

FOR LEASE

330 N CHARLES ST, BALTIMORE, MD 21201



Street Retail
For Lease

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HIGHLIGHTS

- +/- 1,044 SF first-floor retail or office space at 330 N Charles Street
- Located at the ground level of The Charles, a renovated historic Beaux-Arts apartment building.
- Prime street-level frontage along North Charles Street with direct sidewalk access
- Situated in Baltimore's downtown core with strong pedestrian activity
- Benefits from 25 residential units above and a dense daytime population
- Ideal for retail, office, medical, wellness, or creative users

OFFERING



FOR LEASE

RETAIL PROPERTY

Lease Rate	\$22.00 SF/yr
Lease Type	Modified Gross

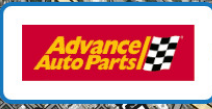
SPACES

SPACE SIZE

Retail Suite	+/- 1,044 SF
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RETAILER MAP



NEIGHBORHOOD MAP



NATIONAL AQUARIUM
0.9 mile (7 mins drive)

Federal Hill
1.1 miles (8 mins drive)

M&T Bank STADIUM
1.9 miles (10 mins drive)

Baltimore Farmers' Market
0.4 mile (10 mins drive)

INNER HARBOR
0.8 mile (7 mins drive)

CFG BANK ARENA
0.5 mile (10 mins drive)

ORIOLE PARK at CAMDEN YARDS
1.9 miles (10 mins drive)

Mercy MEDICAL CENTER

7-ELEVEN SUBWAY

The Apartments at Charles Plaza

McDonald's

The Charles



Walgreens

LEXINGTON MARKET
0.5 mile (10 mins drive)

LOCATION OVERVIEW:

- > Prime CBD location just south of Mount Vernon with strong nearby residential base
- > Surrounded by major employers and institutions driving steady daytime traffic
- > ± 5,493 vehicles per day along N Charles Street providing strong visibility
- > Walkable to Inner Harbor, CFG Bank Arena, and Lexington Market
- > Steps from cultural landmarks including Washington Monument and Peabody Institute
- > Proximate to Mercy Medical Center and key transit options for easy access

± 5,493 Average VPD

JOHNS HOPKINS PEABODY INSTITUTE
0.2 mile (5 mins drive)

NEARBY PUBLIC TRANSIT

- 25 mins drive to BWI Airport
- 5 mins drive to Charles Center
- 5 mins drive to Penn Station

WASHINGTON MONUMENT
0.3 mile (7 mins drive)

WALK SCORE
99

BIKE SCORE
78

TRANSIT SCORE
100



CONTACT

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