

RETAIL FOR LEASE

2 N CHARLES ST, BALTIMORE, MD 21201



Retail for Lease in the
Central Business District

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HIGHLIGHTS

- +/-3,657 SF of corner retail
- It is able to be demised into +/- 1,947 SF and +/- 1,710 SF
- This retail space is located in the historic B&O Building home of the Kimpton Hotel, B&O Offices, Inner Harbor Dental and the B&O Brassiere
- Offers large windows with great natural lighting and high ceilings
- Valet parking is available on the premises
- High visibility signage opportunity



OFFERING



FOR LEASE

RETAIL PROPERTY

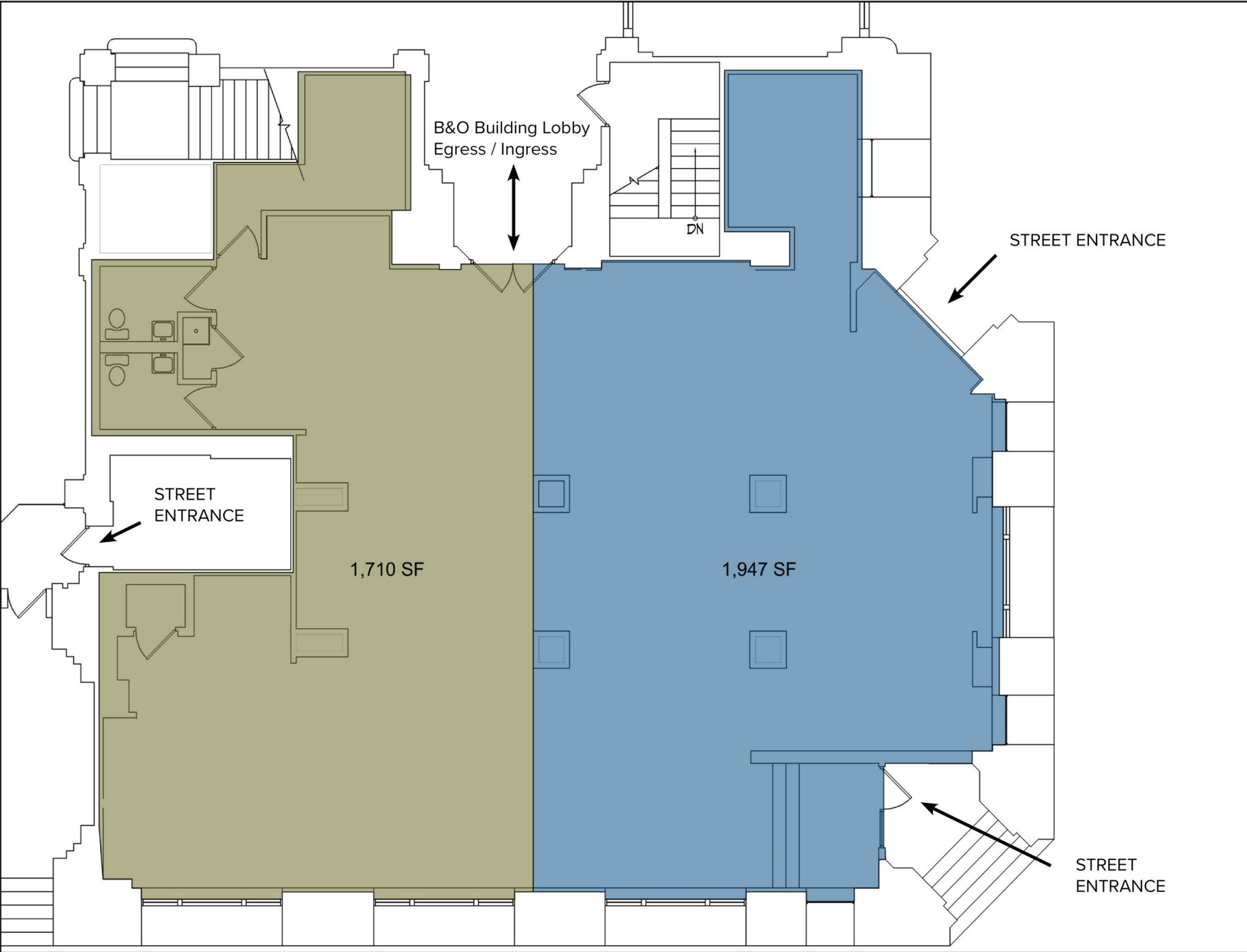
Lease Rate	\$20 SF/yr
Lease Type	NNN

Available Spaces	Space Size
Suite 102	+/- 3,657 SF
Can be Demised Into	
Suite 102A	+/- 1,947 SF
Suite 102B	+/- 1,710 SF



INTERIOR PHOTOS





RETAILER MAP



WALK SCORE

99

BIKE SCORE

72

TRANSIT SCORE

100

NATIONAL AQUARIUM.
0.6 mile | 10 mins drive

INNER HARBOR
0.5 mile | 9 mins drive

FIVE GUYS
IHOP

M&T

ROYAL FARMS
SUBWAY
7-ELEVEN
BUFFALO WILD WINGS GO

BALTIMORE FARMERS' MARKET
0.5 mile | 9 mins drive

CVS
Chick-fil-A

2 N CHARLES ST

CFG BANK ARENA
0.5 mile | 9 mins drive

CUBESMART
self storage

Mercy
BALTIMORE, MD

SUBWAY

ORIOLE PARK at CAMDEN YARDS
0.9 mile | 6 mins drive

±8,665 AADT

McDonald's

STARBUCKS COFFEE

LOCATION OVERVIEW:

- Prime Downtown Baltimore location within the Central Business District
- Positioned along N Charles Street with ±8,665 AADT providing strong visibility and exposure
- Surrounded by dense office, retail, and residential base driving consistent daytime traffic
- Walkable to Inner Harbor, CFG Bank Arena, and Lexington Market
- Near major employers, cultural landmarks, and high-traffic destinations
- Strong pedestrian activity supported by nearby apartments, hotels, and transit hubs

NEARBY PUBLIC TRANSIT

- 20 mins drive to BWI
- 5 mins drive to Charles Center
- 10 mins drive to Penn Station

LEXINGTON MARKET
SINCE 1782
0.5 mile | 12 mins drive



CONTACT

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