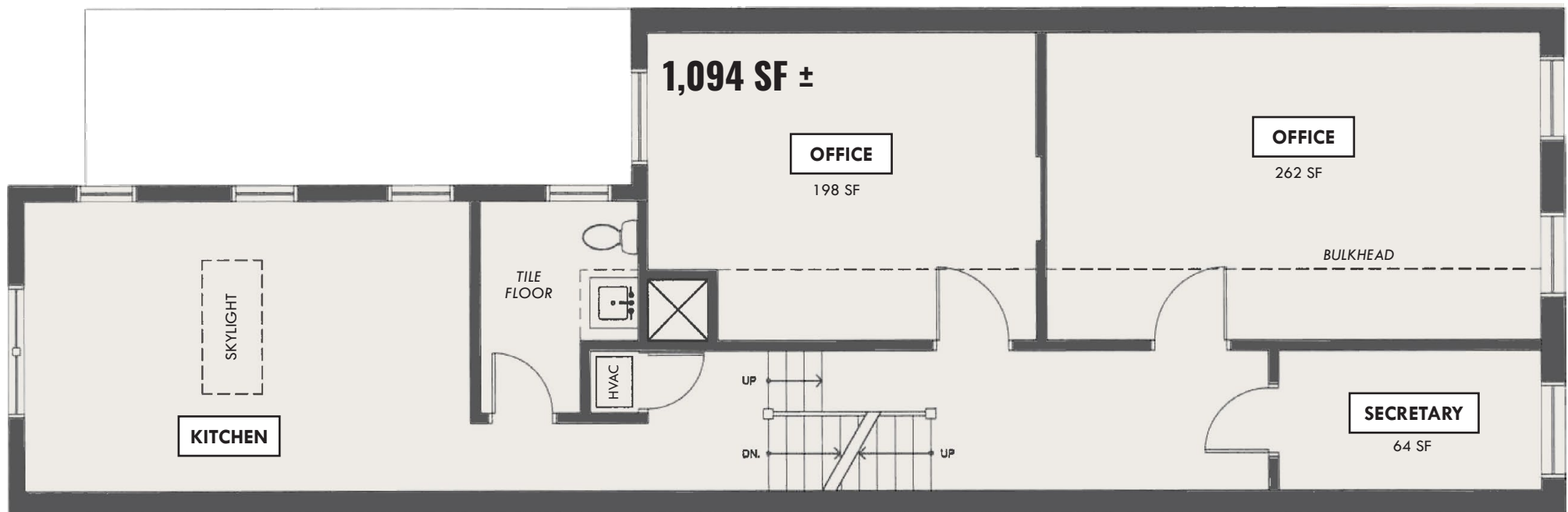
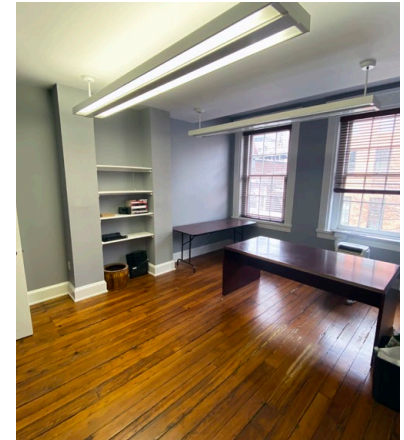
\* Plans not exact.



# 3RD FLOOR

## HIGHLIGHTS:

- Eat-in kitchen with a sink, dishwasher large refrigerator and abundance of cabinets
- Bathroom
- Two large offices (198 SF and 262 SF) and one small office (64 SF)

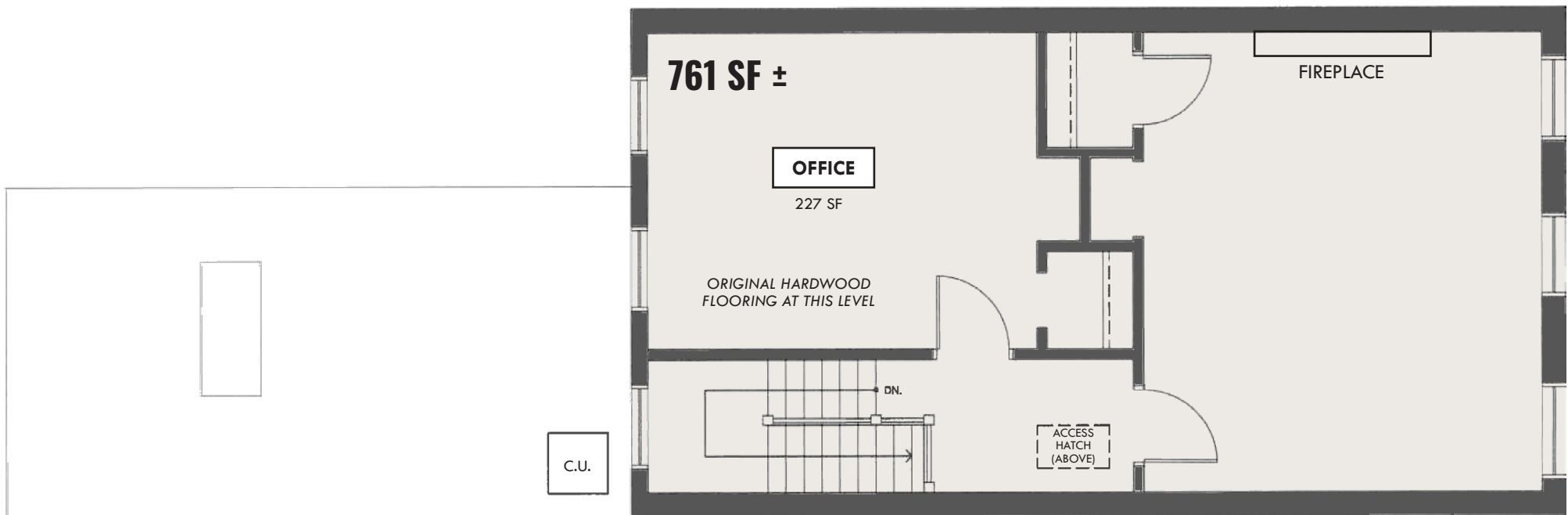
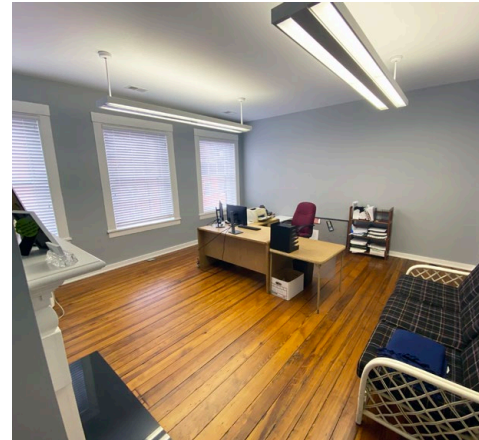


\* Plans not exact.

# 4TH FLOOR

## HIGHLIGHTS:

- Two large offices (227 SF and 280 SF)



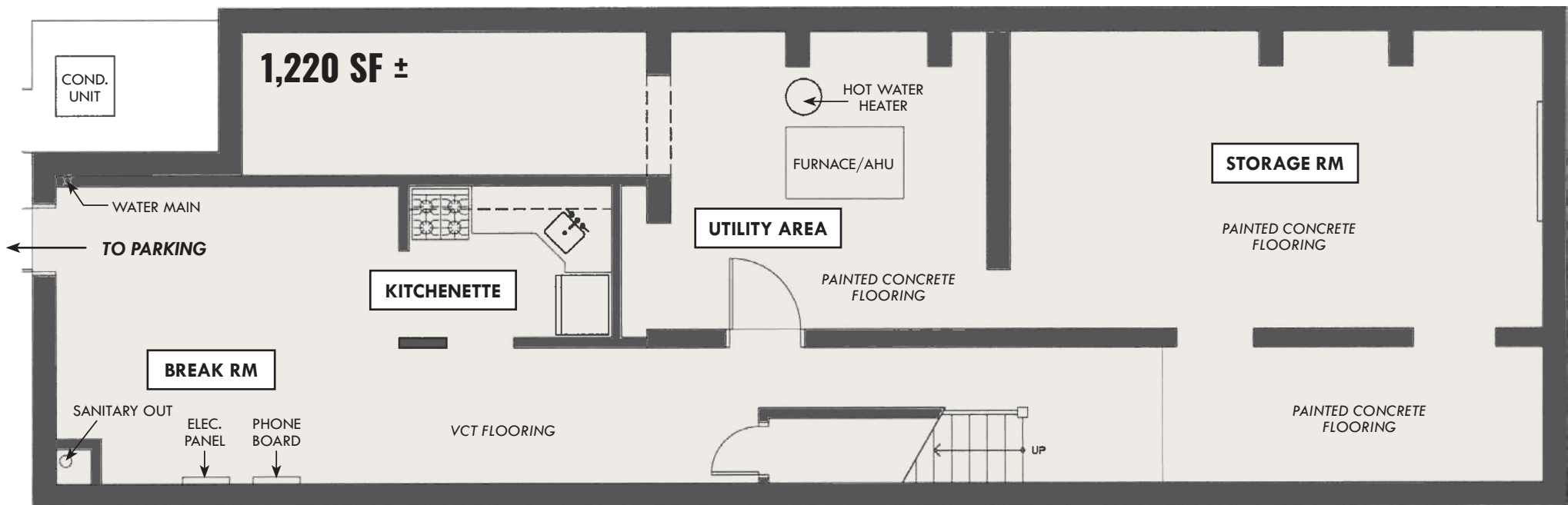
\* Plans not exact.



# LOWER LEVEL

## HIGHLIGHTS:

- Direct entrance from 6-space parking lot
- Kitchen with break room
- Abundance of file storage area



\* Plans not exact.



**PENN PARKING**

**810 N CHARLES ST PARKING**

**808 GUILFORD AVE PARKING**

**BALTIMORE CITY DETENTION CENTER**

**CHESAPEAKE CENTER PARKING**

**PEABODY PARKING GARAGE**

**WASHINGTON MONUMENT**

**GEORGE PEABODY LIBRARY**

**JOHNS HOPKINS SHERIDAN LIBRARIES**

**THE ANNIE E. CASEY FOUNDATION**

**BALTIMORE CENTER STAGE**

**MDOT STATE HWY ADMIN. HQ**

**ST. IGNATIUS PUBLIC COMMUNITY**

**INTERSTATE 83**

**STREETS:** N CALVERT ST, E READ ST, CHARLES ST, E MADISON ST, E MT VERNON PL, ST PAUL ST, E CENTRE ST, WASHINGTON PL, CATHEDRAL ST

**SITE**





# TRADE AREA





FOR MORE INFO  
**CONTACT:**



**JIM GRIEVES**

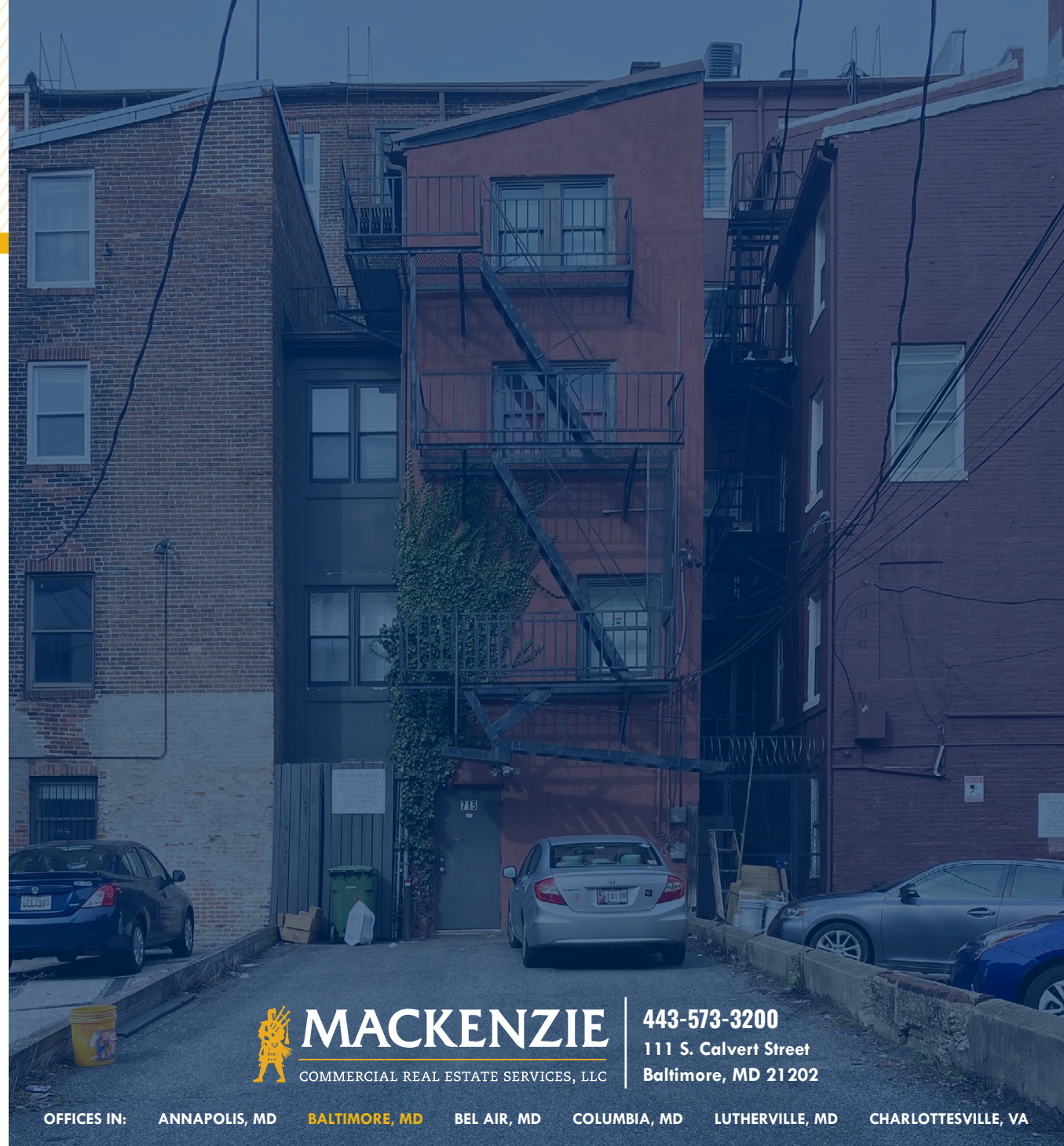
VICE PRESIDENT

**443.573.3202**

**JGRIEVES@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

**111 S. Calvert Street  
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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