

FOR SALE

9,754 +/- SF

1305-1307 Saint Paul St

BALTIMORE, MD
21202

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BUILDING DESCRIPTION

9,754 SF

On-site garage parking

Mixed use retail/office

Premium renovations

Adjacent to University of Baltimore

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 ± 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

ADDRESS: 1305-1307 Saint Paul St
Baltimore, MD 21202

TAX ID: 11-01-0467-015

ZONING: OR-2

BUILT: 1900; Newly Renovated

LAND AREA: 0.11 Acres

HVAC SYSTEM: Newly replaced gas and heat pump systems

Garage Area 1,720 RSF

Retail Area 2,100 RSF

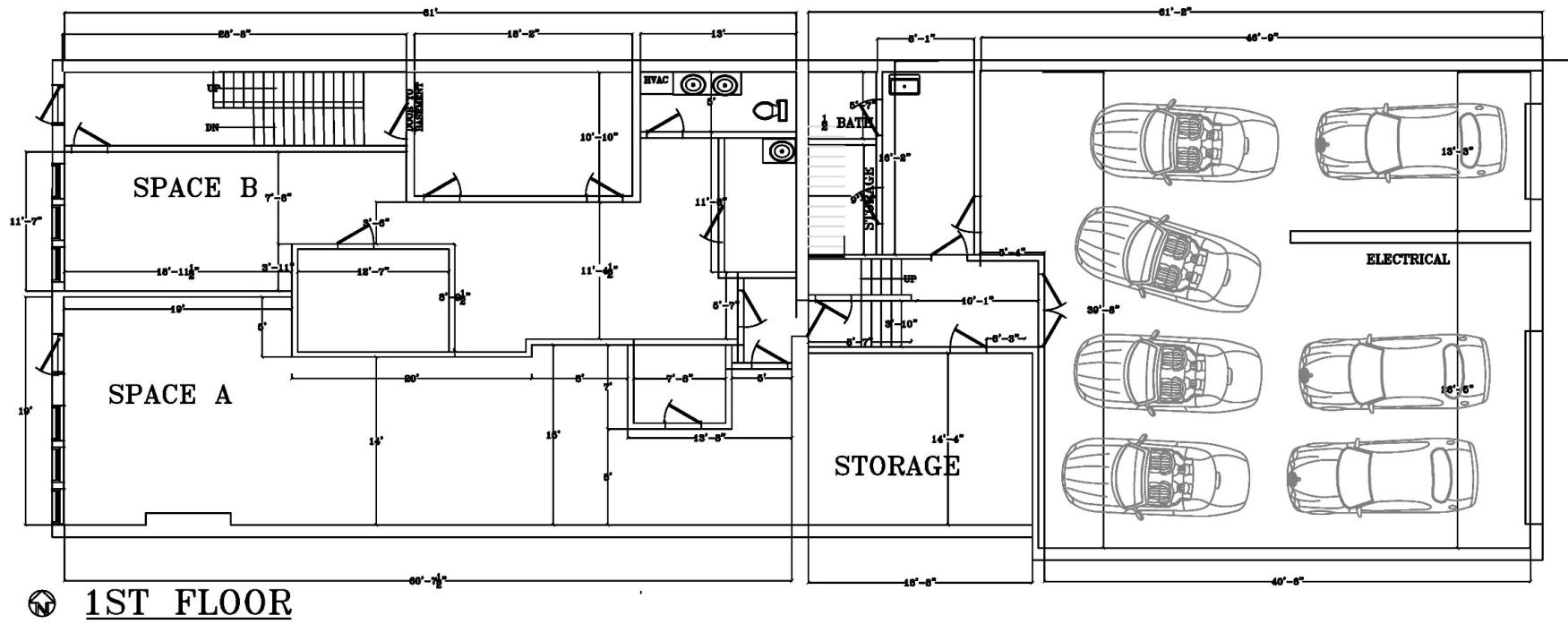
Office Area 4,150 RSF

BUILDING SIZE: 9,754 RSF

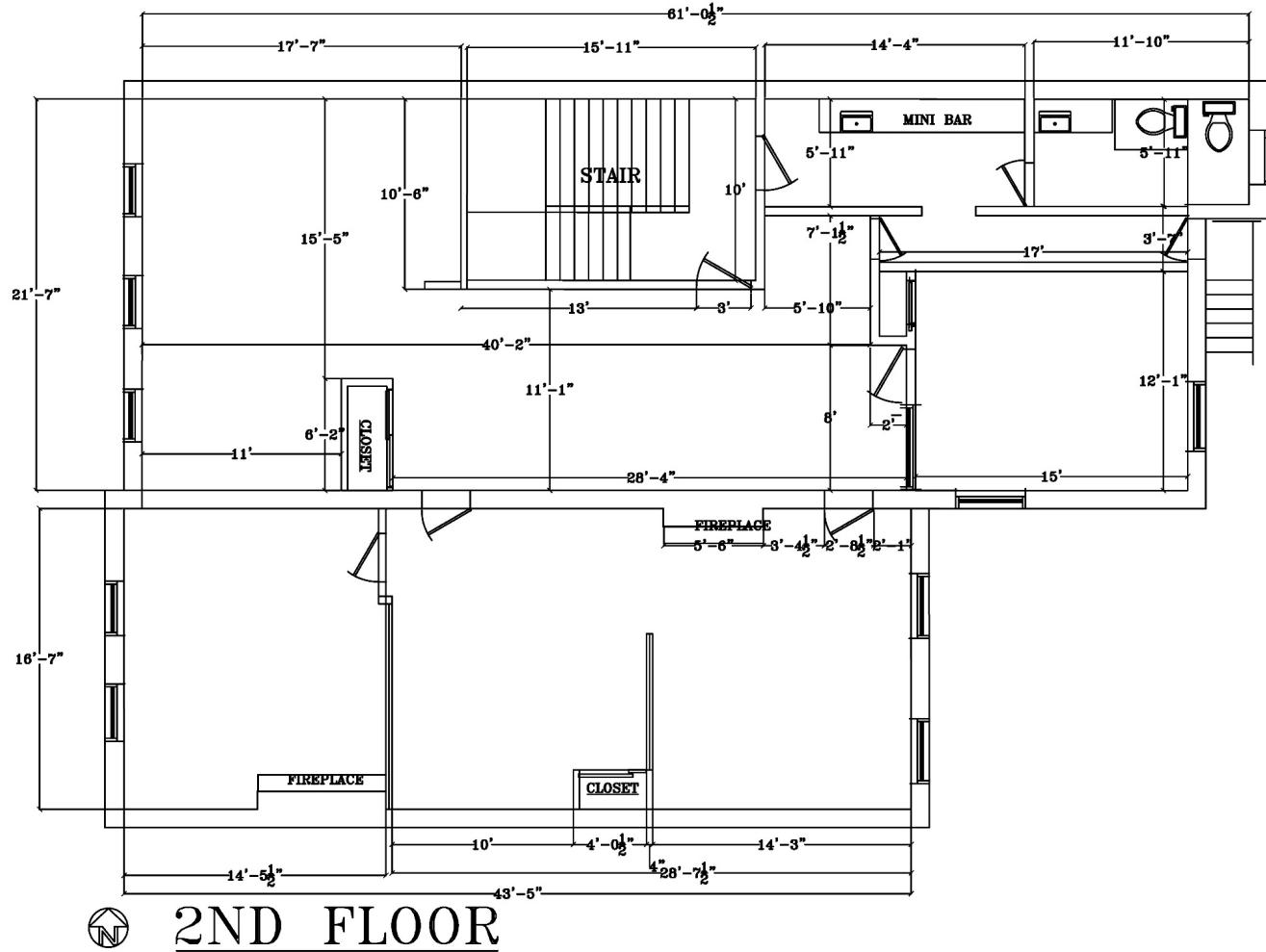


1305-1307 Saint
Paul St

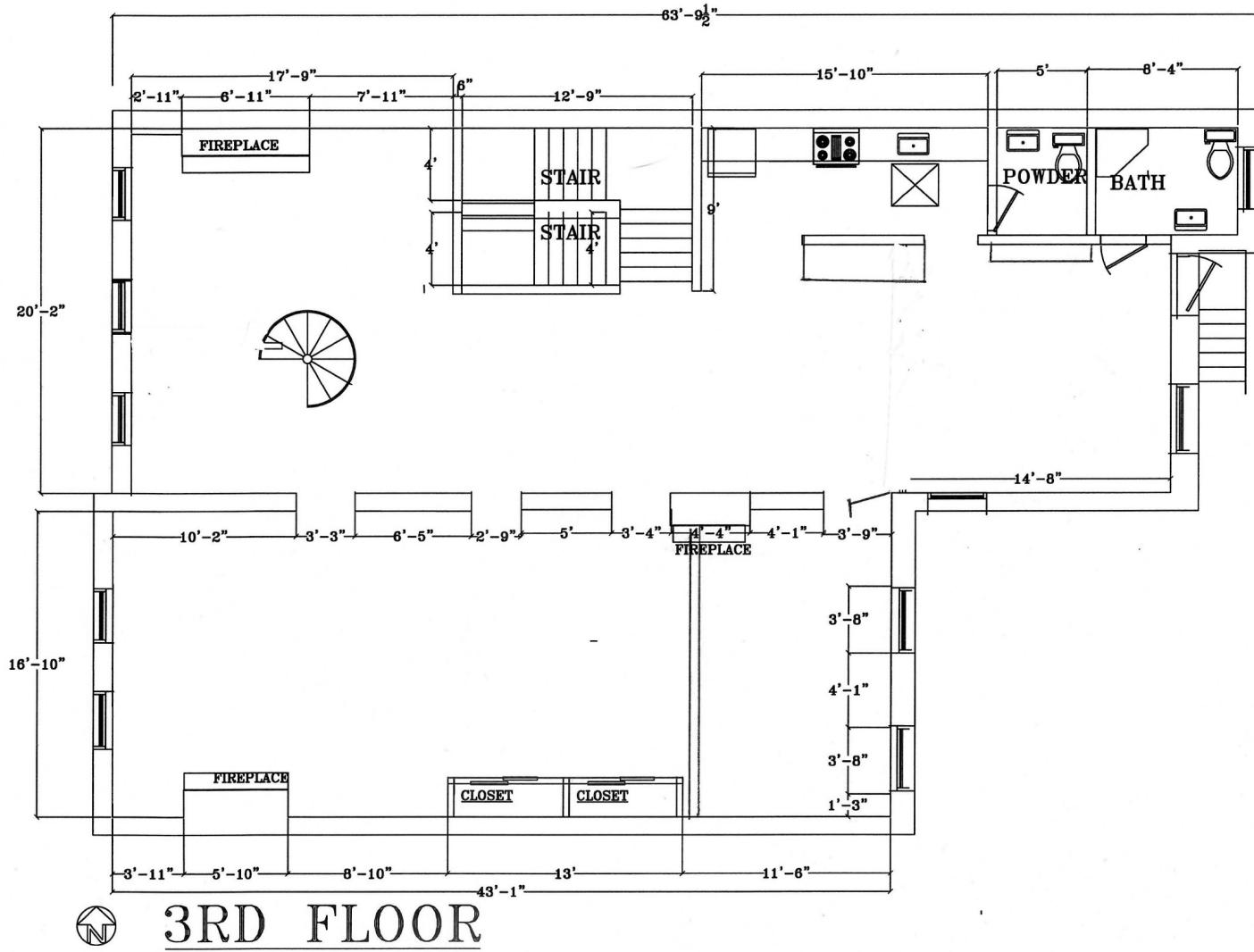
FLOOR PLANS



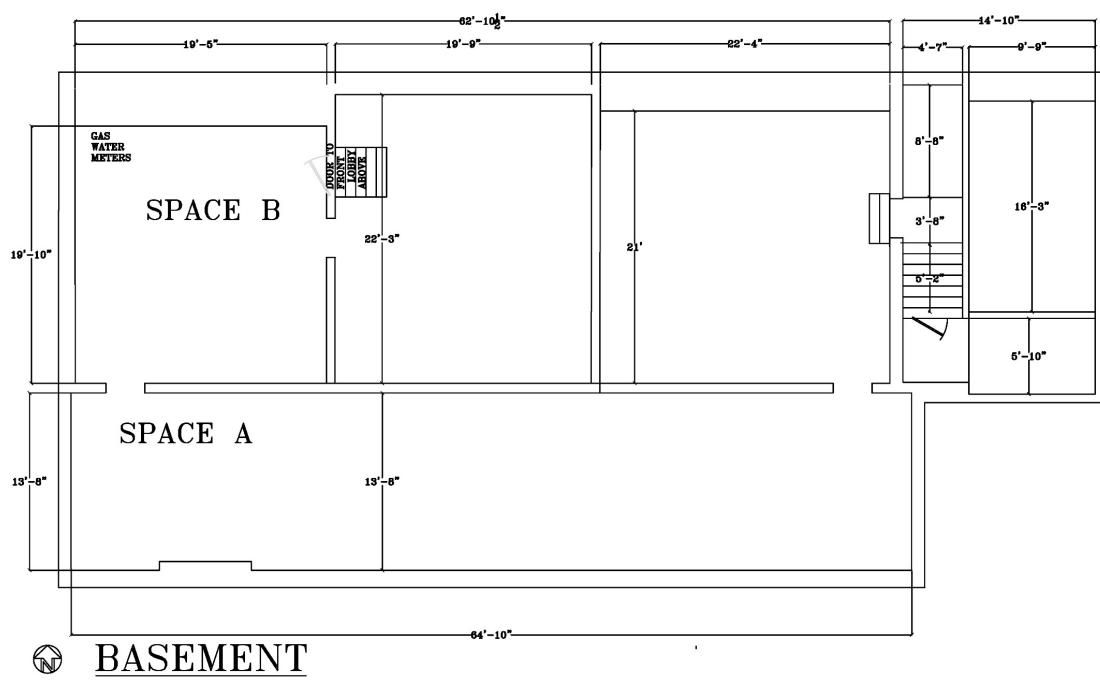
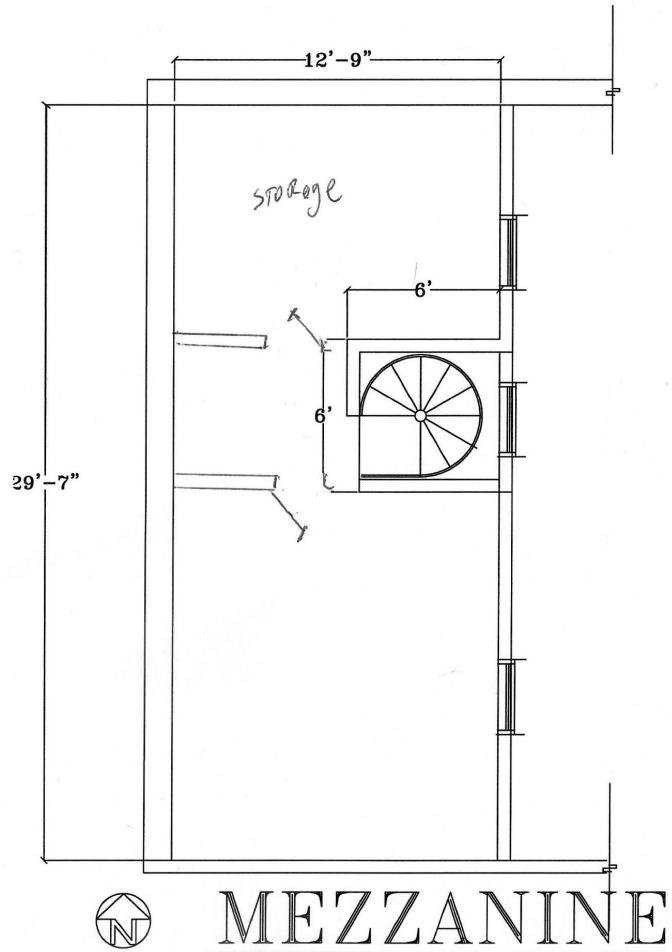
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS





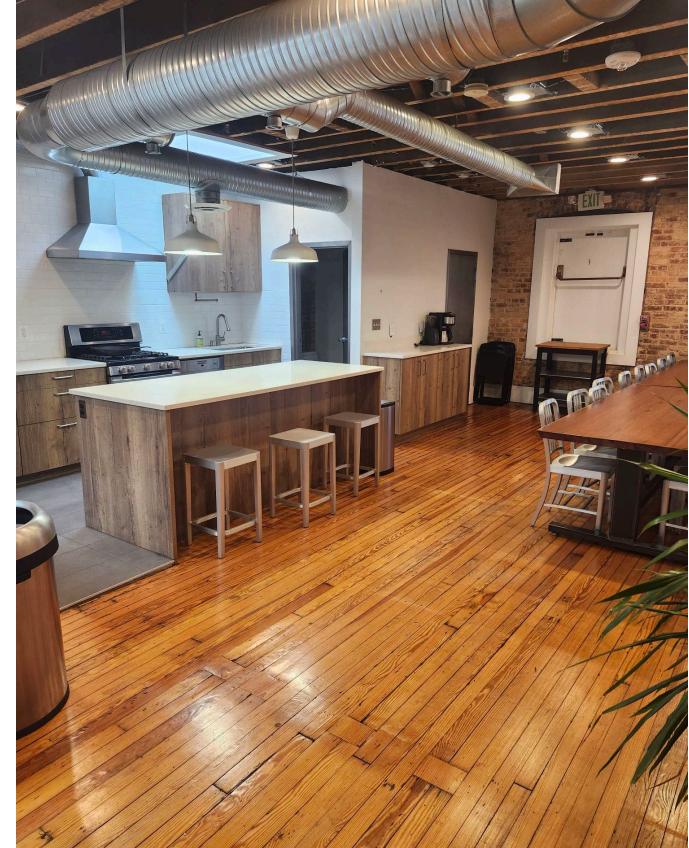
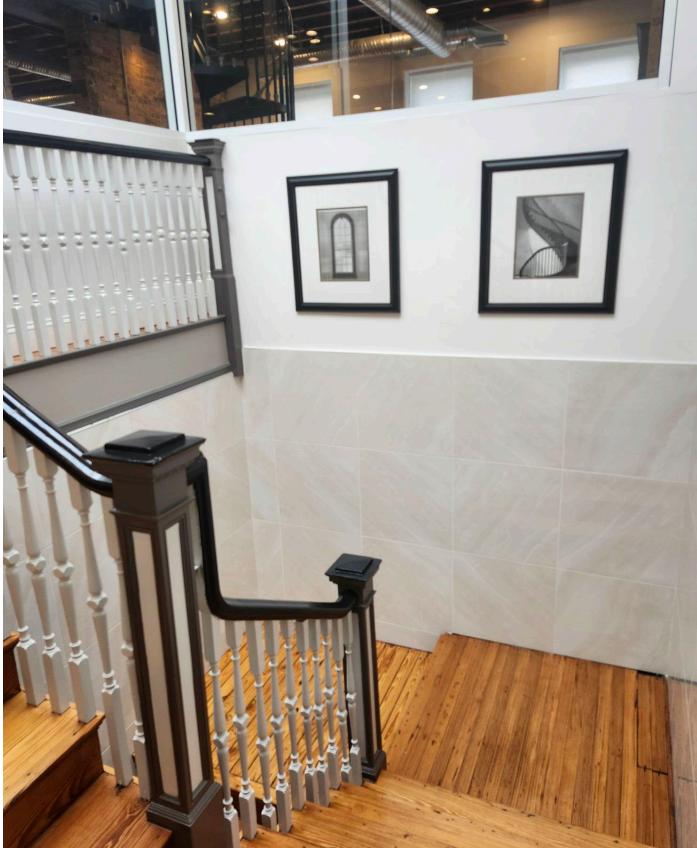
INTERIOR PHOTOS: 1st Floor & Garage





INTERIOR PHOTOS: 2nd Floor

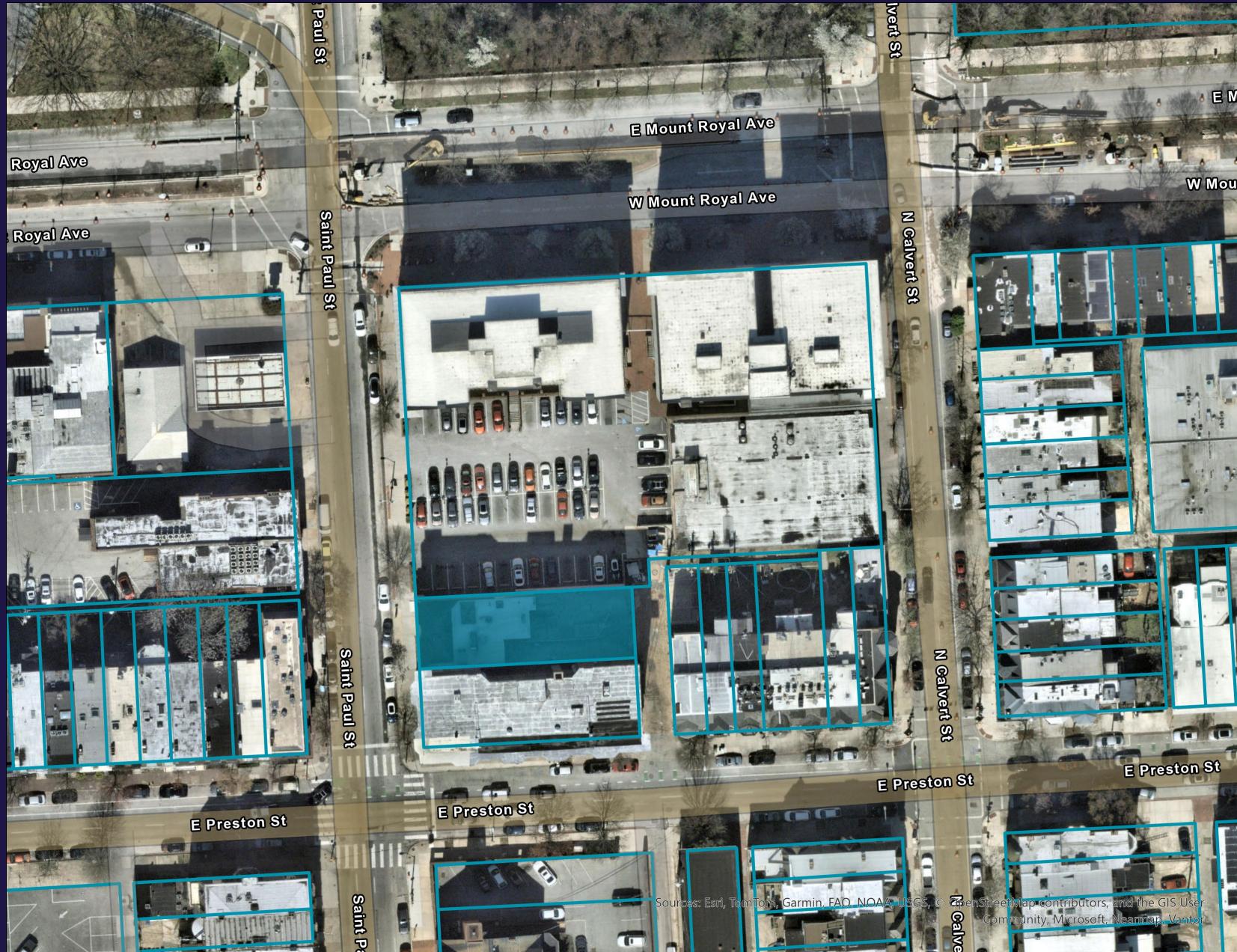




INTERIOR PHOTOS: 3rd Floor



SITE PLAN



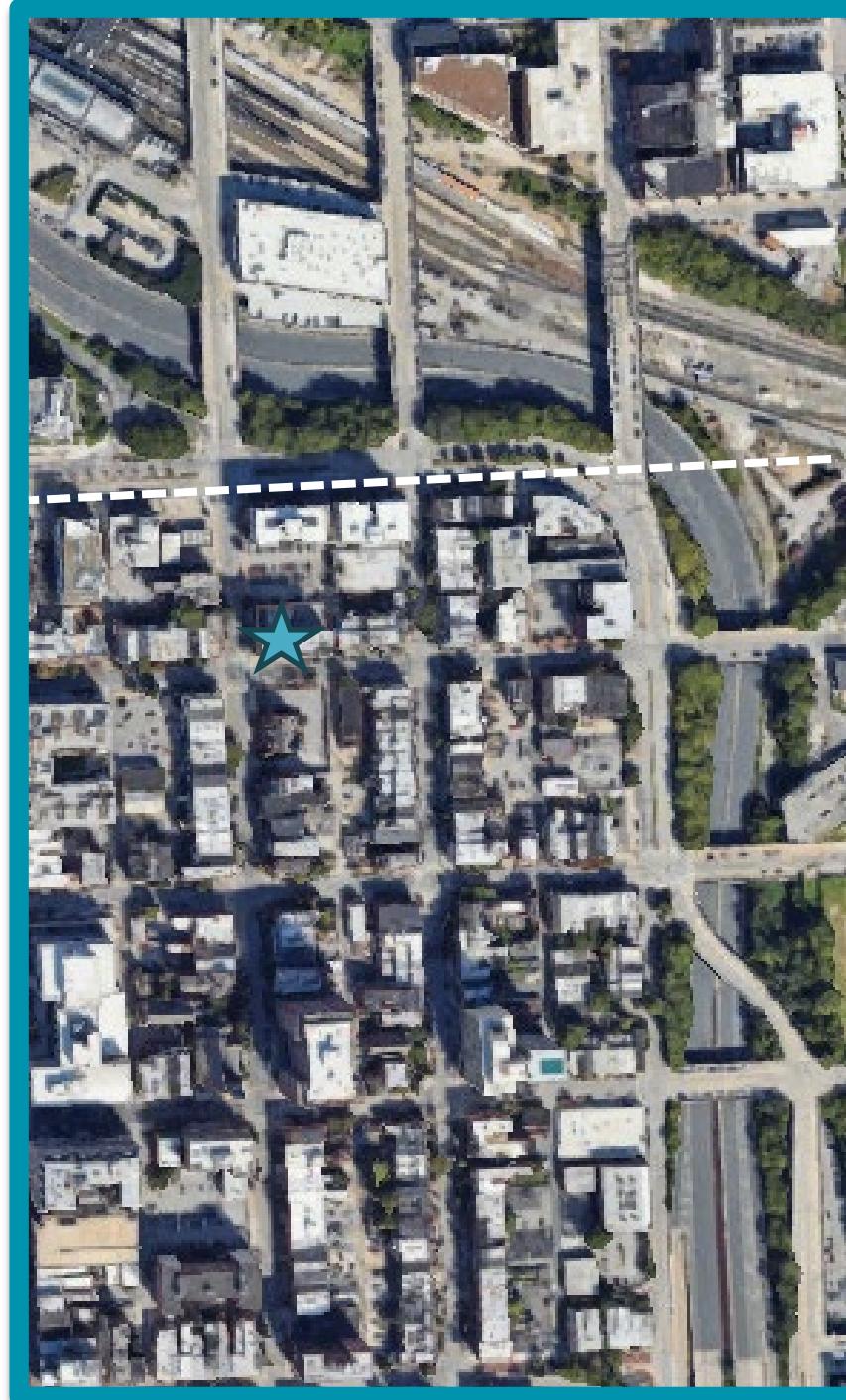
1305-1307 SAINT PAUL ST | BALTIMORE, MD 21202

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

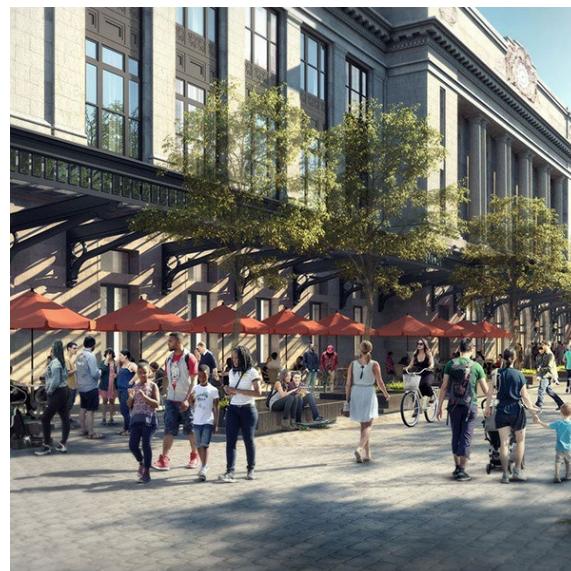
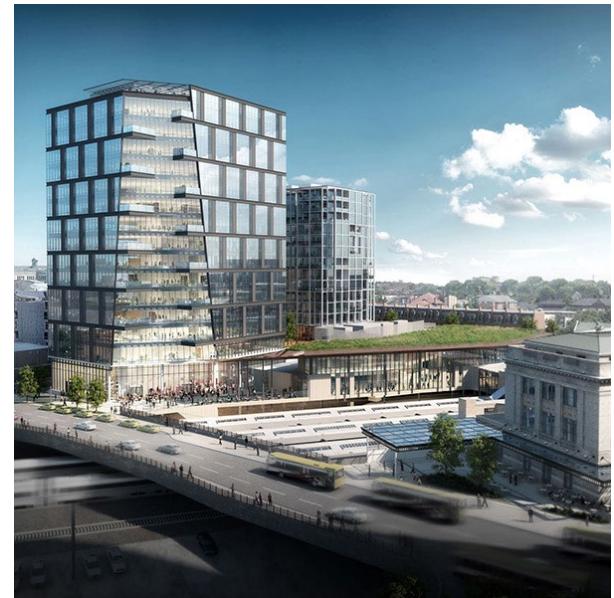
- 2024: Start of construction for remaining station SOGR improvements and station expansion

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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