

FOR LEASE

 Baltimore City, Maryland



PARK PLAZA PROFESSIONAL BUILDING

800 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

FOR LEASE

 Baltimore City, Maryland

AVAILABLE

720 - 6,050 sf

Multiple suite sizes available!

HIGHLIGHTS

- ▶ Located in a National Register Historic District, Mount Vernon is home to a diverse group of residents and businesses who enjoys its convenient location and diverse atmosphere
- ▶ Home to Baltimore's major cultural institutions including The Maryland Institute College of Art (MICA), The Peabody Institute and Library and the Walters Art Museum
- ▶ 4 blocks from Penn Station and minutes from Baltimore's Inner Harbor and Interstate 83
- ▶ Complete building renovations in June 2012 - new elevator, mechanical systems and tenant finishes
- ▶ Ideally designed for firms looking for space with historic charm and modern amenities
- ▶ Overlooks Baltimore's Washington Monument



PARK PLAZA PROFESSIONAL BUILDING

800 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



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FLOOR PLAN: SUITE 150B

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MD 21201

RENTAL RATE:

\$15.50 PSF + UTILITIES

2,750 SF



CAN BE COMBINED WITH SUITE 350B
FOR A TOTAL OF **6,050 SF**.
SEE NEXT PAGE.

FOR LEASE



Baltimore City, Maryland

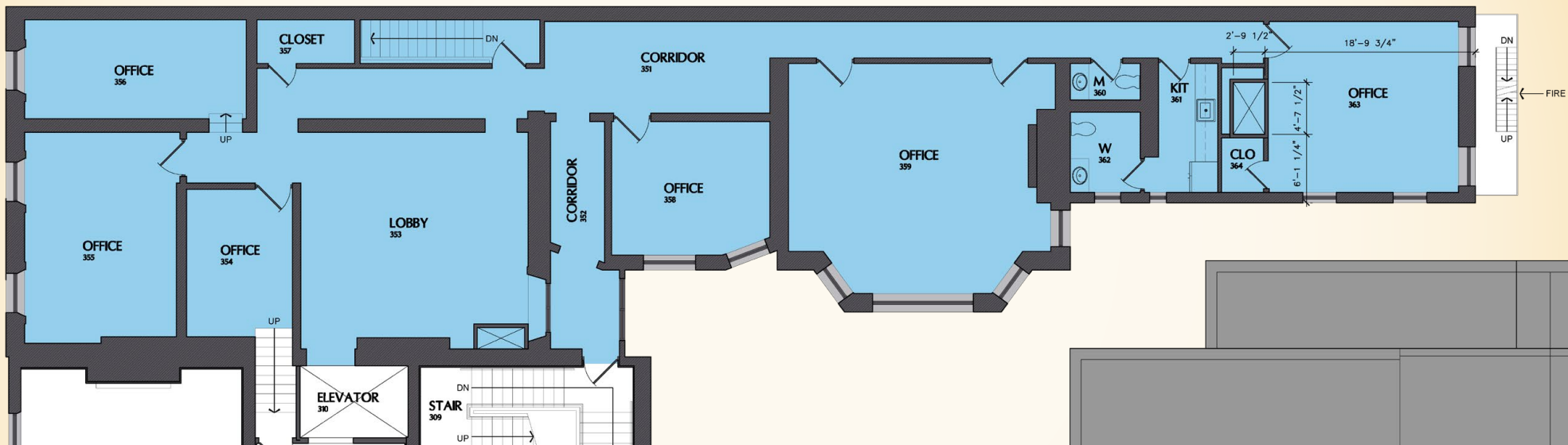
FLOOR PLAN: SUITE 350B

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MD 21201

RENTAL RATE:

\$15.50 PSF + UTILITIES

3,300 SF



CAN BE COMBINED WITH SUITE 150B
FOR A TOTAL OF **6,050 SF**.
SEE PRIOR PAGE.

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Baltimore City, Maryland

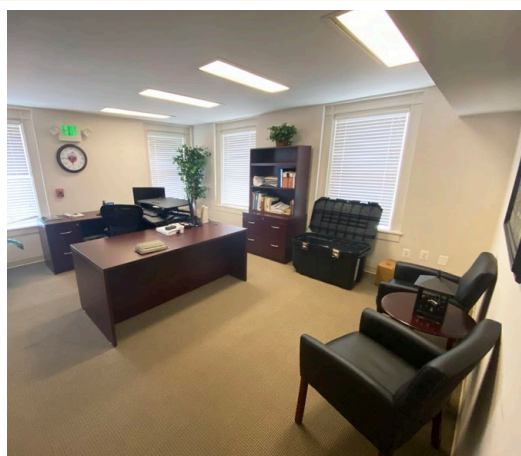
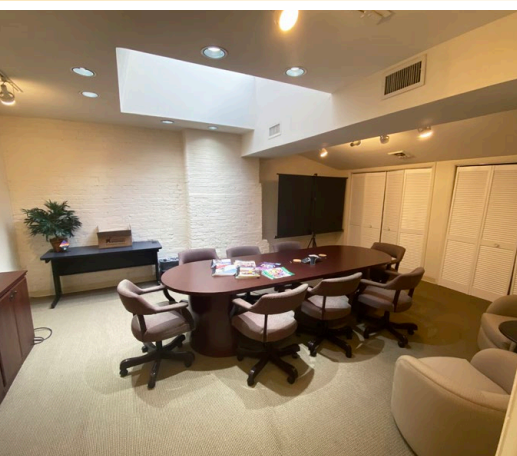
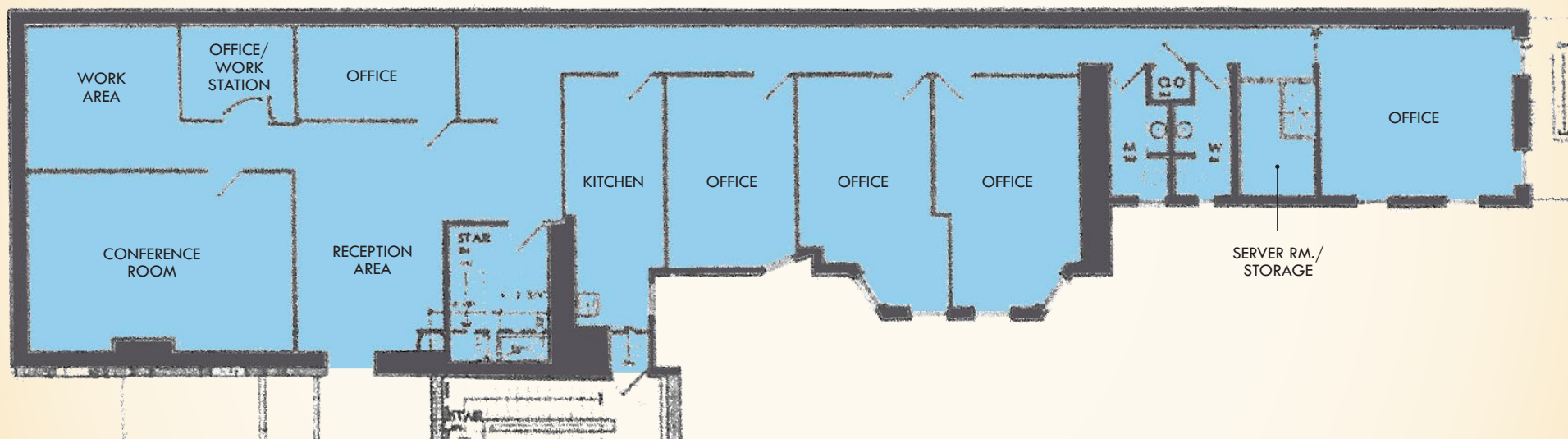
FLOOR PLAN: SUITE 550B

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MD 21201

RENTAL RATE:

\$15.50 PSF + UTILITIES

3,000 SF



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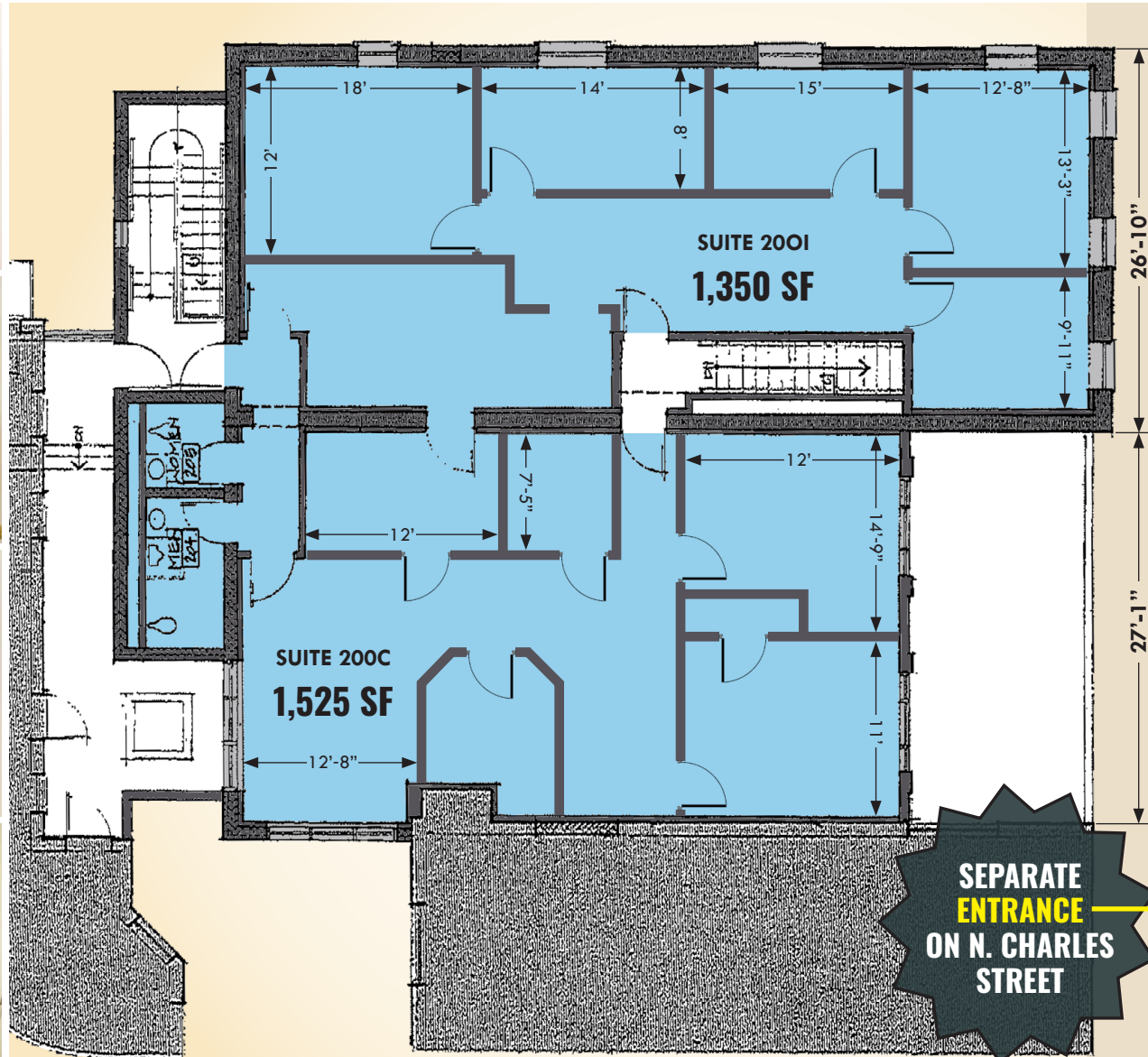
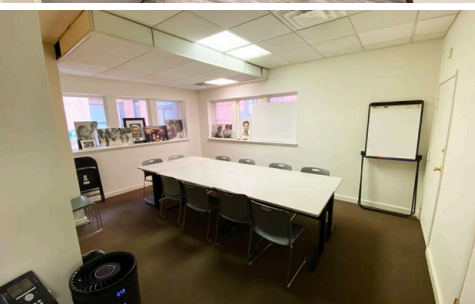
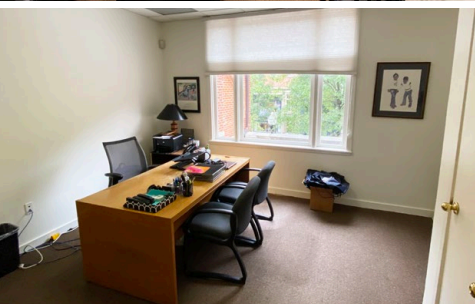
Baltimore City, Maryland

FLOOR PLAN: SUITES 200C & 200I

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MD 21201

RENTAL RATE:

\$15.50 PSF + UTILITIES



**SEPARATE
ENTRANCE
ON N. CHARLES
STREET**

N. CHARLES ST



FOR LEASE

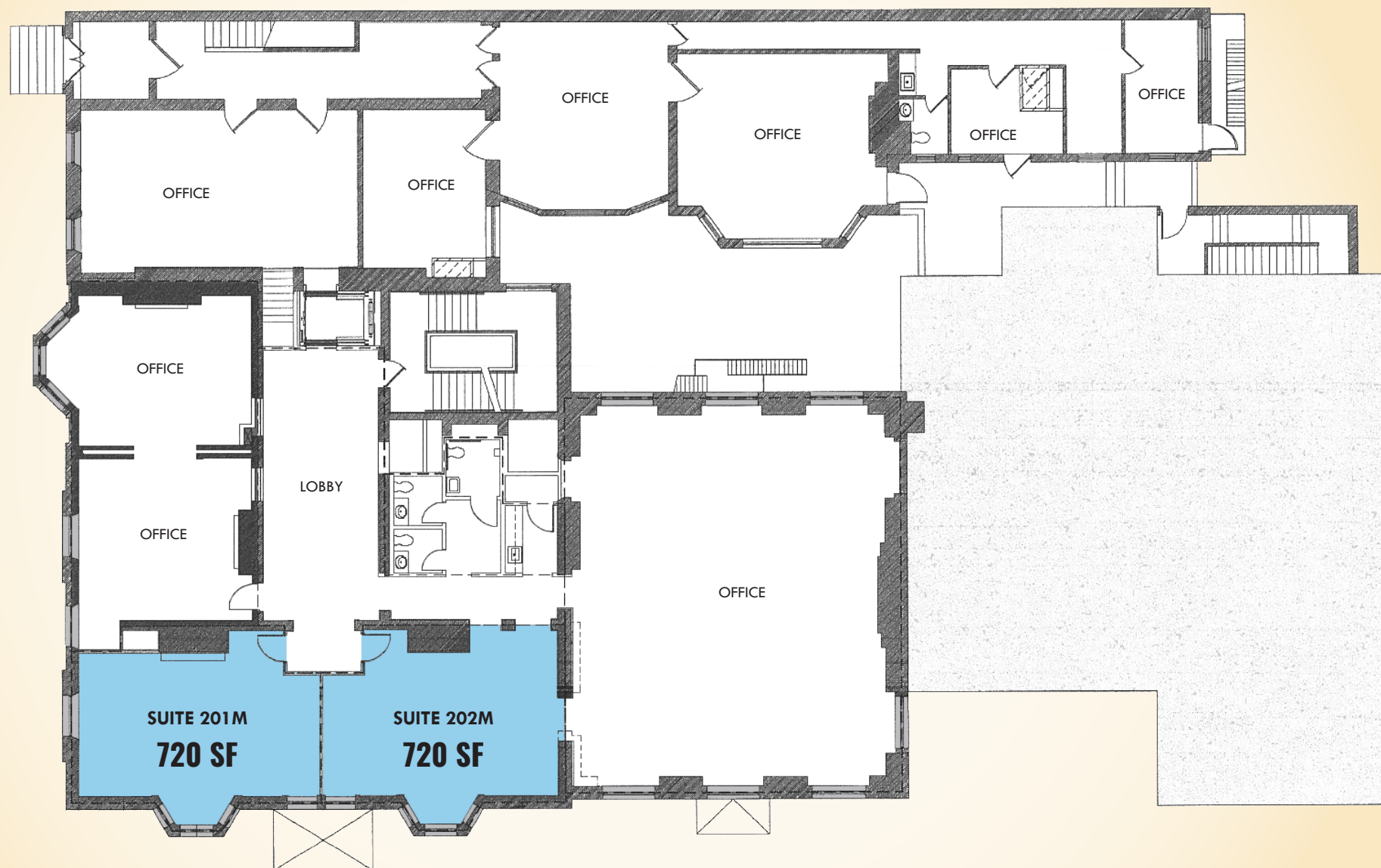
 Baltimore City, Maryland

FLOOR PLAN: SUITES 201M-202M

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MD 21201

RENTAL RATE:

\$1,400/MO., FULL SERVICE

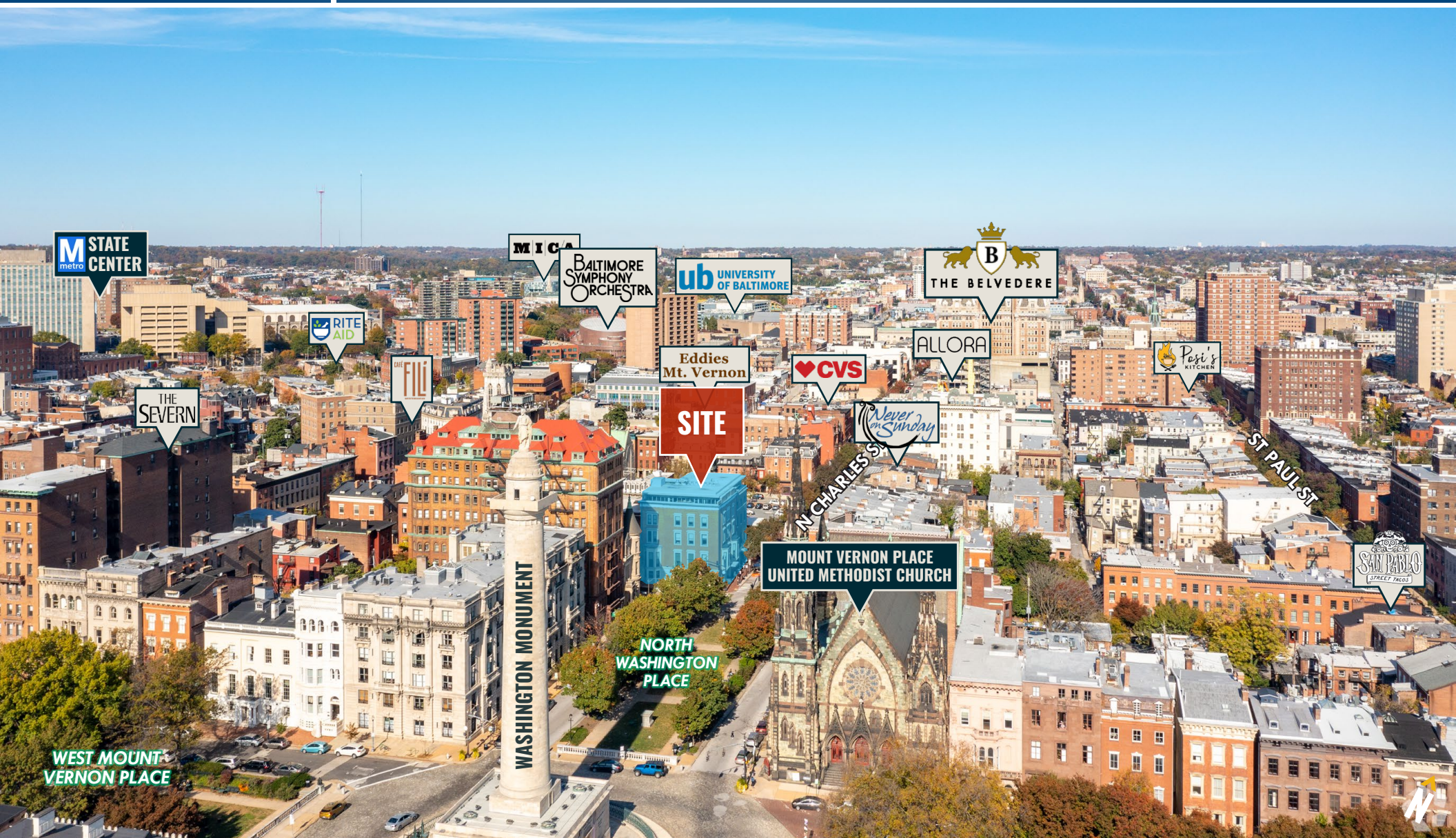


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Baltimore City, Maryland

BIRDSEYE

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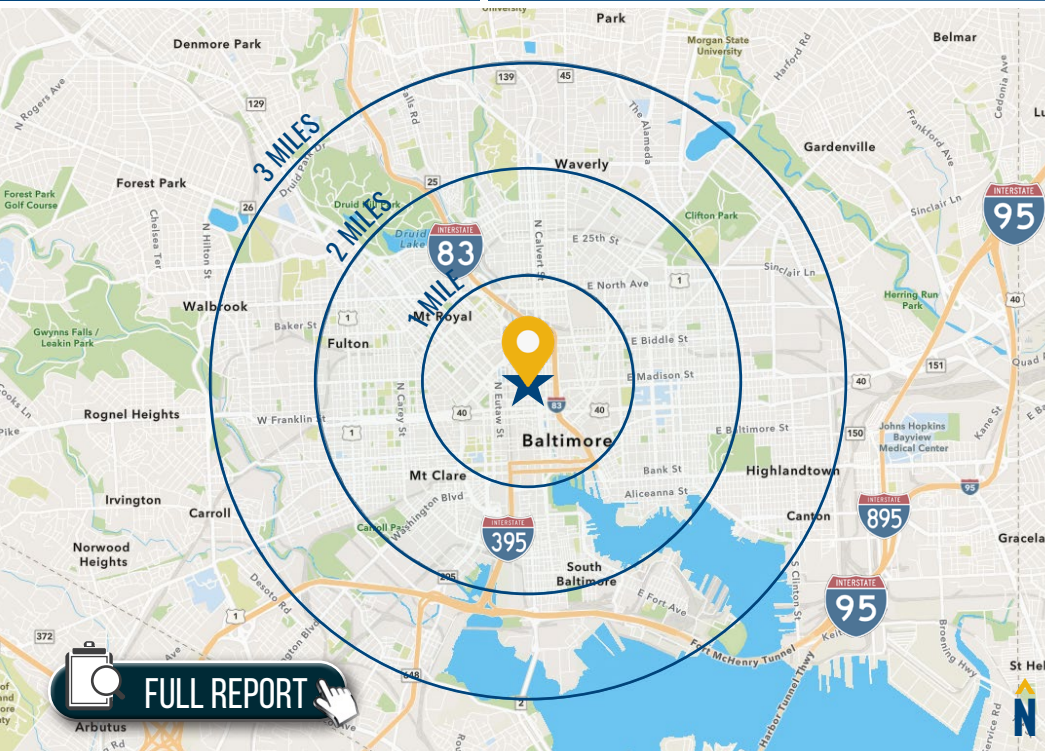
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LOCATION / DEMOGRAPHICS (2022)

PARK PLAZA PROFESSIONAL BUILDING | 800 N. CHARLES STREET | BALTIMORE, MARYLAND 21201



RESIDENTIAL POPULATION

45,322
1 MILE
158,852
2 MILES
270,794
3 MILES

NUMBER OF HOUSEHOLDS

23,783
1 MILE
76,760
2 MILES
124,805
3 MILES

AVERAGE HH SIZE

1.73
1 MILE
1.99
2 MILES
2.09
3 MILES

MEDIAN AGE

32.5
1 MILE
34.6
2 MILES
35.1
3 MILES

AVERAGE HH INCOME

\$77,432
1 MILE
\$90,277
2 MILES
\$95,588
3 MILES

EDUCATION (COLLEGE+)

63.6%
1 MILE
61.1%
2 MILES
60.1%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.2%
1 MILE
94.4%
2 MILES
94.5%
3 MILES

DAYTIME POPULATION

119,871
1 MILE
256,394
2 MILES
372,182
3 MILES

28%
METRO
RENTERS
2 MILES

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE
32.5
MEDIAN AGE
\$67,000
MEDIAN HH INCOME

LEARN MORE

17%
CITY
COMMONS
2 MILES

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE
28.5
MEDIAN AGE
\$18,300
MEDIAN HH INCOME

LEARN MORE

13%
MODEST
INCOME HOMES
2 MILES

Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

2.56
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$23,900
MEDIAN HH INCOME

LEARN MORE

11%
SOCIAL
SECURITY SET
2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE
45.6
MEDIAN AGE
\$17,900
MEDIAN HH INCOME

LEARN MORE



SITE



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