

CREATIVE WORK SPACE FOR LEASE

300 N Charles St, Baltimore, MD 21201



PRIVATE OFFICE FOR LEASE

300 NORTH CHARLES STREET

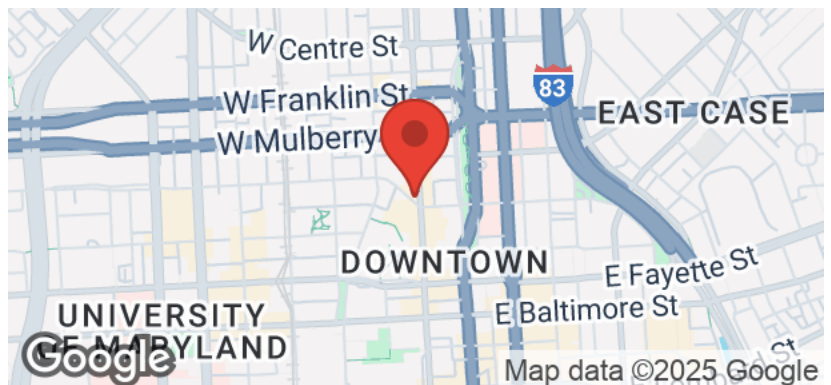


OFFERING SUMMARY

LEASE RATE:	Suite A (Dental Suite) \$17.67/SF/YR
	Suite B Year 1: \$750/month Year 2: \$850/month
AVAILABLE SF:	500 SF
PARKING:	Street parking
ZONING:	C-5HT

PROPERTY OVERVIEW

- Fully equipped creative/loft spaces available FOR LEASE
- Open collaborative space, two private offices, kitchenette, in-unit laundry, and full bathroom.
- Building equipped with advanced safety features.
- ADA-Compliant: Ground-floor unit with full accessibility for all.
- Located on Charles Street in Mount Vernon, close to University of Baltimore, University of Maryland Medical Center, Mercy Medical Center, and Johns Hopkins Hospital.
- Easy Transportation: MTA light rail and bus lines right outside for convenient access.



HELEN DELLHEIM

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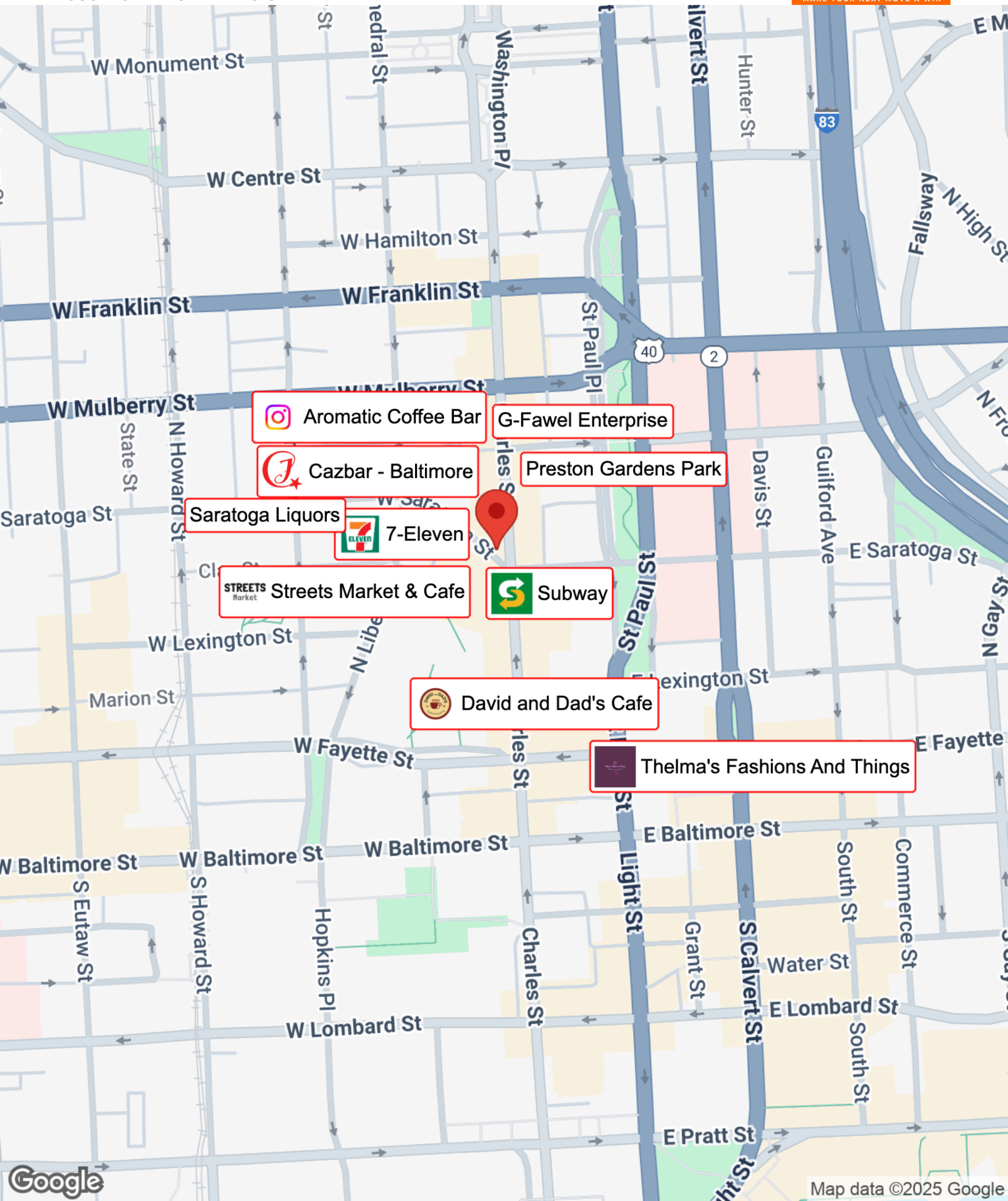
PROPERTY PHOTOS

300 N CHARLES ST, BALTIMORE, MD 21201



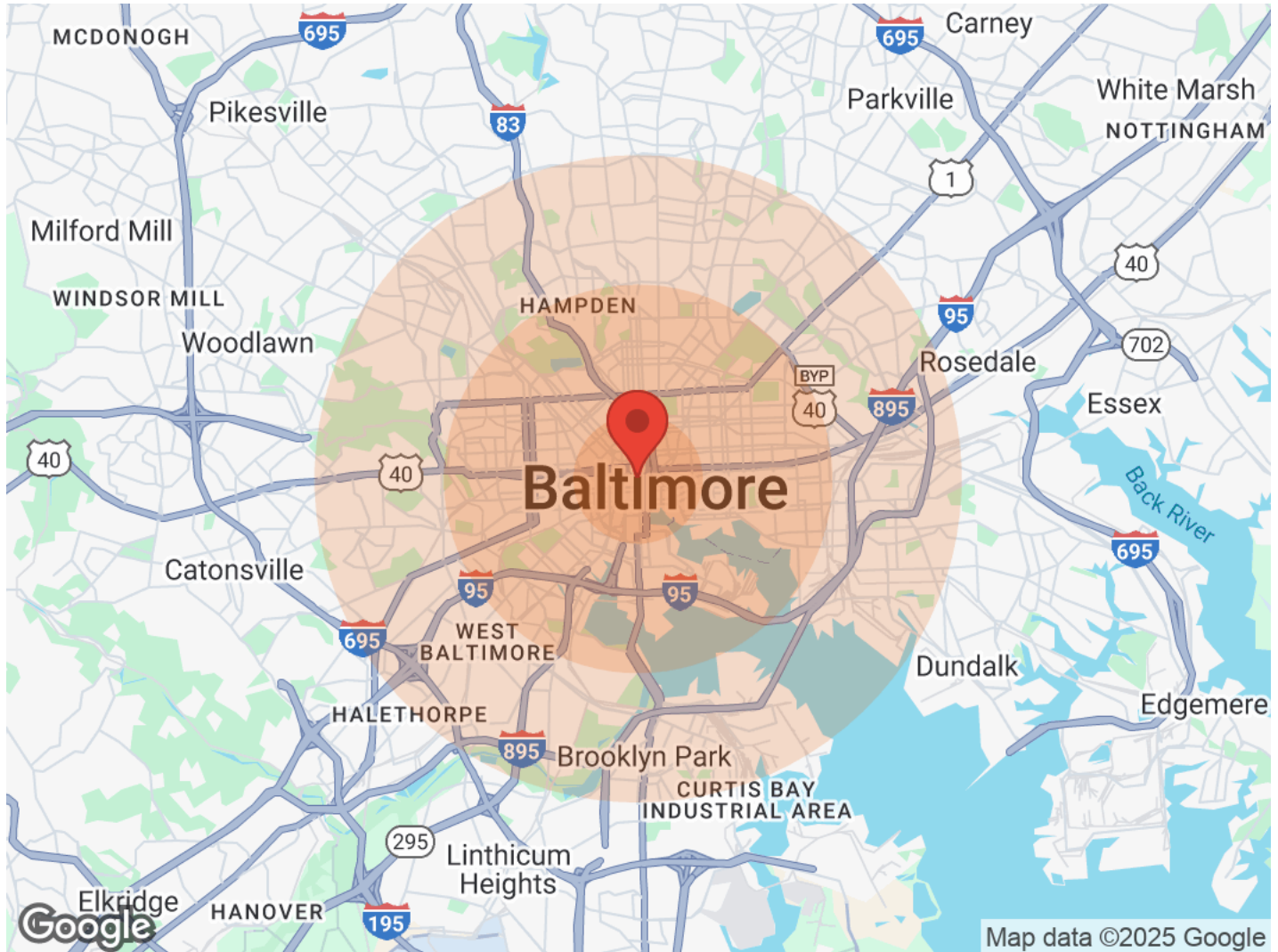
BUSINESS MAP

300 NORTH CHARLES STREET



DEMOGRAPHICS

300 NORTH CHARLES STREET



Population	1 Mile	3 Miles	5 Miles
Male	20,932	130,566	264,270
Female	22,273	142,638	297,123
Total Population	43,205	273,204	561,393

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,785	49,656	108,676
Ages 15-24	3,455	30,939	69,570
Ages 25-54	21,470	122,039	237,776
Ages 55-64	4,858	31,974	65,982
Ages 65+	7,637	38,596	79,389

Race	1 Mile	3 Miles	5 Miles
White	15,293	92,220	181,481
Black	24,785	164,646	349,185
Am In/AK Nat	7	210	374
Hawaiian	2	20	43
Hispanic	1,236	14,413	29,169
Multi-Racial	1,748	18,624	39,384

Income	1 Mile	3 Miles	5 Miles
Median	\$26,107	\$33,736	\$37,356
< \$15,000	6,564	27,686	46,072
\$15,000-\$24,999	2,520	15,029	29,146
\$25,000-\$34,999	1,701	12,331	27,258
\$35,000-\$49,999	2,210	14,793	31,991
\$50,000-\$74,999	3,051	18,185	38,778
\$75,000-\$99,999	1,340	9,387	21,112
\$100,000-\$149,999	1,352	9,086	17,843
\$150,000-\$199,999	781	3,383	5,855
> \$200,000	472	3,634	5,776

Housing	1 Mile	3 Miles	5 Miles
Total Units	24,017	149,919	281,070
Occupied	20,164	118,673	234,725
Owner Occupied	3,535	46,061	110,394
Renter Occupied	16,629	72,612	124,331
Vacant	3,853	31,246	46,345

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