

FOR SALE

6,075 SF SPA & WELLNESS CENTER



THE RITZ-CARLTON

THE RITZ-CARLTON RESIDENCES

821 KEY HIGHWAY
BALTIMORE, MD 21230

NICK ALEVROGIANNIS

D: 571.765.4419

M: 443.804.3933

NALEVRO@RENAUDCONSULTING.NET

JOLIN JIANG

D: 571.765.4418

M: 703.233.0705

JJIANG@RENAUDCONSULTING.NET



HIGHLIGHTS

- 6,075 SF fully built-out, turn-key spa and medical wellness center
- Offered at \$1,250,000 — rare opportunity within a luxury residential setting
- Exclusive location within The Ritz-Carlton Residences in Baltimore's Inner Harbor, along the prestigious Key Highway Corridor
- Zoned C-2 (Community Commercial District) — supports a wide range of medical/wellness uses
- 10 complimentary valet parking spaces included with additional valet options available (fees apply)
- Dedicated laundry and storage facilities
- Premium dual access — private entrance via valet court for public guests or secure internal access for Ritz-Carlton residents
- Strategic connectivity to Federal Hill, Locust Point and Downtown Baltimore
- Immediate access to major arteries including I-95, I-295 and key landmark destinations
- Sale includes all FF&E for a seamless, move-in-ready transition





EXISTING FACILITY HIGHLIGHTS

The existing luxury space is fully equipped to meet the needs of modern wellness clients:

- 7 Individual Treatment Rooms
- 1 Couples Spa Treatment Room
- 1 Himalayan Salt Treatment Room
- 1 Grotto Experience Room
- 2 Changing Areas
- 3 Relaxation/Waiting Rooms
- Private Laundry Area
- Reception Area
- Office
- Staff Breakroom

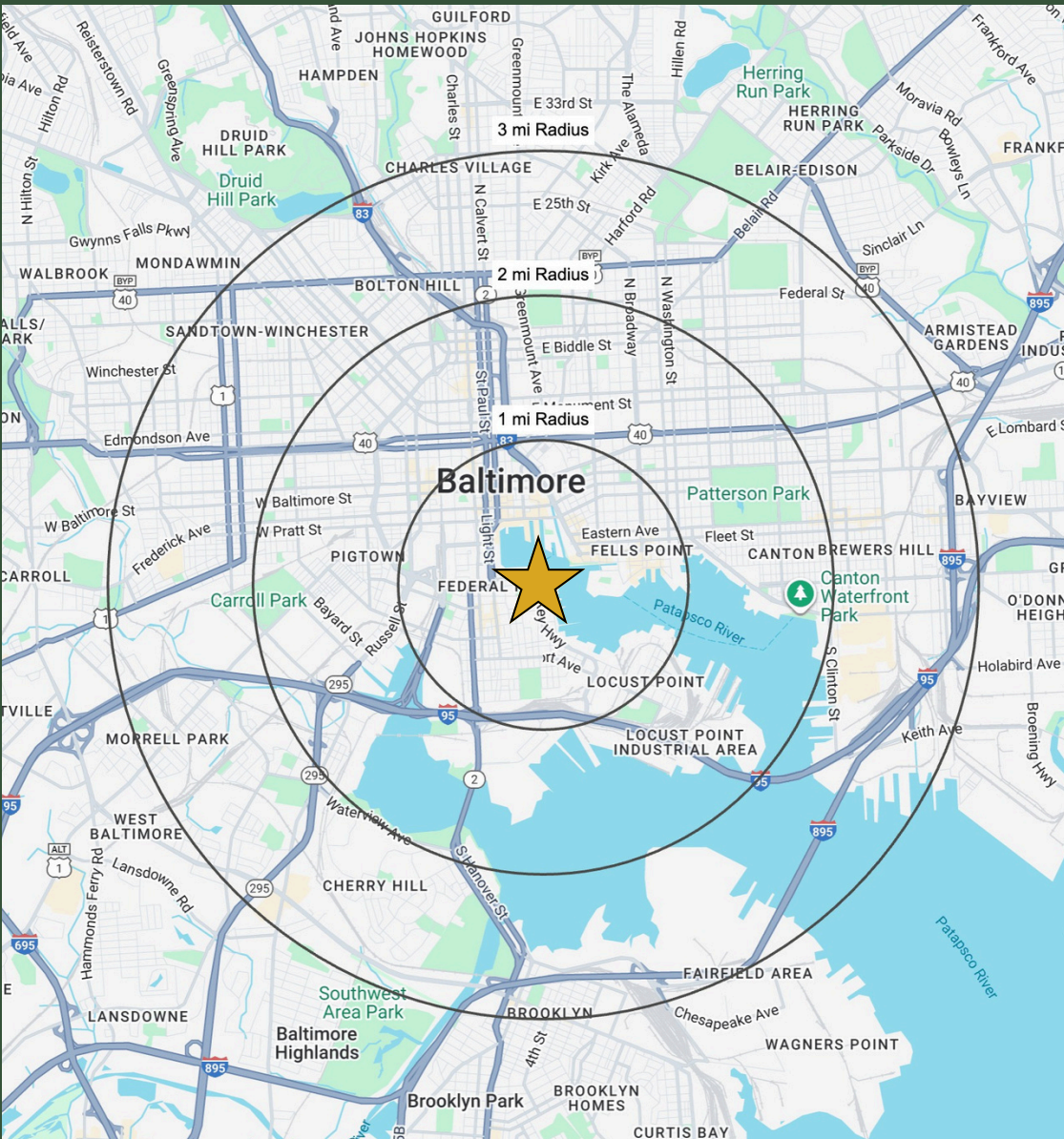


EXCLUSIVE RITZ-CARLTON AMENITIES

Facility operators and their clientele have access to top-tier amenities, including:

- Brand Recognition
- In-House Laundry Facility
- Attached Relaxation Garden
- Fitness Center
- Banquet/Meeting Room
- Service Elevator
- Concierge Services
- Valet Services
- Security Services
- Includes: Water, Sewage, Trash & Recycling

DEMOGRAPHICS



1 MILE

2 MILES

3 MILES



Population

40,925

123,778

227,852



Average HH Income

\$137,497

\$112,345

\$95,293



Total Employees

77,464

131,550

176,981



EDU + Degree

68.9%

55.5%

42.8%



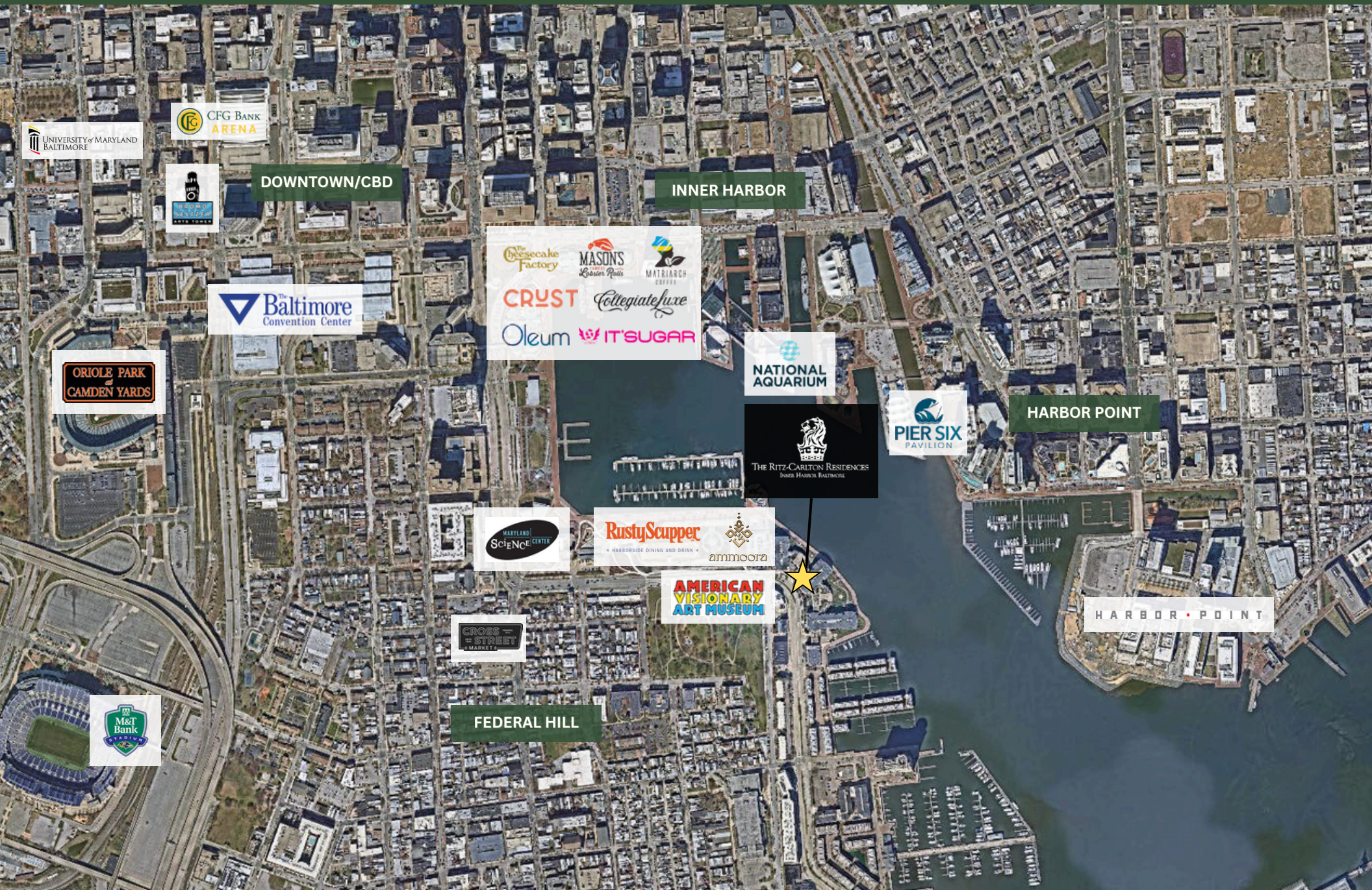
Median Age

32.5

33.7

34.6

MARKET AERIAL



UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

500
PATA TOWER

DOWNTOWN/CBD

INNER HARBOR

ORIOLE PARK
CAMDEN YARDS

The Baltimore
Convention Center

Cakes
Factory

MASON'S
Lobster Rolls

MATRIARCH
COFFEE

CRUST

Collegiate Luxe

Oleum

IT'SUGAR

NATIONAL
AQUARIUM

THE RITZ-CARLTON RESIDENCES
INNER HARBOR BALTIMORE

PIER SIX
PAVILION

HARBOR POINT

HARBOR • POINT

AMERICAN
VISIONARY
ART MUSEUM

Rusty Scupper

ammoora

MARYLAND
SCIENCE CENTER

CROSS
STREET
MARKETS

FEDERAL HILL

M&T Bank
STADIUM

PHOTOS



SALES CONTACTS

NICK ALEVROGIANNIS

D: 571.765.4419

M: 443.804.3933

NALEVRO@RENAUDCONSULTING.NET

JOLIN JIANG

D: 571.765.4418

M: 703.233.0705

JJANG@RENAUDCONSULTING.NET



RENAUD CONSULTING
COMMERCIAL REAL ESTATE