

**FOR SALE**  
9,754 +/- SF

# 1305-1307 Saint Paul St

BALTIMORE, MD  
21202

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# BUILDING DESCRIPTION

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9,754 SF

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On-site garage parking

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Mixed use retail/office

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Premium renovations

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Adjacent to University of Baltimore

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Close access to 83, 95 & the light rail





# Executive Summary

Cushman & Wakefield is pleased to present the opportunity to purchase 1305-1307 St Paul; a three (3) story mixed-use office building in the center of Mt Vernon. 1305-1307 St Paul is a 9,754 +/- square foot mixed-use office building with an attached garage. The building is newly renovated with top-of-the-line finishes and amenities by the landlord who is a well-respected owner of many commercial real estate projects in the region. There are six (6) tenants, which include retail, medical and professional service firms. There is  $\pm$  2,075 SF of turnkey office space for lease on the 3rd floor, a perfect opportunity for an owner-user to occupy this space and grow their business from this cash flowing asset. 1305-1307 Saint Paul is in an ideal location for access to I-83 and the light rail. The building is located across the street from the University of Baltimore, MICA, and the \$175 million renovation of Penn Station.





# BUILDING FACTS

<b>ADDRESS:</b>	1305-1307 Saint Paul St Baltimore, MD 21202
<b>TAX ID:</b>	11-01-0467-015
<b>ZONING:</b>	OR-2
<b>BUILT:</b>	1900; Newly Renovated
<b>LAND AREA:</b>	0.11 Acres
<b>HVAC SYSTEM:</b>	Newly replaced gas and heat pump systems

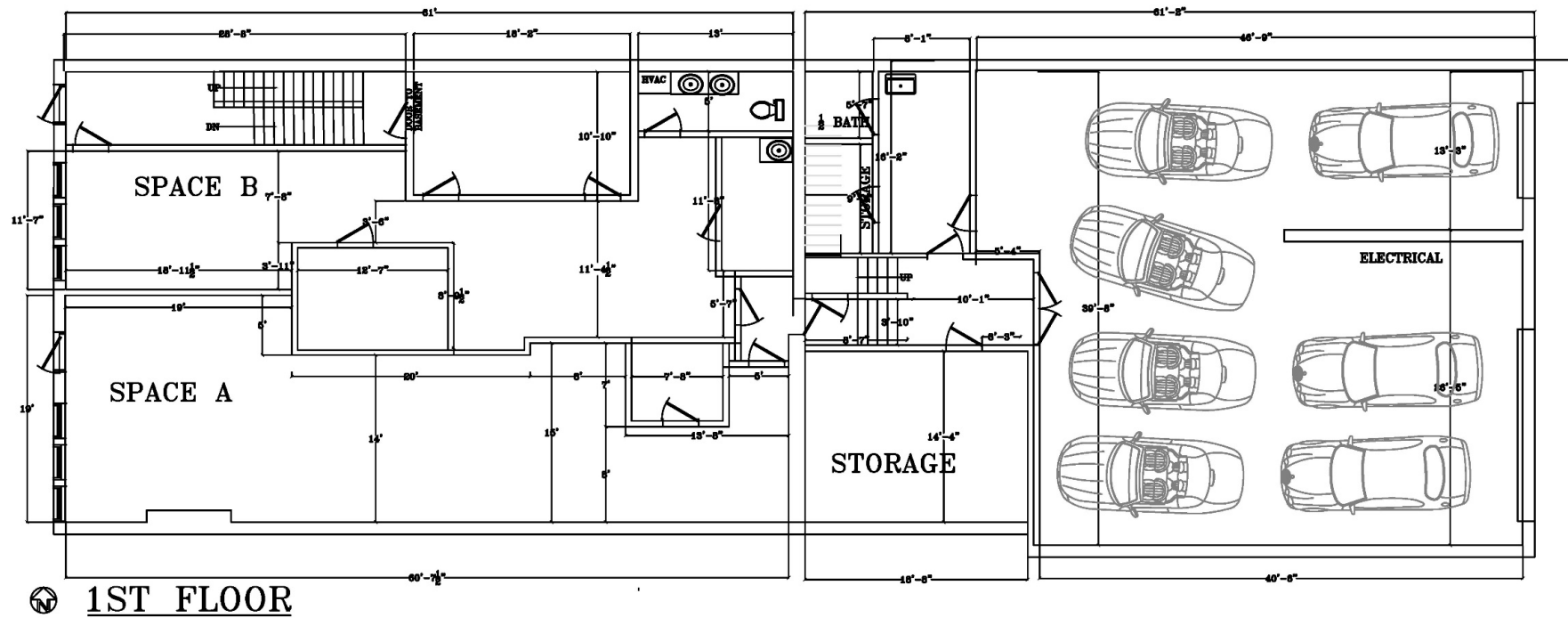
Garage Area	1,720 RSF
Retail Area	2,100 RSF
Office Area	4,150 RSF
<b>BUILDING SIZE:</b>	<b>9,754 RSF</b>



1305-1307 Saint  
Paul St

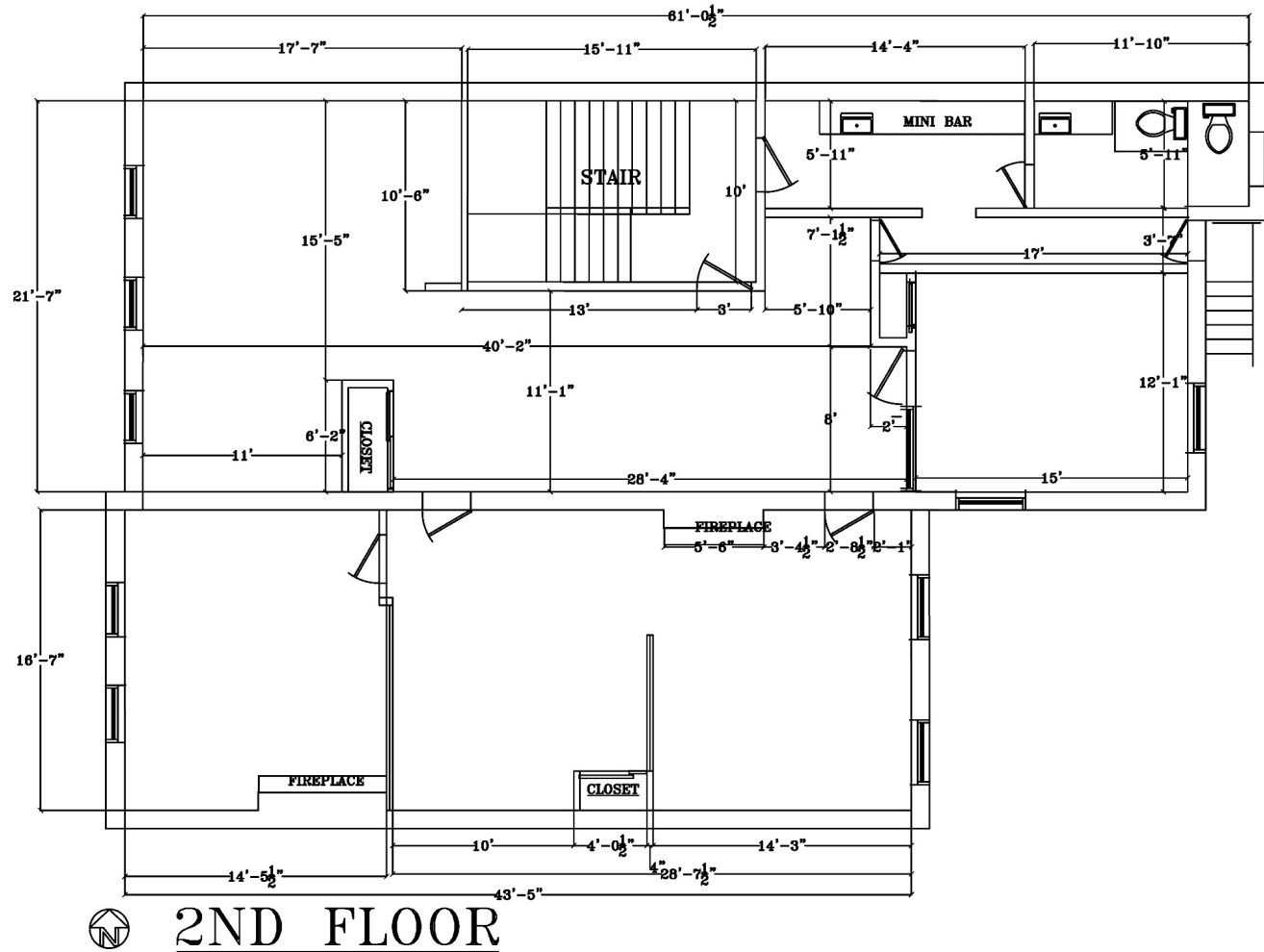


# FLOOR PLANS



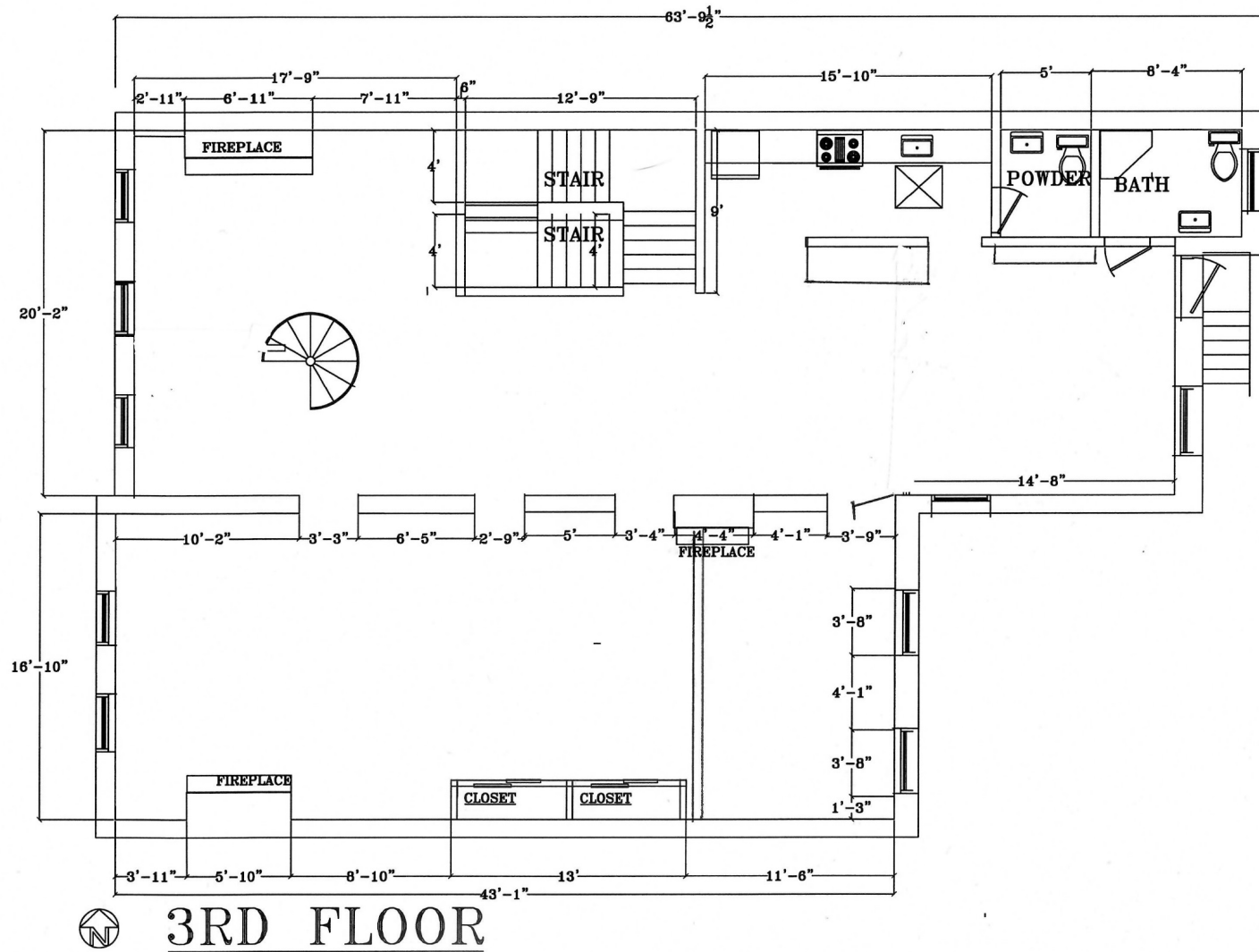


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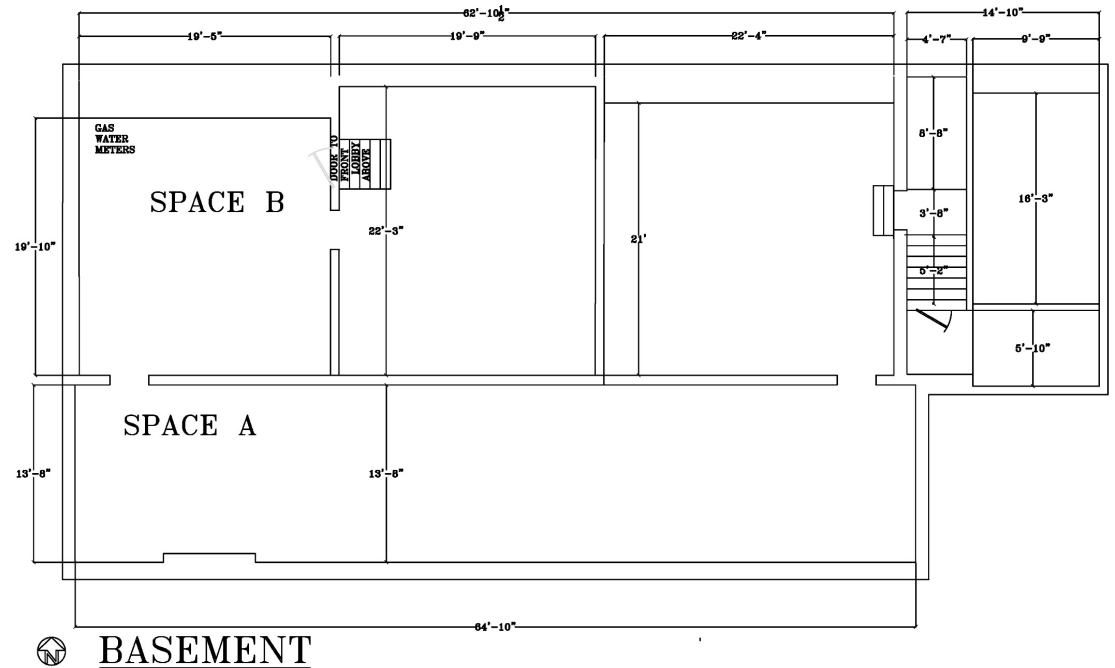
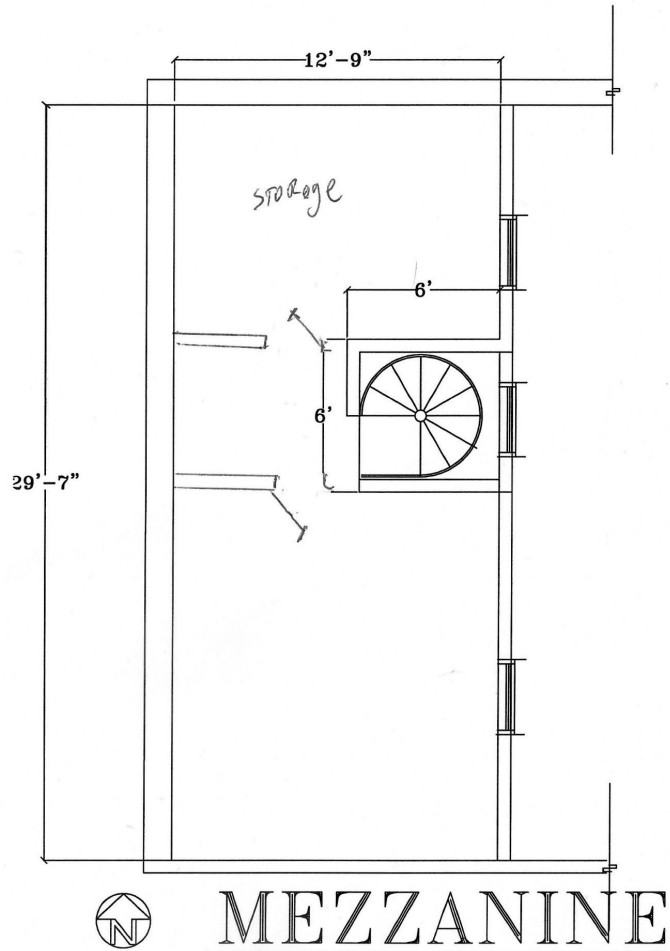


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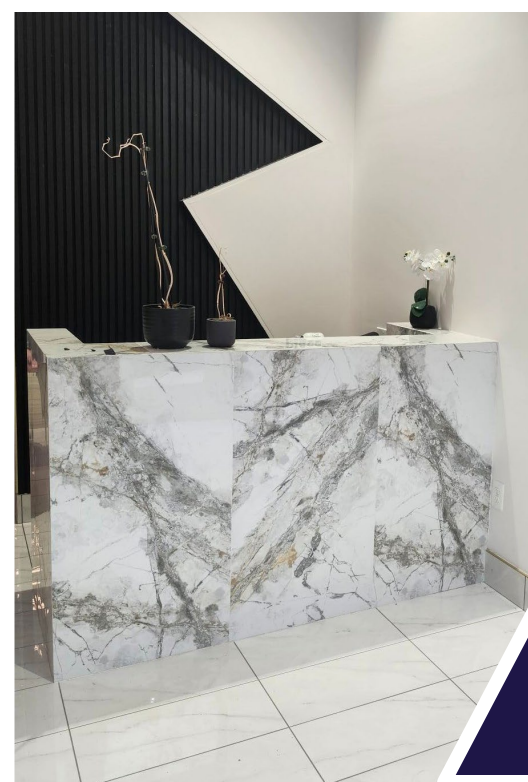


# FLOOR PLANS





# INTERIOR PHOTOS: 1<sup>st</sup> Floor & Garage



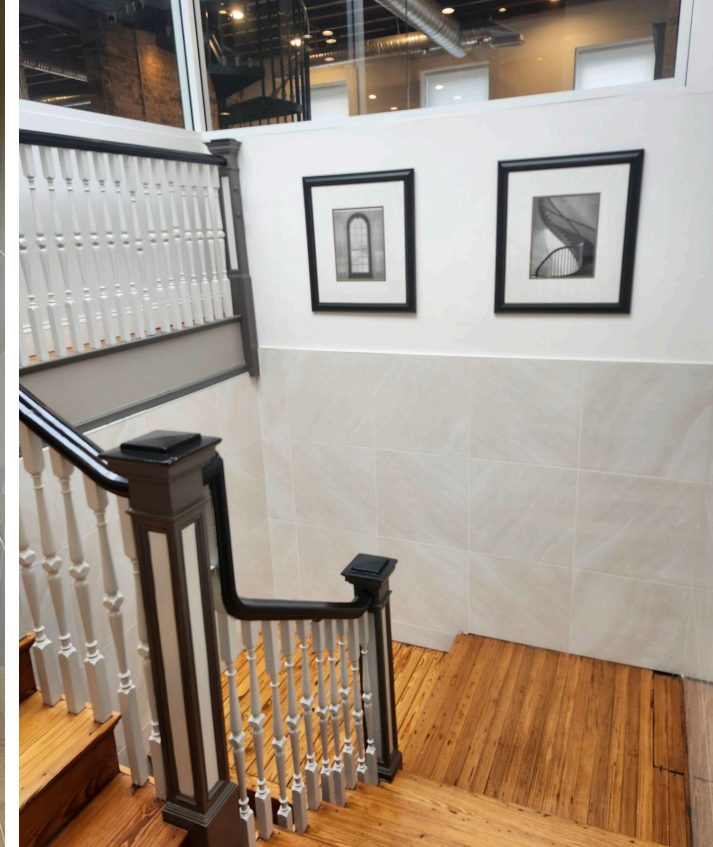




# INTERIOR PHOTOS: 2<sup>nd</sup> Floor





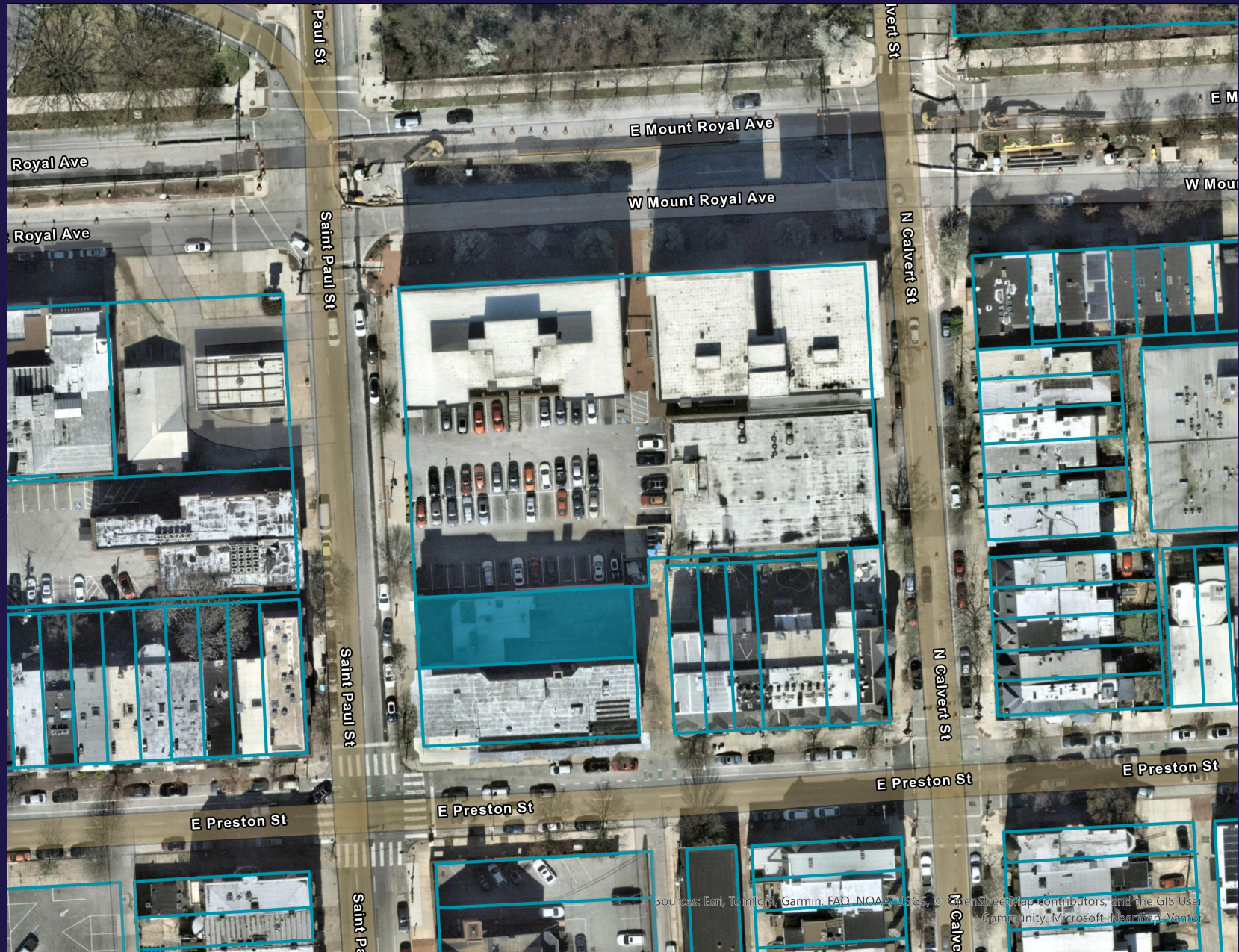


# INTERIOR PHOTOS: 3<sup>rd</sup> Floor





# SITE PLAN



1305-1307 SAINT PAUL ST | BALTIMORE, MD 21202

# AREA DEMOGRAPHICS

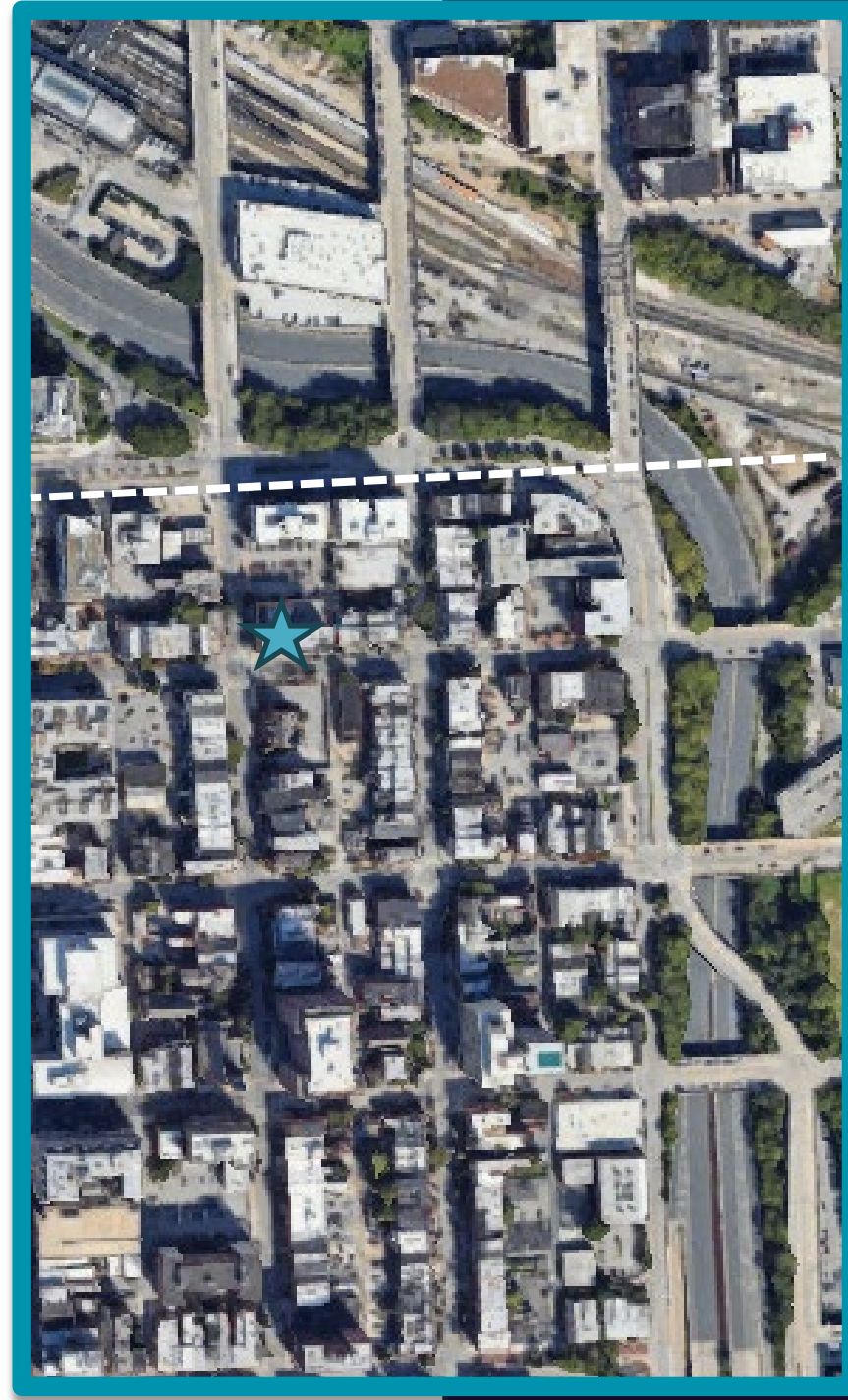
## 2025 HOUSEHOLDS BY INCOME

## MOUNT VERNON

Household Income Base	2,253
<\$15,000	13.3%
\$15,000 - \$19,999	0.5%
\$20,000 - \$24,999	6.6%
\$25,000 - \$29,999	0.6%
\$30,000 - \$34,999	2.6%
\$35,000 - \$39,999	1.6%
\$40,000 - \$44,999	5.2%
\$45,000 - \$49,999	6.3%
\$50,000 - \$59,999	5.9%
\$60,000 - \$74,999	6.1%
\$75,000 - \$99,999	14.6%
\$100,000 - \$124,999	10.7%
\$125,000 - \$149,999	6.4%
\$150,000 - \$199,999	11.3%
\$200,000 - \$249,999	3.3%
\$250,000 +	4.47%
Average Household Income	\$95,352

## POPULATION

Spending Potential Index	92
2025 Population	2,253
Median Age	31.8
Bachelor's Degree or Higher	79.2%
Average Home Value	\$466,460





# AMENITIES MAP





# REDEVELOPMENT IN THE AREA

## ***Baltimore Penn Station Redevelopment & Expansion Project Status: In Construction (Design-Build)***

### ***Customer Benefits***

- Increased station passenger capacity
- Improved and expanded customer amenities
- Safety & security enhancements
- Multi-modal station access
- ADA accessibility improvements
- Building energy efficiency and sustainability improvements
- Economic development

### ***Estimated Construction Completion***

- Station Renovation & Expansion: Estimated 2027

### ***Latest Milestone***

- Station Exterior Envelope Construction

### ***Upcoming Milestones***

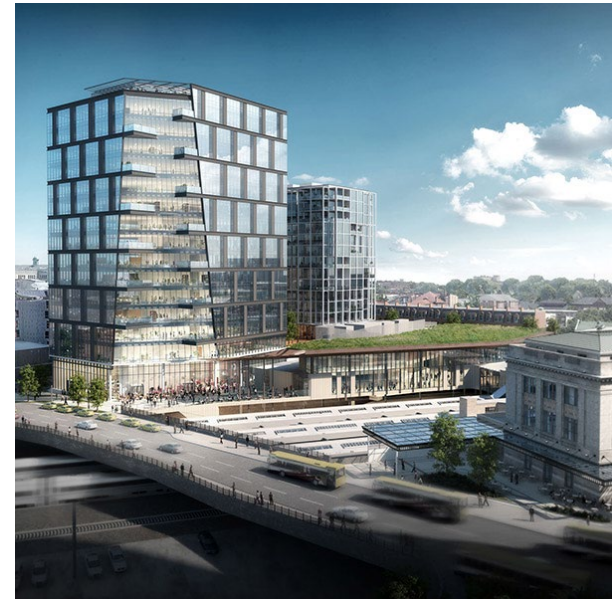
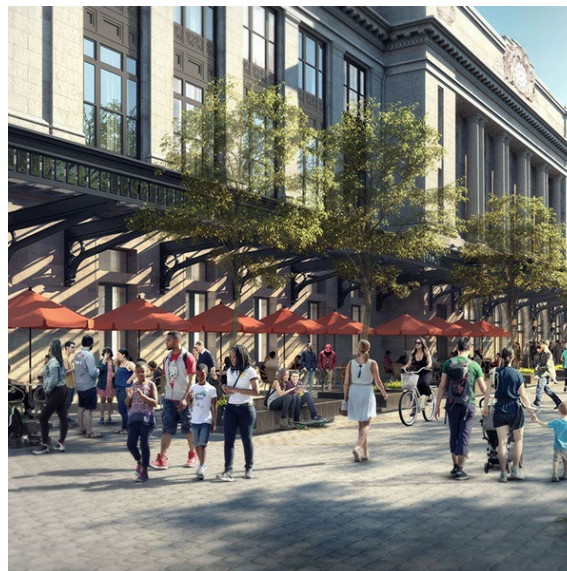
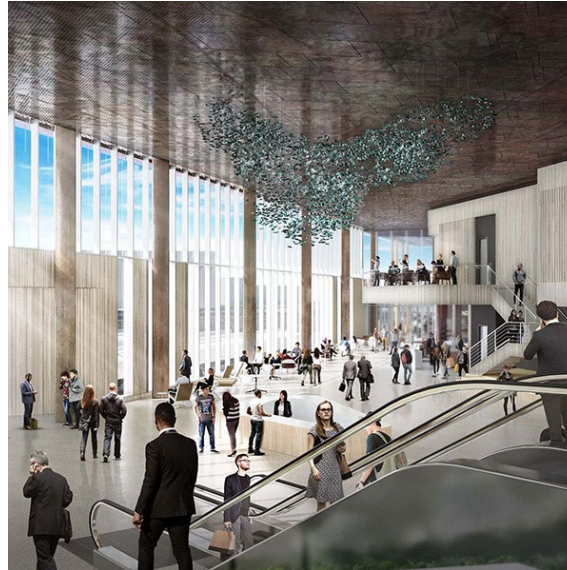
- 2024: Start of construction for remaining station SOGR improvements and station expansion

### ***Project Partners***

- Amtrak, U.S. DOT Federal Railroad Administration (FRA), Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA), Penn Station Partners, Central Baltimore Partnership, City of Baltimore

### ***Funding Sources***

- Amtrak, FRA







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# CONTACT

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