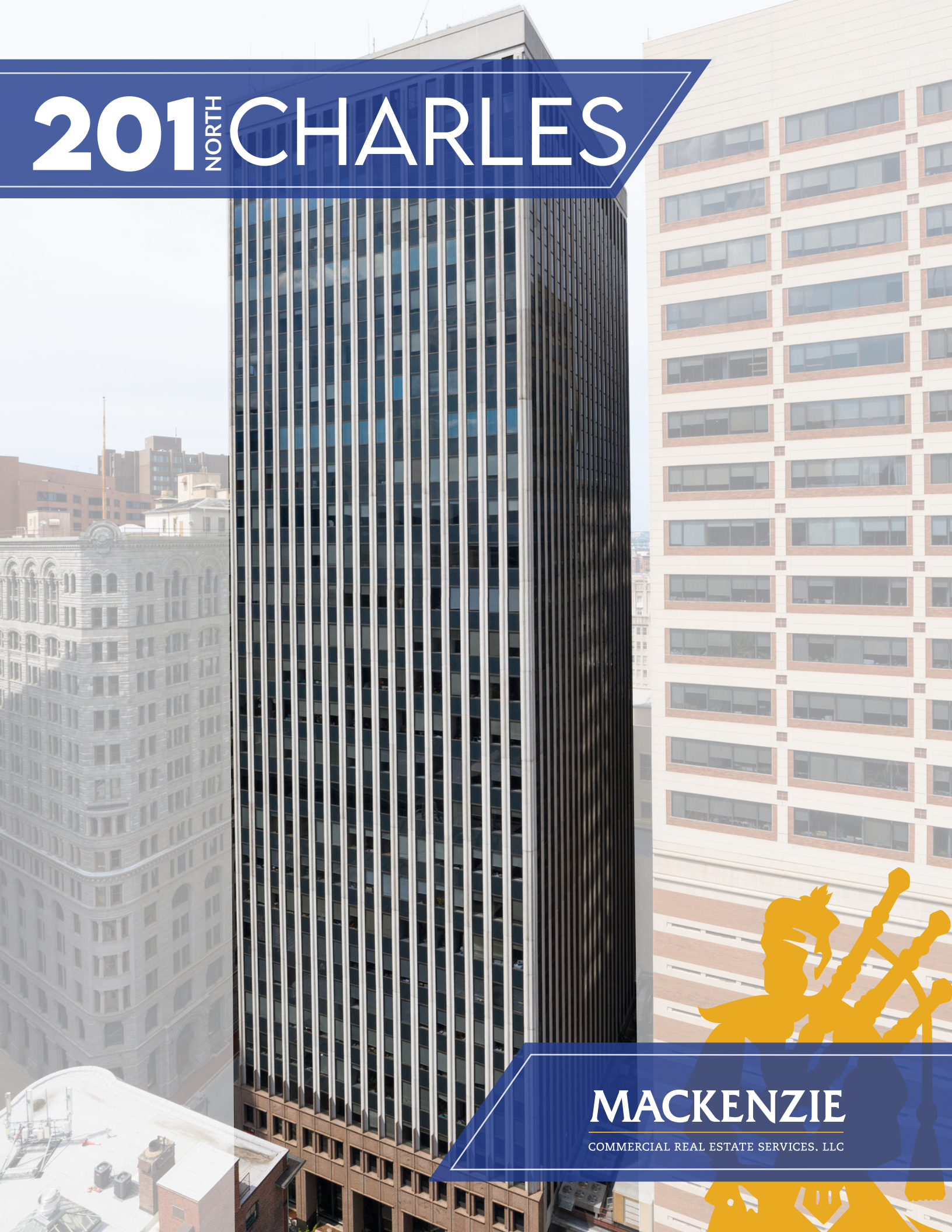
201 NORTH CHARLES



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

201 NORTH CHARLES STREET

Baltimore, Maryland

The Building

» 251,943 square foot "Billboard" corner location along Charles and Lexington Streets

» State of the art gym equipped with showers and locker room

» Cafe, breakroom, and shared conference center

» 52 underground parking spaces

» Typical Floor plate: 10,057 sf ±

The Location

» Strategic location only blocks away from Inner Harbor, I-95, and I-83

» Located 2 blocks from Courthouse & Metro

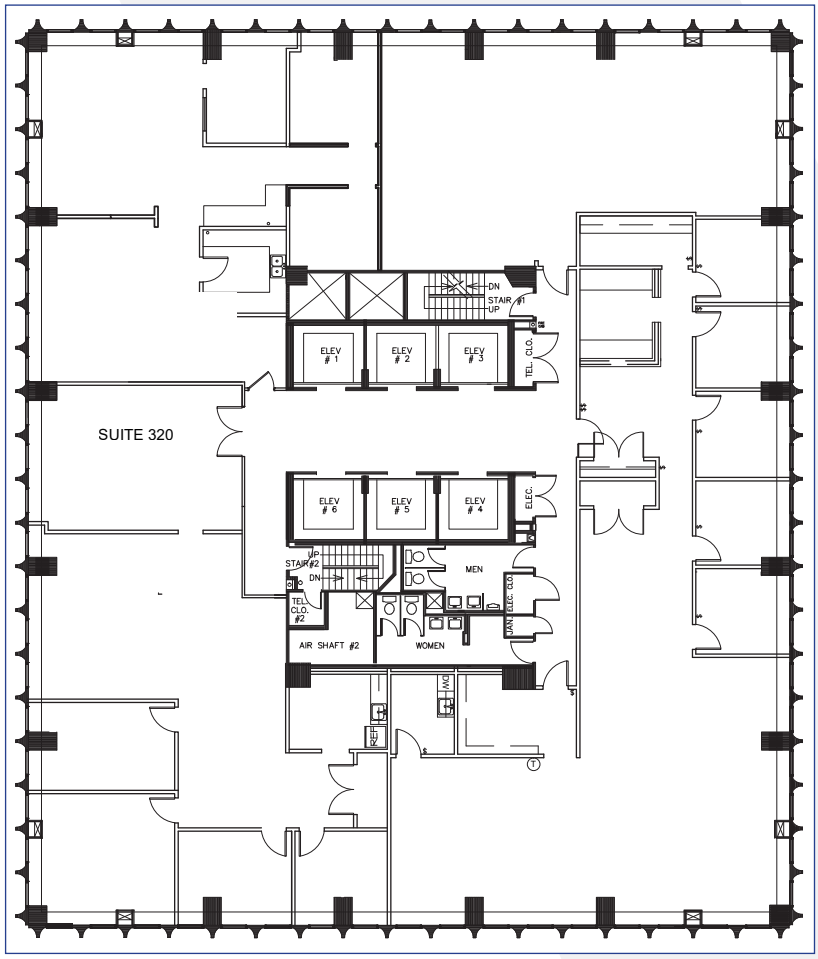
» Discounted parking program offered at an adjacent garage

» 24-hour building security

Downtown Amenities

Chipotle Mexican Grill
Corner Bakery Cafe
Starbucks
Royal Farms — Real Fresh. Real Fast.
Planet Fitness
Dunkin' Donuts
Subway
PNC
Five Guys — Famous Burgers and Fries
Power Plant Live!
The Capital Grille
Chick-fil-A
noodles & company
Marriott
Walgreens
Cosi
Fogo de Chão — Brazilian Steakhouse
Kona Grill
The Center Club — Baltimore
Shake Shack
The Walters Art Museum
Ouzo Bay — Mediterranean Kouzina
Forever 21
Lexington Market
Nalley Fresh
Welcome to Oriole Park at Camden Yards
The Cheesecake Factory
Pandora
Miss Shirley's Cafe
lululemon
Hippodrome Theatre at the France-Merrick Performing Arts Center
south moon under
Bank of America
Hilton Garden Inn
National Aquarium
Under Armour
Mercy
Anthropologie
Horseshoe
Hyatt
Radisson Hotels & Resorts
Whole Foods Market
7-Eleven
Pratt Street Ale House

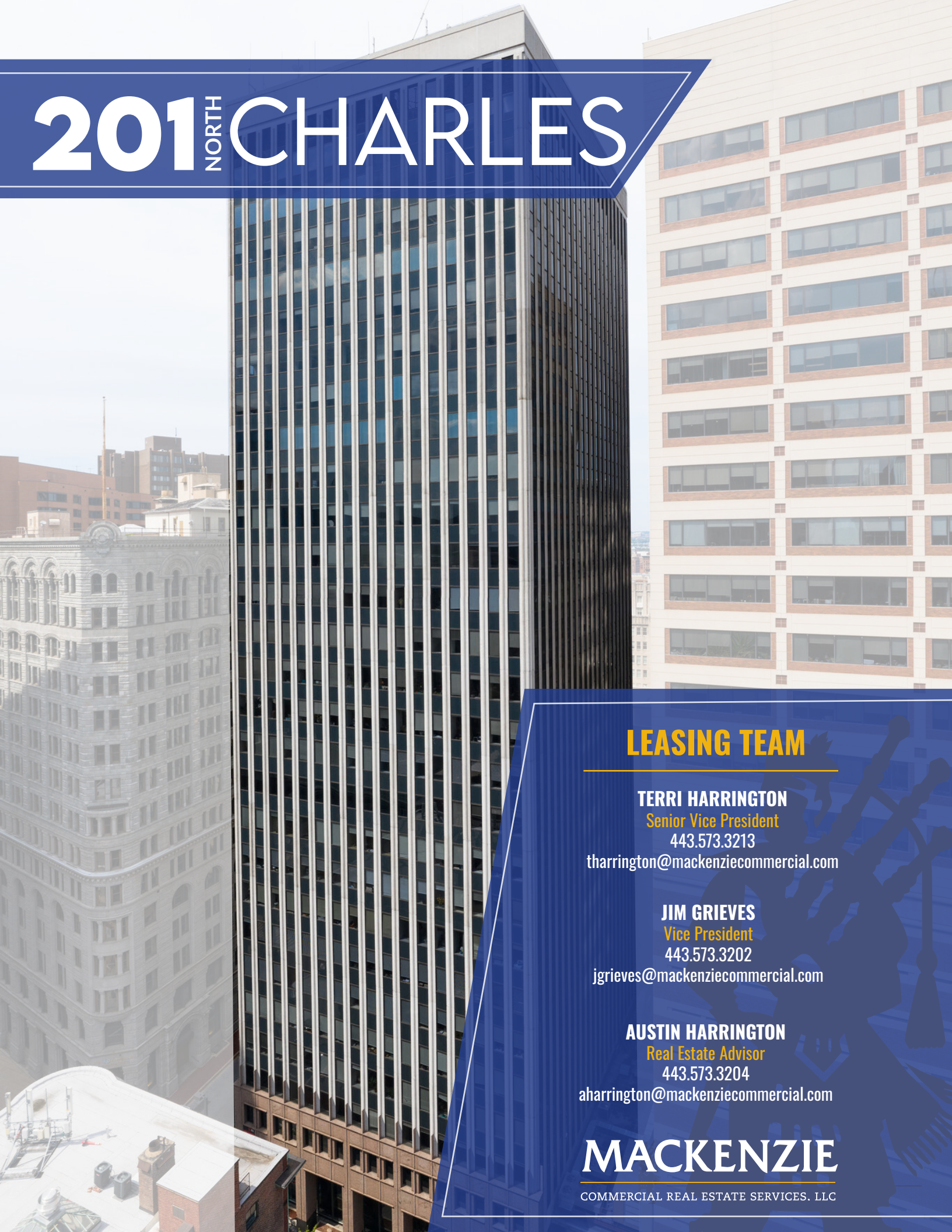
TYPICAL FLOOR PLATE



Availabilities

Suite	Size
101	6,077 sf
200	7,912 sf
320	4,878 sf
330	1,525 sf
Total	*7,059 sf*
706	1,442 sf
803	901 sf
810	855 sf
Total	*1,756 sf*
910	4,592 sf
920	1,323 sf
Total	*5,915 sf*
1002	1,555 sf
1101	1,351 sf
1106	964 sf
Total	*2,519 sf*
1506	1,141 sf
1508	663 sf
Total	*1,804 sf*
1650	1,300 sf
1660	1,072 sf
Total	*2,537 sf*
1717	2,166 sf
1730	1,514 sf
Total	*3,680 sf*
1802	2,445 sf
1903	2,298 sf
2102	1,307 sf
2302	895 sf
2406	1,333 sf

201 NORTH CHARLES



LEASING TEAM

TERRI HARRINGTON
Senior Vice President
443.573.3213
tharrington@mackenziecommercial.com

JIM GRIEVES
Vice President
443.573.3202
jgrieves@mackenziecommercial.com

AUSTIN HARRINGTON
Real Estate Advisor
443.573.3204
aharrington@mackenziecommercial.com

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC