

OFFICE/MEDICAL SPACE FOR LEASE

300 N Charles St, Baltimore, MD 21201



OFFICE/MEDICAL SPACE FOR LEASE

300 NORTH CHARLES STREET

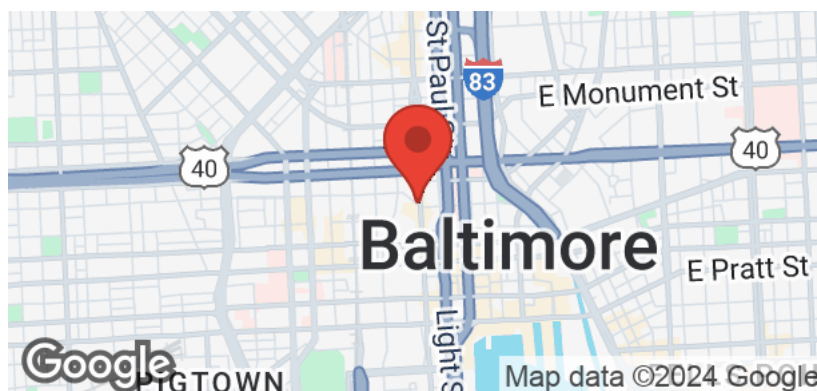


OFFERING SUMMARY

LEASE RATE:	\$18/SF Tenant responsible for utilities and janitorial
AVAILABLE SF:	2,250 SF
PARKING:	Street parking
ZONING:	C-5HT

PROPERTY OVERVIEW

- 2,250 SF two level office/medical space for LEASE
- Spacious reception/waiting area
- Private office with treatment rooms
- Second floor mezzanine offers additional office space/waiting area and conference room
- Breakroom and storage room
- HVAC is separately metered.
- Located in the Mount Vernon neighborhood, on Charles Street
- Minutes from University of Baltimore, University of Maryland Medical Center, Mercy Medical Center and Johns Hopkins Hospital. Walking distance from MTA light rail and several bus routes in downtown Baltimore



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PROPERTY PHOTOS

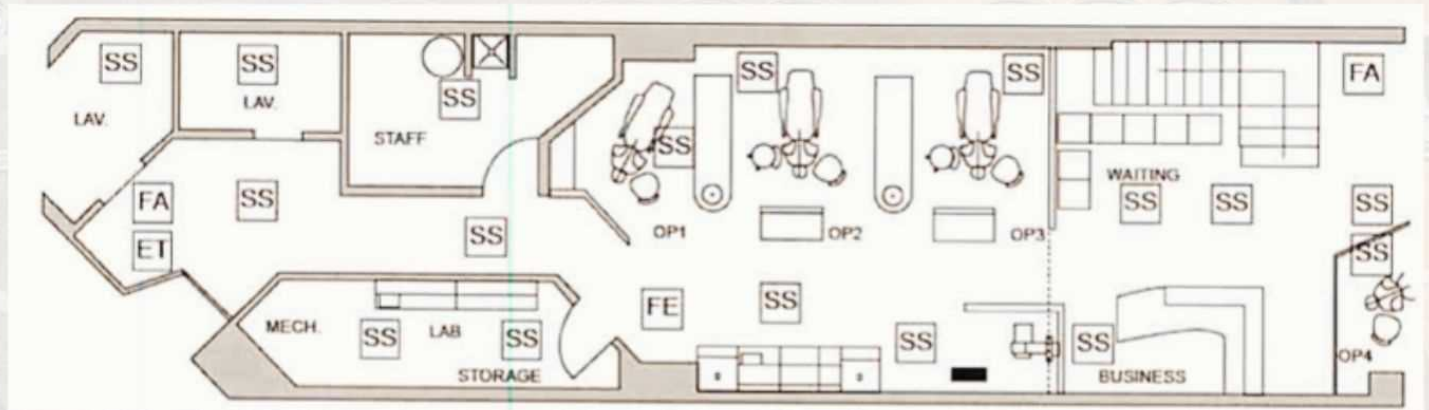
300 N CHARLES ST, BALTIMORE, MD 21201



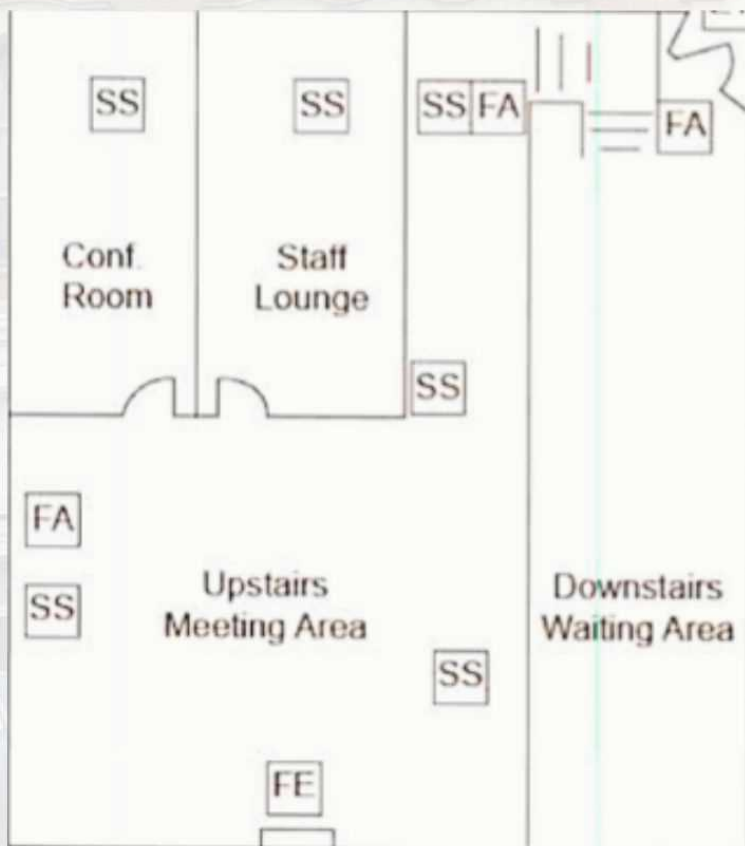
FLOOR PLAN

300 N CHARLES ST, BALTIMORE, MD 21201

FIRST FLOOR

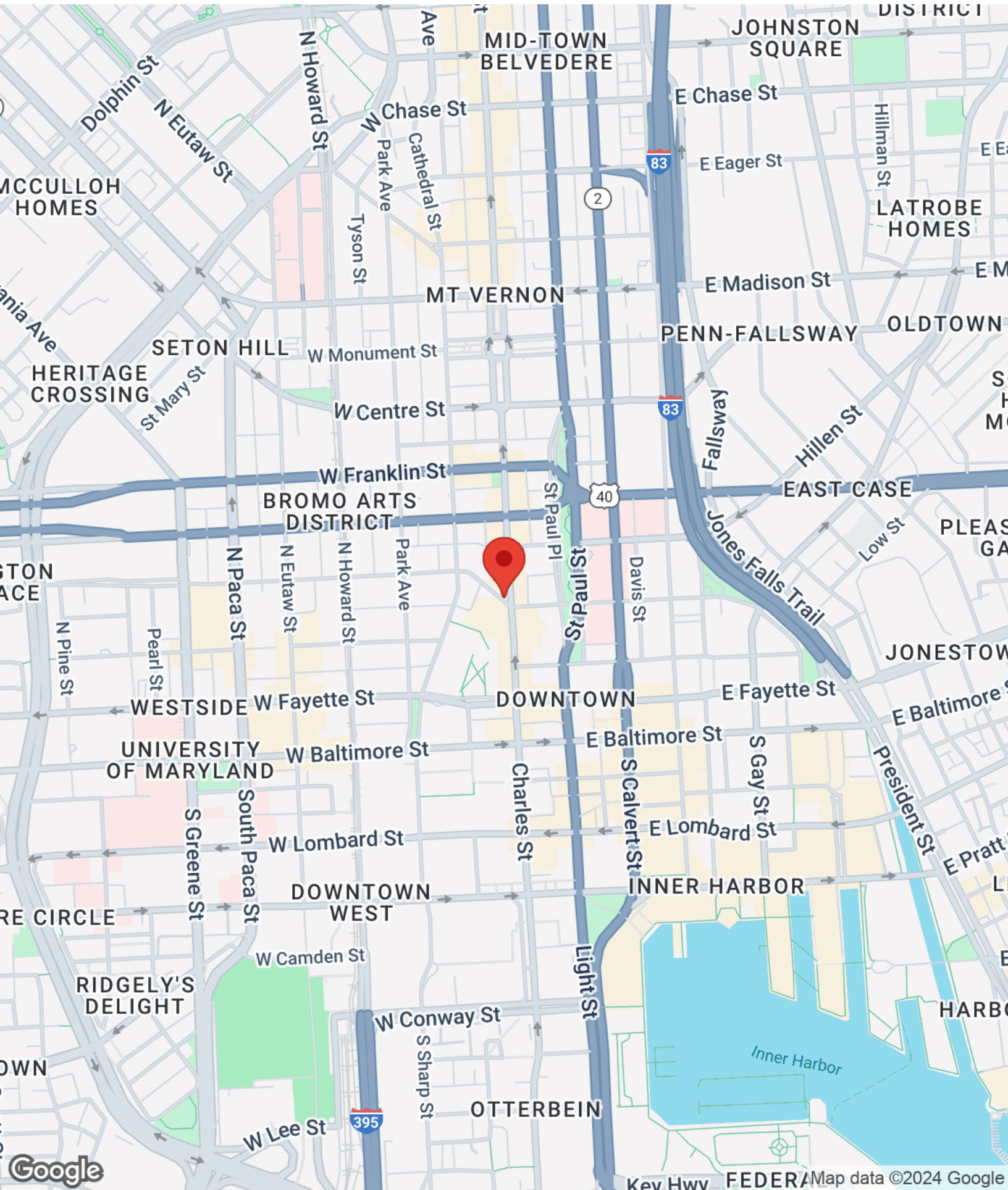


MEZZANINE

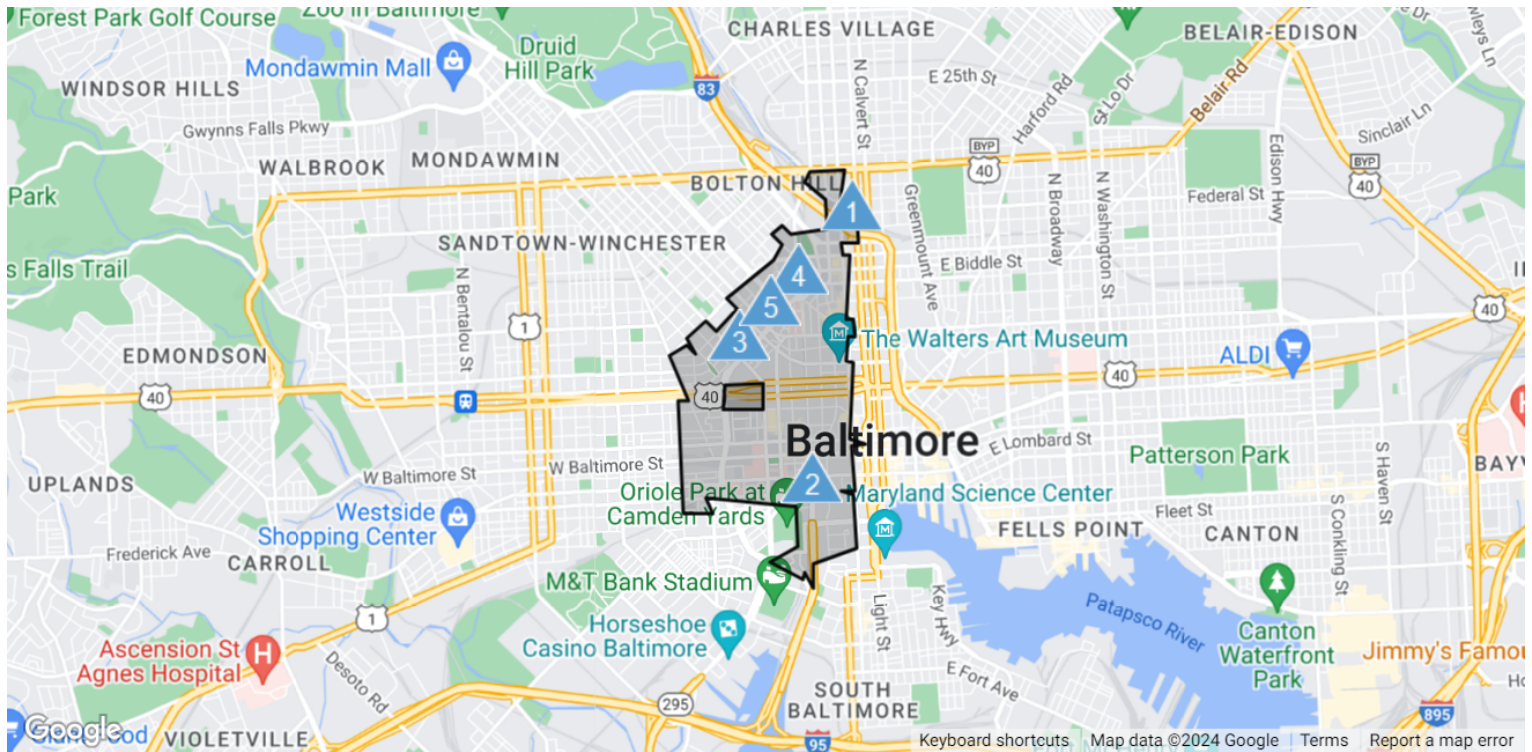


BUSINESS MAP

300 NORTH CHARLES STREET



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

93,077

2023 Est. daily traffic counts

Street: I 83
 Cross: Saint Paul St
 Cross Dir: SE
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2020	▲ 93,713	AADT

2

59,794

2023 Est. daily traffic counts

Street: South Howard Street
 Cross: W Camden St
 Cross Dir: S
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	▲ 60,381	AADT

3

58,844

2023 Est. daily traffic counts

Street: North Martin Luther King Junior Boulevard
 Cross: Pennsylvania Ave
 Cross Dir: NE
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2017	▲ 59,422	AADT

4

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: N Howard St
 Cross Dir: NE
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

5

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: McCulloh St
 Cross Dir: SW
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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