



HIGHLIGHTS

- 12- story office building with 11,000 SF floor plates. Strategically located in the heart of Downtown Baltimore and just blocks away from Baltimore's famous Inner Harbor and Court Houses.
- Easy access to major highways including I-83 and I-95—Less than 3/4 of a mile to both
- Great views of Downtown Baltimore with ample natural light
- Full time lobby attendant along with an on-site deli
- Blocks away from MTA Bus Lines, Baltimore Metro, and Light Rail
- On-site parking with direct access to the building
- Walkable to some of Baltimore's finest restaurants, gyms, and retail

Recent Building Upgrades:

- » Newly renovated lobbies & bathrooms
- » New HVAC recently installed in 2017
- » Elevator modernization in 2018-2019

Rental Rate: Negotiable

Parking Ratio:

- » 1 per 1,000 SF in the building with direct access to Tenant's floor

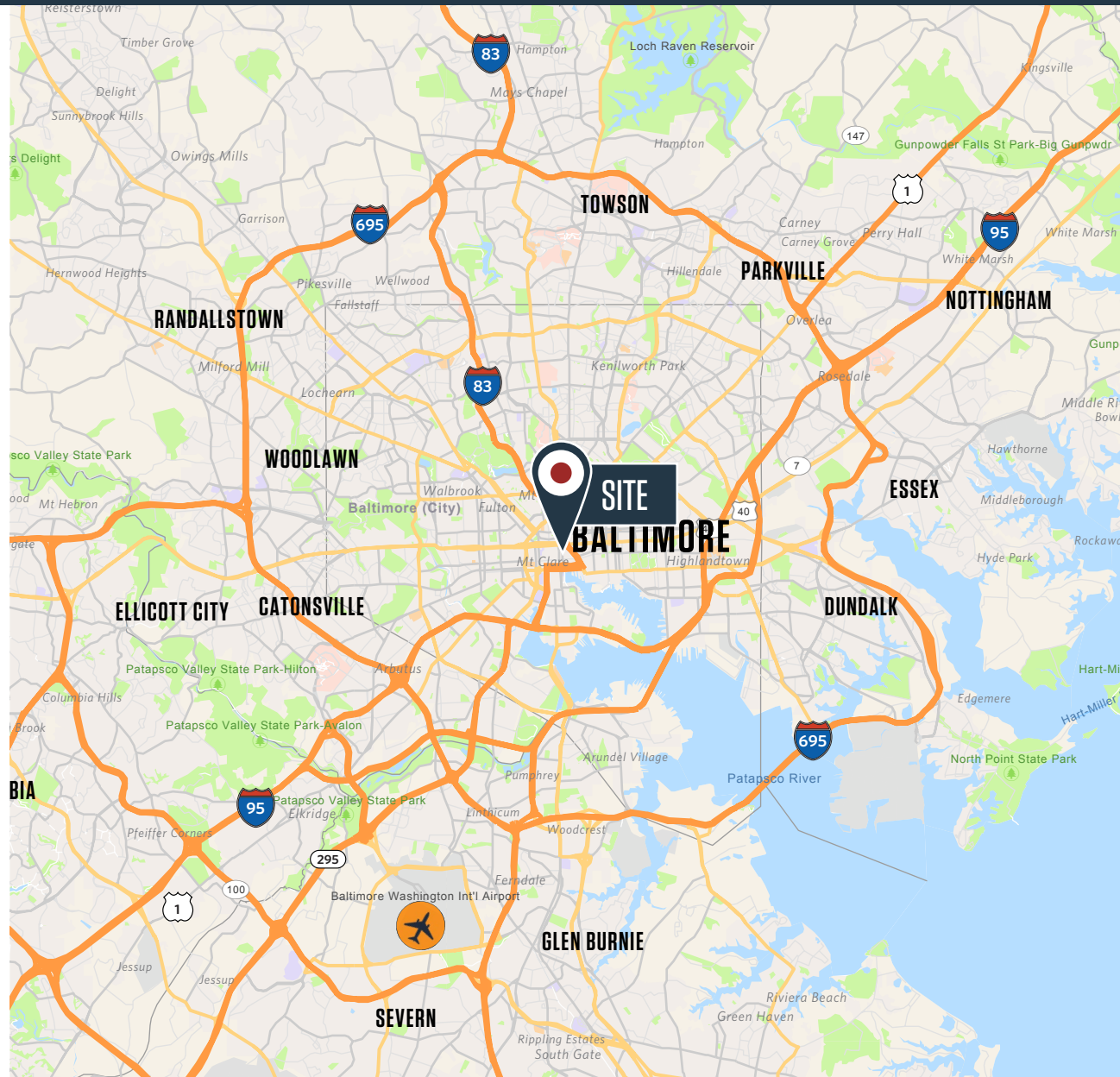
HIGHLIGHTS

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

AVAILABLE

- **Unit 300:** 4,366 SF
 - **Unit 321:** 1,797 SF
 - **Unit 405:** 1,780 SF
 - **Unit 501:** 3,560 SF
 - **Unit 702:** 936 SF
 - **Unit 800:** 11,000 SF
 - **Unit 901:** 3,450 SF
 - **Unit 903:** 5,640 SF
 - **Unit 1100:** 866 SF
- 6,163 SF contiguous
- 9,090 SF contiguous

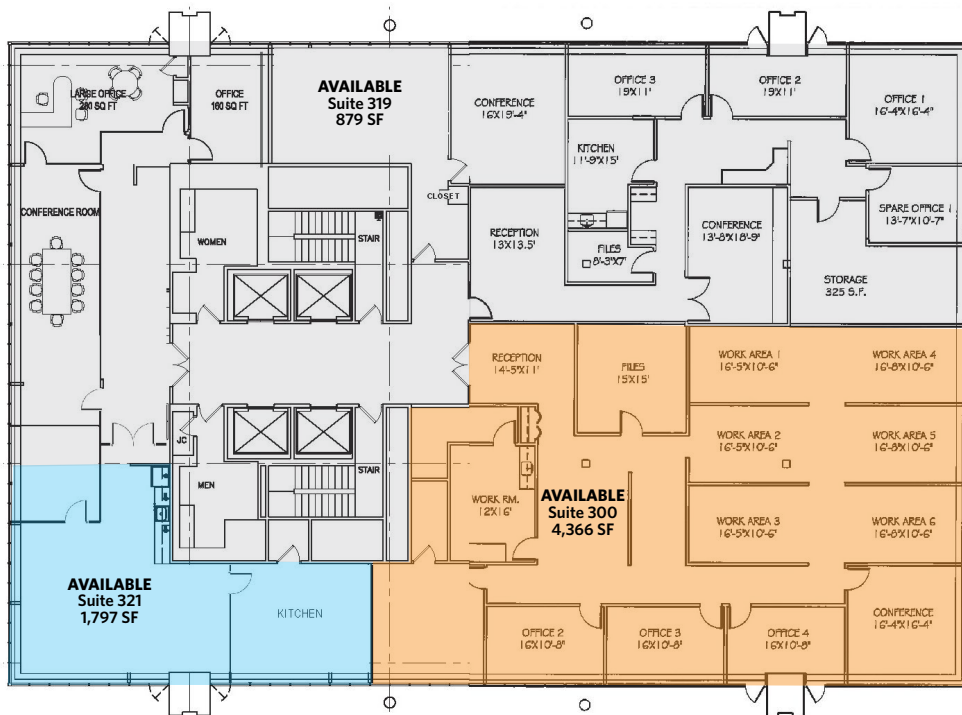


FLOOR PLANS | SUN LIFE BUILDING | FOR LEASE

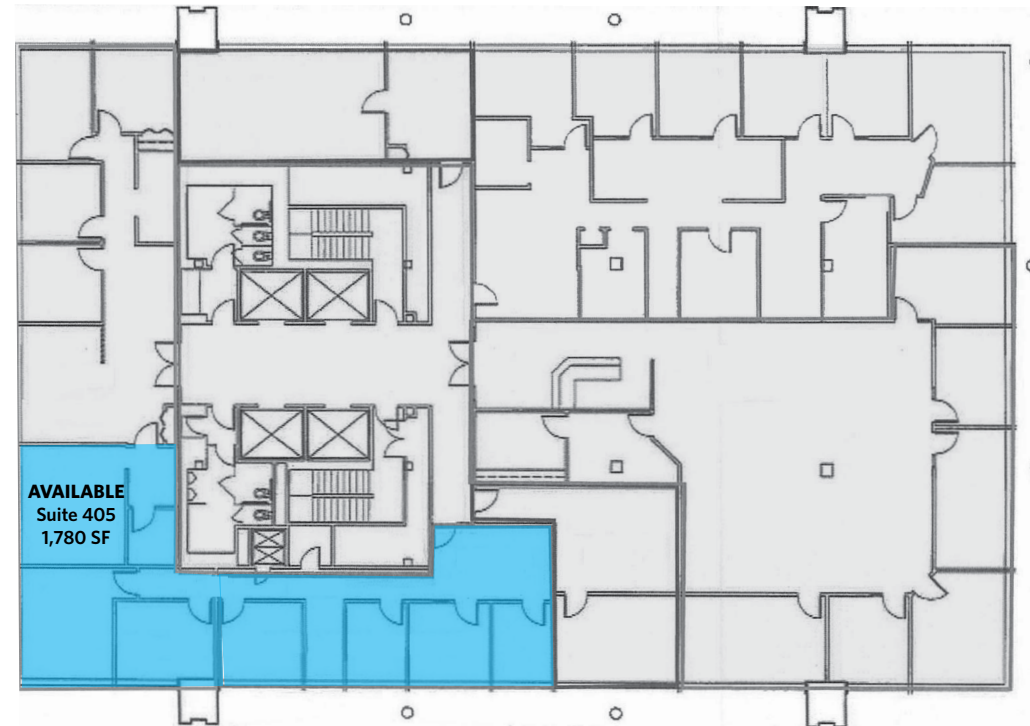
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3rd FLOOR 1,797 - 4,366 SF

300 = 4,366 SF
321 = 1,797 SF } 6,163 SF contiguous



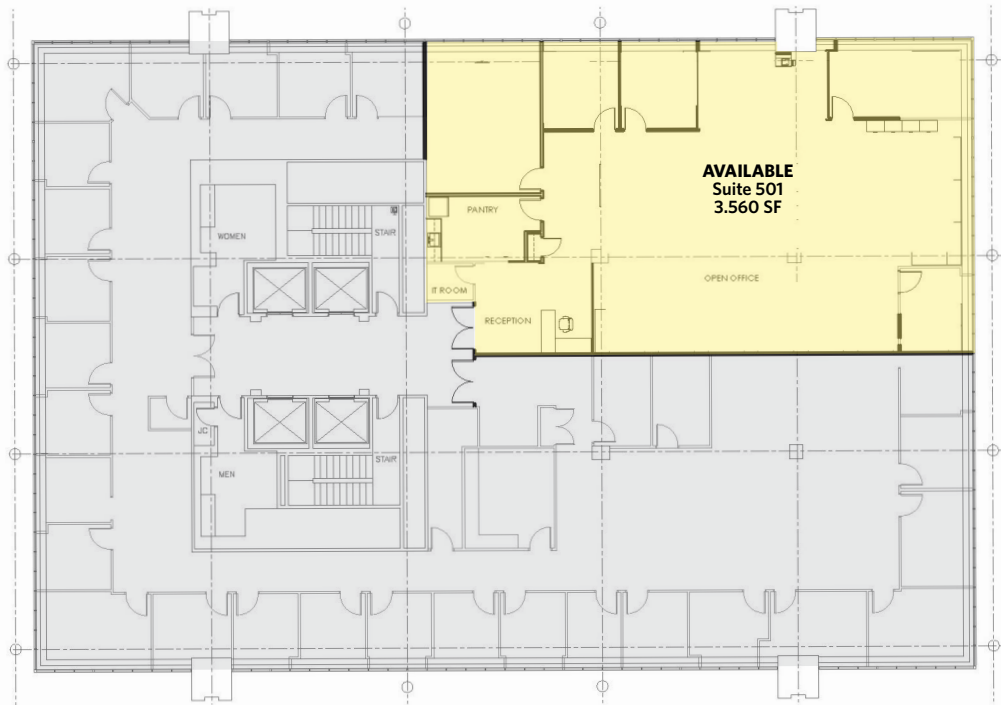
4th FLOOR 1,780 SF



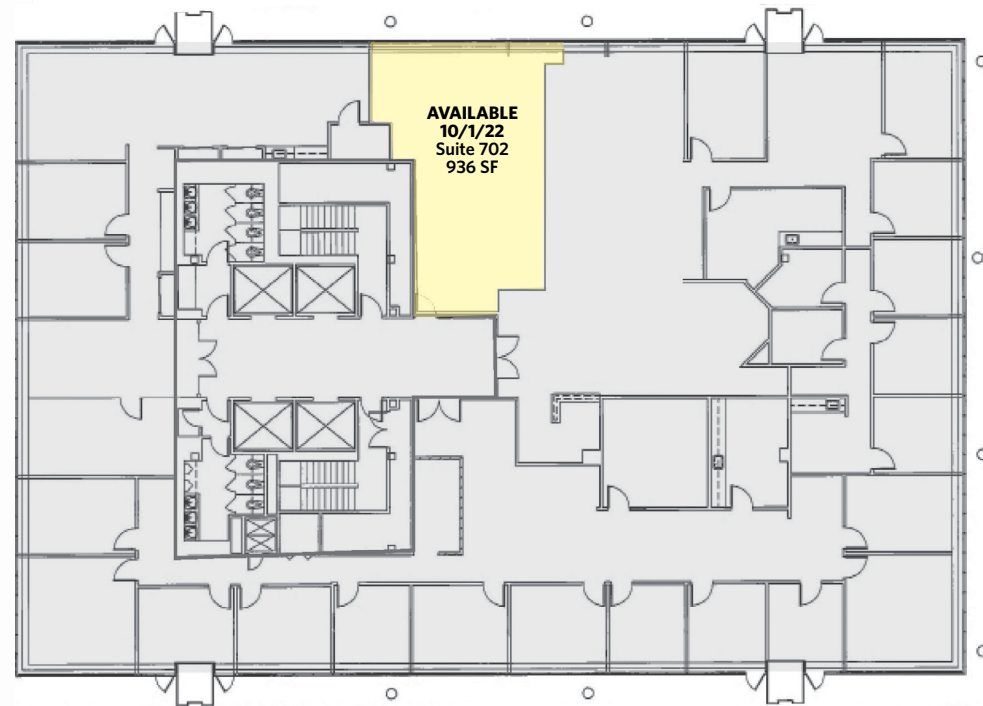
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5th FLOOR 3,560 SF



7th FLOOR 936 SF



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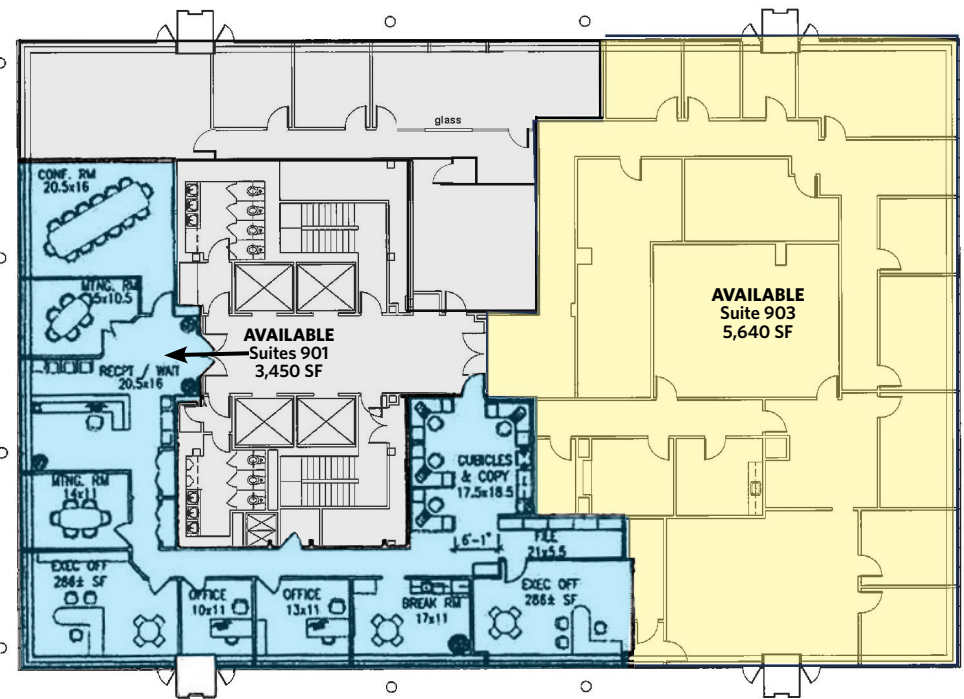
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8th FLOOR 11,000 SF

AVAILABLE
Suites 800/801
11,000 SF

9th FLOOR 3,450 - 9,090 SF

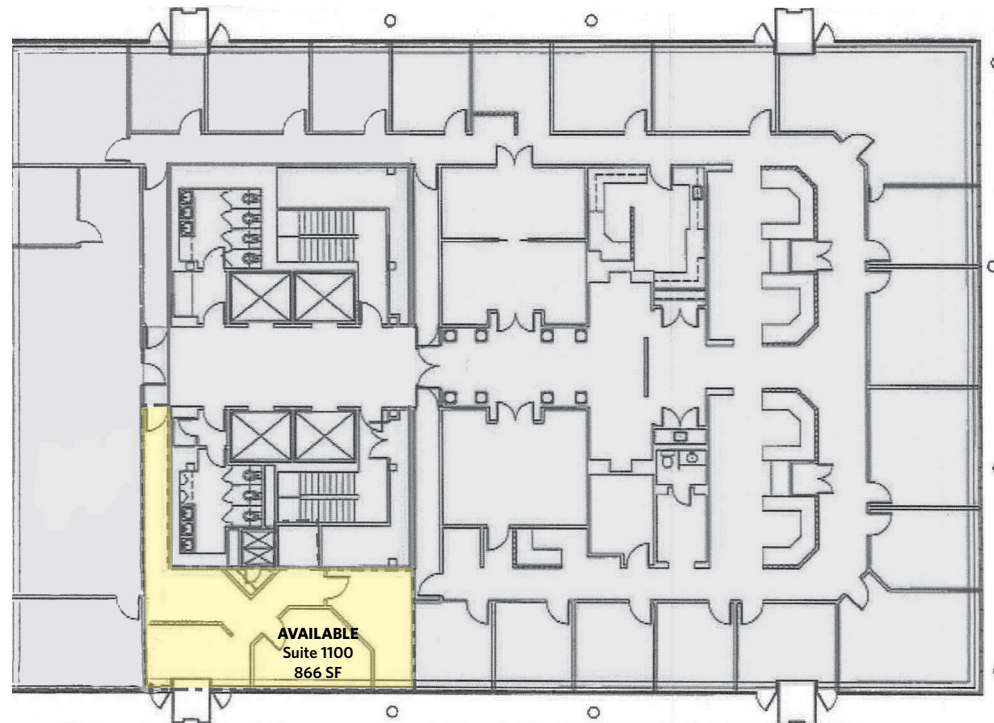
901 = 3,450 SF
903 = 5,640 SF } 9,090 SF contiguous



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20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

11th FLOOR
866 SF



PHOTOS

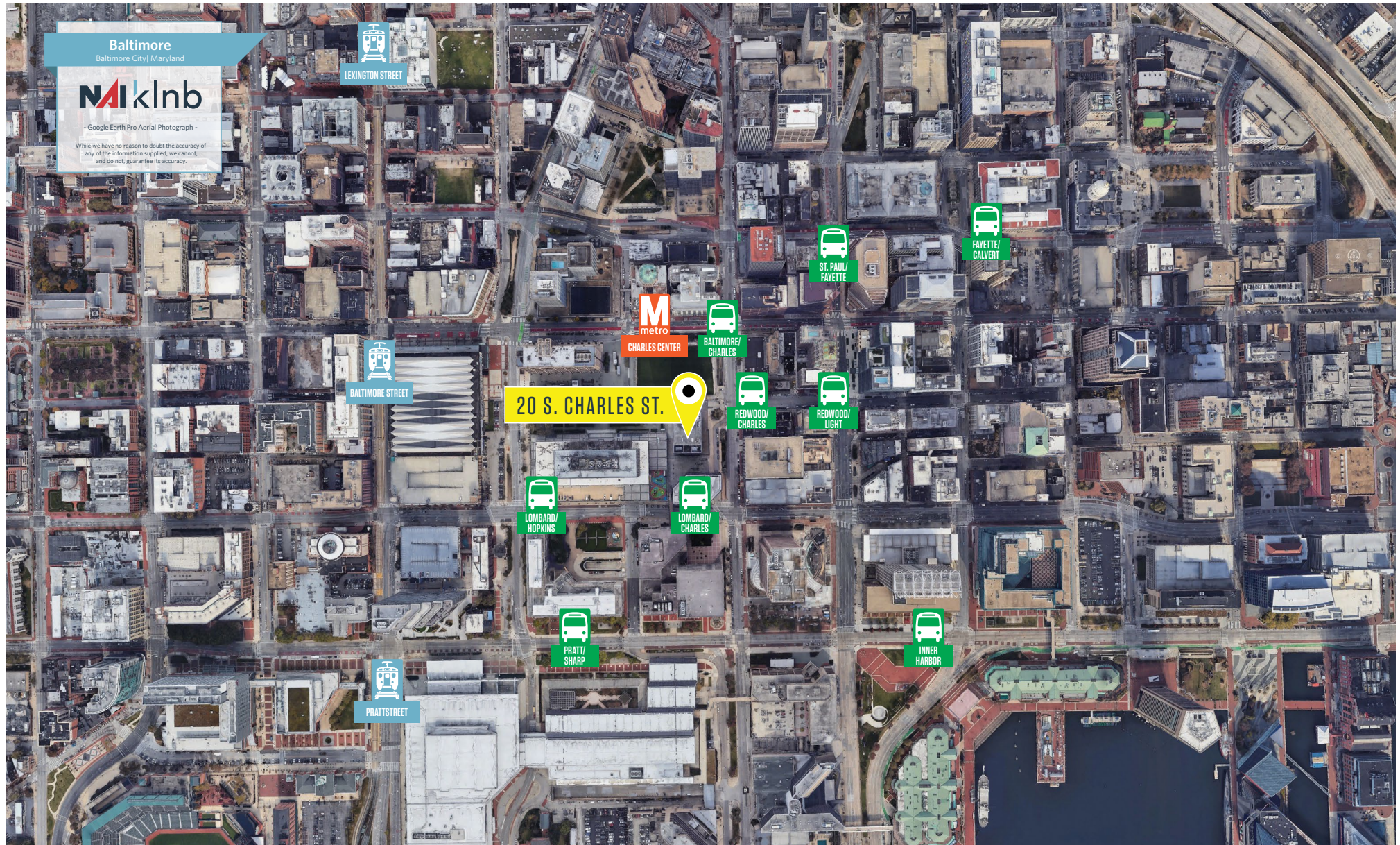
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