



UNION BROTHERS BUILDING

37 W. CROSS STREET | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Retail (1st floor) and office (2nd floor) space available at the iconic Union Bros. Building
- Historic charm with modern design and finishes
- Ample on-site parking (120 ± surface spaces)
- Walking distance to M&T Bank Stadium, Camden Yards and Cross Street Market
- Close proximity to new multi-family projects
 - Stadium Square - Under Construction - 316 Apartments
 - 101 Cross St - 699 luxury apartments

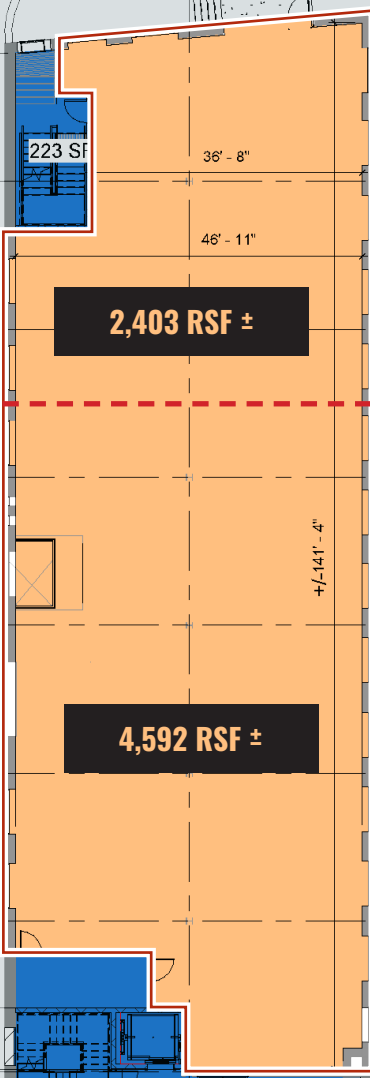
1ST FLOOR:	2,403-6,995 RSF ± (RETAIL)
	5,100 RSF ± (RETAIL)
2ND FLOOR:	7,142 RSF ± (OFFICE)
YEAR BUILT:	1920 (RENOV. 2019)
PARKING:	120 ± SURFACE SPACES
WALK SCORE:	98 (WALKER'S PARADISE)
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
RENTAL RATE:	\$20.00 PSF, NNN (1ST FL RETAIL) [NNN=\$7.60 PSF]
	\$25.00 PSF, MG (2ND FL OFFICE)



W CROSS ST

1ST FLOOR

S HANOVER ST



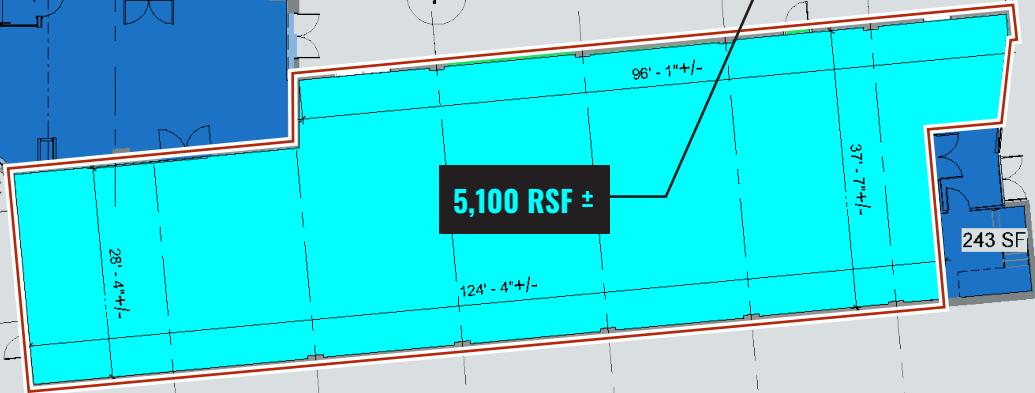
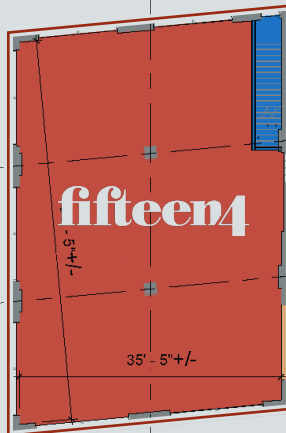
AVAILABLE:

6,995 RSF ± (RETAIL)

5,100 RSF ± (RETAIL)

PROPOSED MAN DOOR LOCATION

CLICK FOR Matterport WALK-THRU



6.5
7.5

A

1
2
3
4
5
6
7

+/- 23' - 11"
+/- 121' - 8"
+/- 97' - 9"
+/- 141' - 4"
8' - 4"
7' - 4"
13' - 8"

223 SF

2,403 RSF ±

4,592 RSF ±

5,100 RSF ±

243 SF

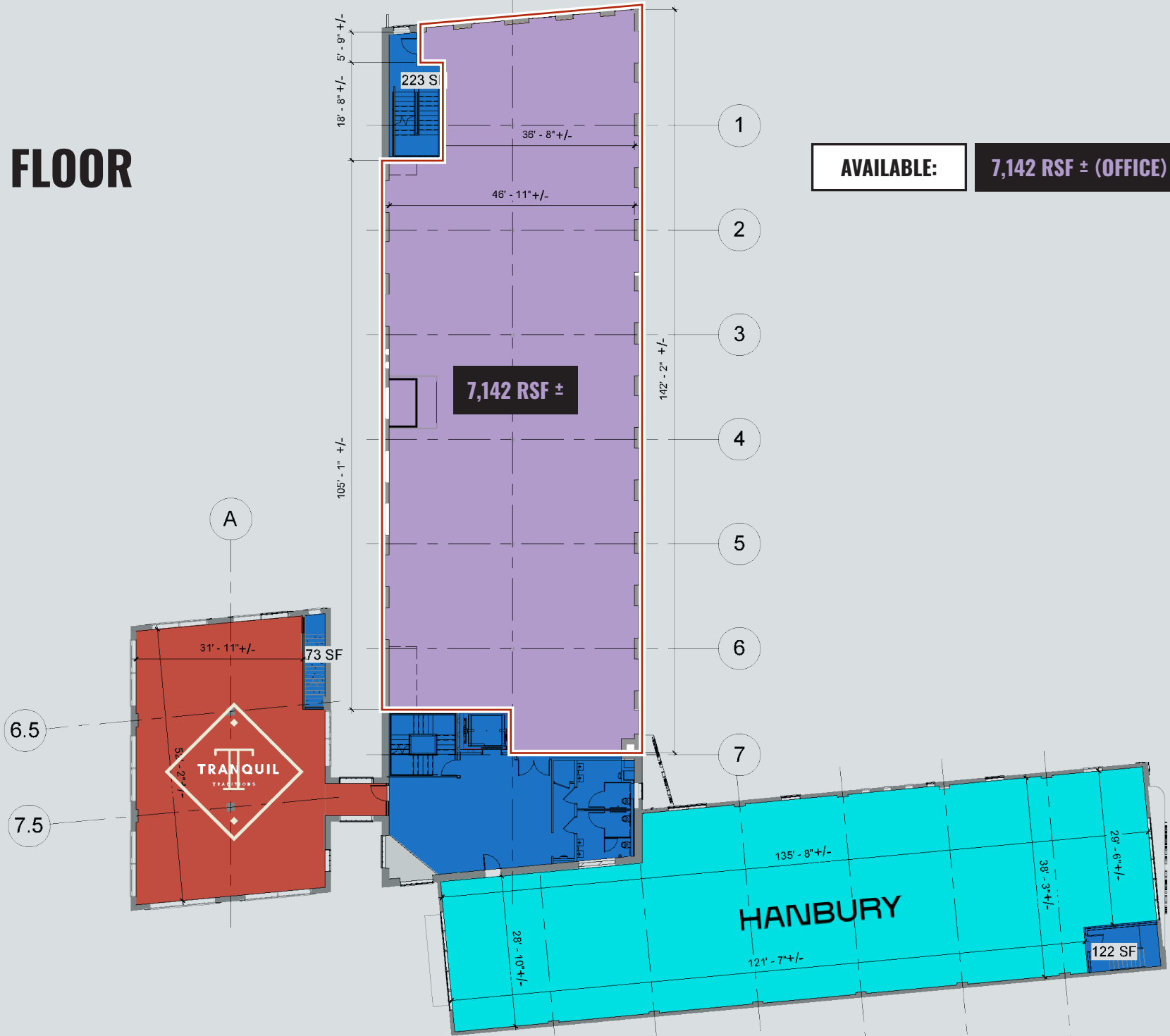
W CROSS ST

2ND FLOOR

AVAILABLE:

7,142 RSF ± (OFFICE)

S HANOVER ST



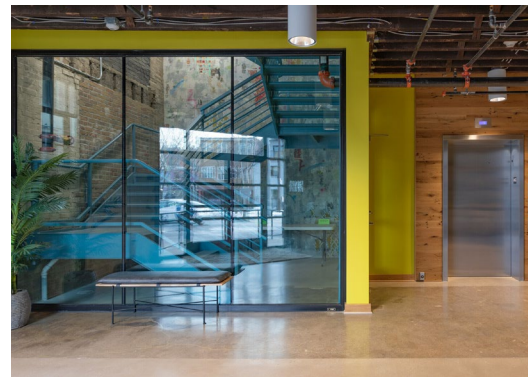
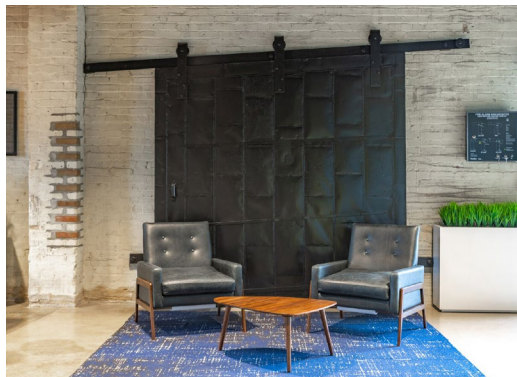
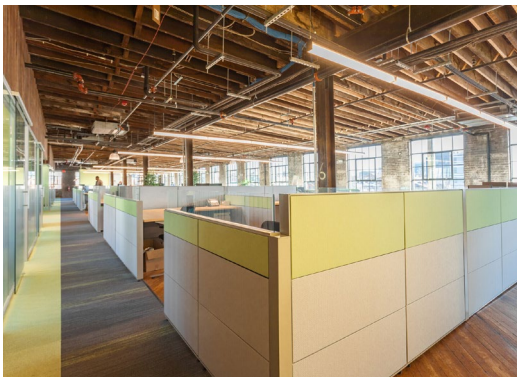
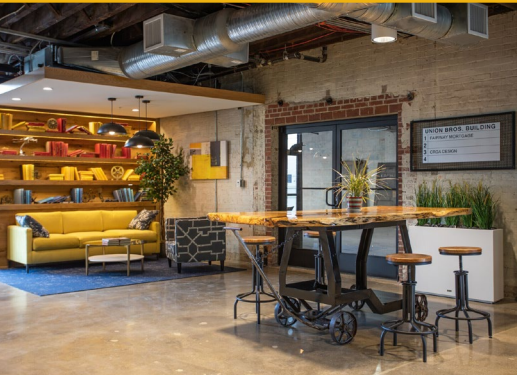
W CROSS ST

3RD FLOOR

S HANOVER ST



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

NEARBY GYMS/SERVICES:

- BANK OF AMERICA
- CROSSFIT FEDERAL HILL
- FEDERAL HILL FITNESS
- FULTON BANK
- INDUSTRY ATHLETICS
- M&T BANK
- ORANGETHEORY FITNESS
- PILATES HOUSE
[SOLIDCORE]
- SOUTH BALTIMORE STRENGTH CLUB
- VENDETTA BARBELL CLUB

BALTIMORE

NEARBY BARS/RESTAURANTS/FOOD & BEVERAGE:

- | | | | |
|-------------------------|-------------------------------|------------------------|-----------------------|
| &PIZZA | CROSSBAR DER BIERGARTEN | MOO MOO COWS ICE CREAM | SOBO KITCHEN & BAR |
| ANGELI'S PIZZERIA & BAR | DMV EMPANADAS | NOLA SEAFOOD & SPIRITS | SPOONS |
| BERRIES BY QUICHA | DOMINO'S PIZZA | ONE STAR COUNTRY CLUB | URBAN DELI |
| BMORE LICKS | DULCEOLOGY BAKERY | PAPA JOHN'S PIZZA | WATERSHED |
| BOBAPOP TEA BAR | INSOMNIA COOKIES | THE PERCH | WAYWARD BAR & KITCHEN |
| BRD | LOCALS ONLY | PIZZA BOLI'S | THE WURST |
| THE BREWER'S CASK | MAGERK'S PUB & GRILL | PIZZA DI JOEY | YARD |
| CEREMONY COFFEE | MATSURI | RUBEN'S | ZAATAR |
| THE CHARLES BALTIMORE | MIDNITE CONFECTIONS CUPCAKERY | SAM'S BAGELS | ZOE'S JUST DEZZERTS |



101
CROSS STREET



ROYAL SONESTA



NATIONAL AQUARIUM



WHEELHOUSE
BRD CO-LIVING



TULSI'S SOBO KITCHEN & BAR



SHANOVER ST

RACE ST

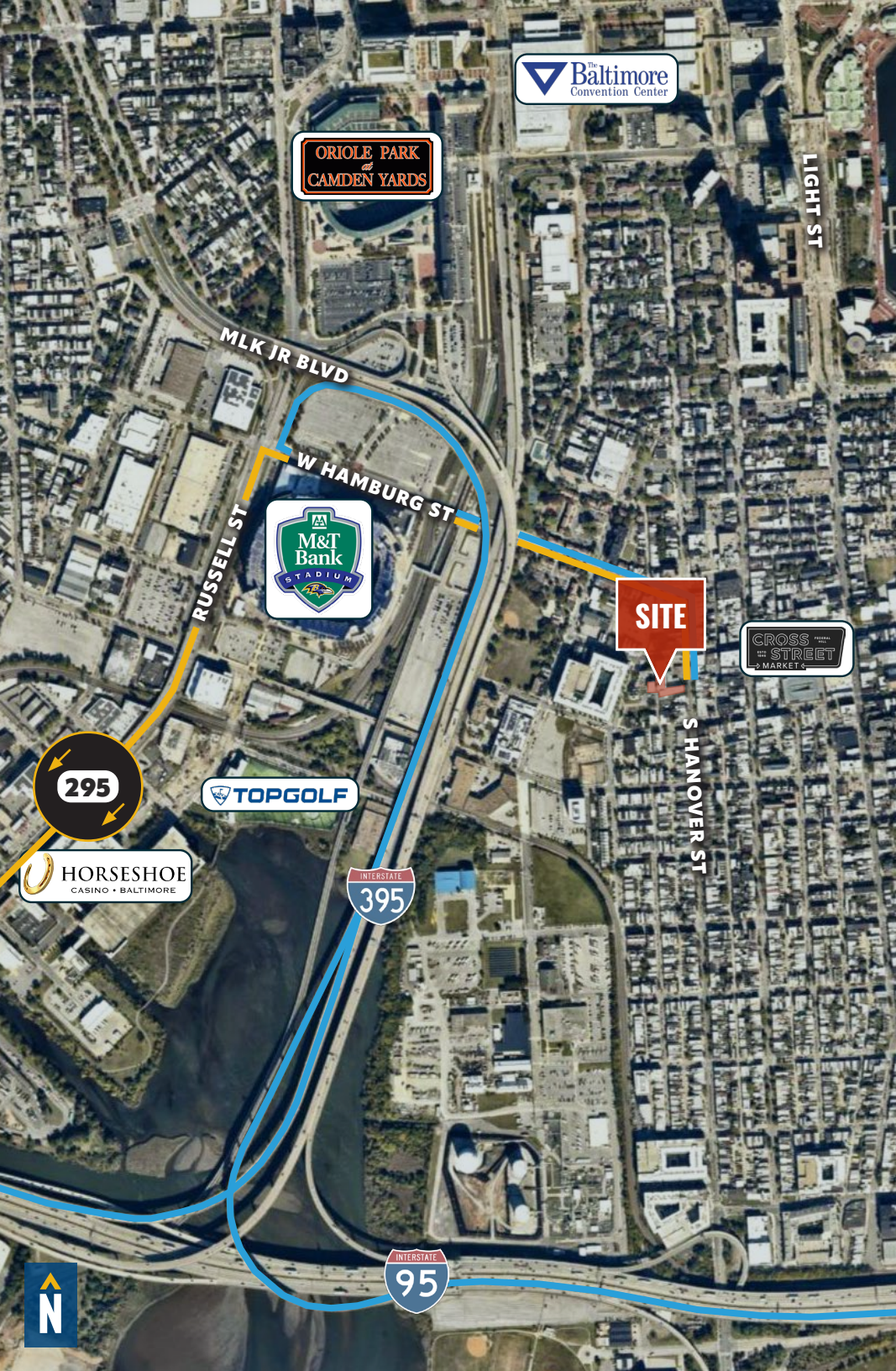
NEARBY SHOPS/RETAILERS:

- DOLCE VITA LEATHER & FASHIONS
- FEDERAL WINE & SPIRITS
- PANDORA'S BOX BOUTIQUE
- PHINA'S FINE LINENS & GIFTS
- TRADESTONE GALLERY & GIFT SHOP
- VANESSA VINTAGE TREASURES

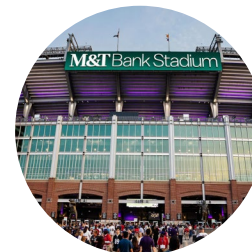


GOOGLE STREET VIEW

EASY ACCESS



- Easy/convenient access to I-95 (via MLK Jr Blvd and I-395) and I-295 (via W. Hamburg St. and Russell St.)
- Close proximity to Baltimore landmarks like the Inner Harbor, Cross Street Market, M&T Bank Stadium, Oriole Park at Camden Yards, Horseshoe Casino and Topgolf



MARKET AERIAL



UNIVERSITY of MARYLAND BALTIMORE

CFG BANK ARENA

DOWNTOWN/CBD

BROMO SELTZER ARTS TOWER

PRATT ST

The Baltimore Convention Center

ORIOLE PARK at CAMDEN YARDS

CAL RIPKEN WY

MLK JR BLVD

M&T Bank STADIUM

INTERSTATE 395

SITE

FEDERAL HILL

CROSS STREET MARKET

LIGHT ST

INNER HARBOR

The Cheesecake Factory MASON'S Matriarch CRUST Collegiate Luxe Olum ITSUGAR

INNER HARBOR

NATIONAL AQUARIUM

PIER SIX PAVILION

KEY HWY

MARYLAND Science CENTER

AMERICAN VISIONARY ART MUSEUM

KEY HWY

PRESIDENTS 1 MILE

CENTRAL AVE

HARBOR POINT

FELL'S POINT

HARBOR • POINT



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



28,933

102,196

219,727

DAYTIME POPULATION



83,669

227,808

337,638

AVERAGE HOUSEHOLD INCOME



\$133,016

\$99,081

\$91,130

NUMBER OF HOUSEHOLDS



16,561

53,839

105,241

MEDIAN AGE



32.1

33.6

34.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

47% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

28% LAPTOPS AND LATTES



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

11% SOCIAL SECURITY SET



MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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