

RETAIL/RESTAURANT FOR LEASE

413 S High Street

Just a short walk to Harbor East, Fells Point and Downtown
(with entrances in the 900 block of Eastern Avenue)



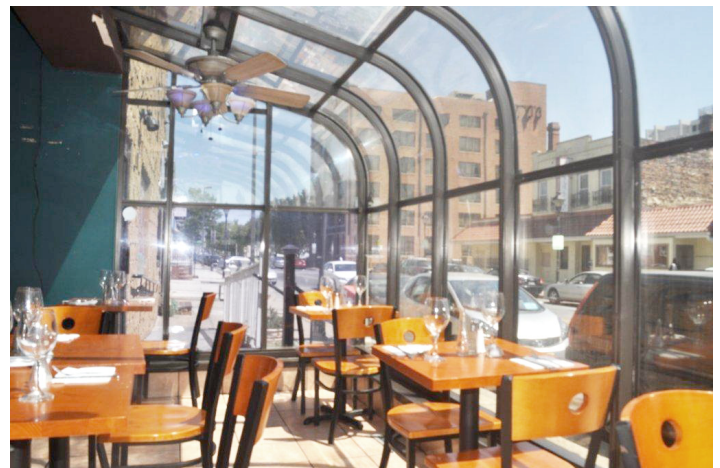
LOCATED IN A SPECIAL NEIGHBORHOOD... *Historic & Trendy*

"Harbor East" abuts Baltimore's Downtown Harbor District and Little Italy. 413 S. High Street (in the 900 block of Eastern Ave) is a short walk from Downtown, approximately two blocks west and two blocks north of the waterfront in Baltimore's famous restaurant district where shops, theaters and restaurants attract thousands.

Arete 413 LLC

For more details contact,
Norris Dodson III
Licensed Broker in MD & DC

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norrisdodson3@gmail.com



B U I L D I N G

Sunny Corner Location with Stature

Building is located on the corner of Eastern Avenue and South High Street, where quaint and historic Little Italy “meets” new and exciting Harbor East. Highly visible, this corner is passed by many diners as they arrive to the famous restaurant district.

Building Orientation

(Views/Exposure/Accessibility)

Patrons enjoy lots of SUNLIGHT and ATTRACTIVE VIEWS from all dining areas. Lots of natural light enters both southern and western exposures. Entry level dining area is ACCESSIBLE BY WHEELCHAIR.

Liquor License

Seven (7) day liquor license that allows for package sales may be available.

Restaurant (Eating/Serving Areas)

Restaurant offers several customer entrances including DIRECT ENTRANCE TO 2nd FLOOR FOR DINING OR PRIVATE EVENTS. Another entrance directly accesses the former smoothie/gelato café area. There are 4 street entrances providing direct customer access to three 3 eating/serving areas. Total Seating Capacity is approximately 130.

Carry-Out Café

Carry-out area enterable from Eastern Avenue last used as a smoothie café. Has its own restroom.

Large Café/Restaurant Area

This area, on building's first level recently functioned as a restaurant with bar. Attractive views to both Eastern Avenue and High Street; corner entrances from both High Street and Eastern Avenue; ATRIUM has glass walls with street views, high ceiling, ceiling fans; special lighting; separate restrooms for men and women; bar with stools. Wheelchair accessible.



G D E S C R I P T I O N

Large Dining Area

Second floor has a separate entrance from street and separate stairways for diners and for staff. Level includes large dining room and separate restrooms for men and women. Bright with 13 WINDOWS AND ATTRACTIVE VIEWS. Professional bar seats approximately 10 patrons. Lighting includes wiring for wall sconces, recessed lighting, lamps and track lighting all with dimmer switches.

Kitchen

offers tiled walls and ceilings. The stainless steel EXHAUST HOOD MEASURES 22FT BY 4FT. Additional equipment included.

Lower Level

Level offers TWO WALK-IN REFRIGERATION UNITS (a cooler and a freezer). Each unit measures 5x8 foot. There is an office and lots of storage.

Rear of Building

Small fenced yard area. Service entrance off alley has 4' wide rear door that is only a short distance to kitchen and to walk-in refrigeration.

Parking

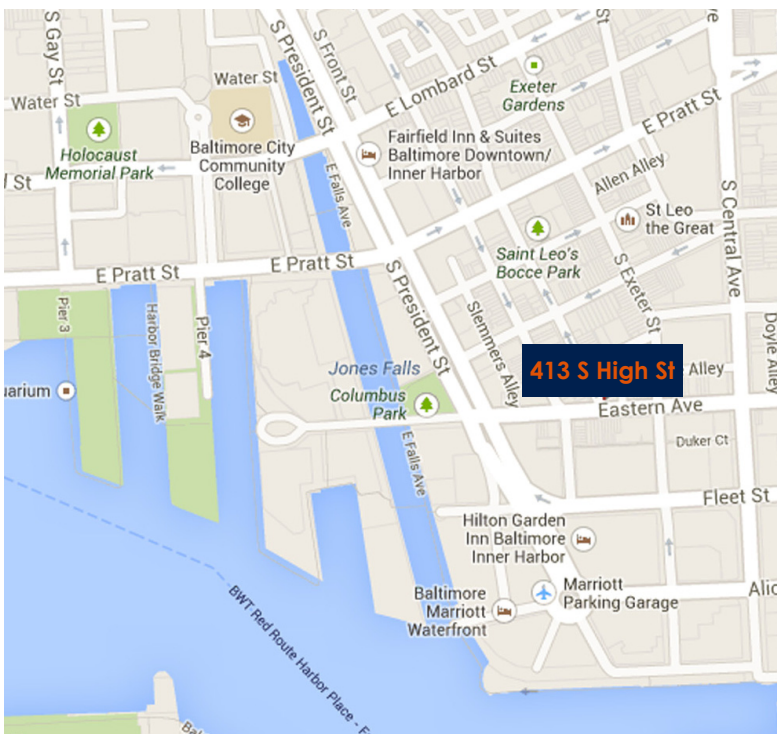
There is free street parking on High Street and on Eastern Avenue. Several LARGE PARKING GARAGES AND PARKING FACILITIES ARE NEARBY INCLUDING A LARGE PARKING GARAGE APPROXIMATELY 1 BLOCK EAST AND LARGE PARKING LOT A BLOCK TO THE WEST.

Third Level

Configured as a LARGE BRIGHT APARTMENT WITH ENTERTAINMENT AREA; 13 WINDOWS AND IMPRESSIVE VIEWS. Requires renovation. Approximately 1,855 square feet gross. Possibility of great roof deck!

Significant Frontage for Signage

Corner building fronts both High Street and the 900 Block of Eastern Ave. Total street frontage is 80 feet. Building is one story taller than surrounding buildings and is exceptionally VISIBLE to those approaching it.



Informative Websites

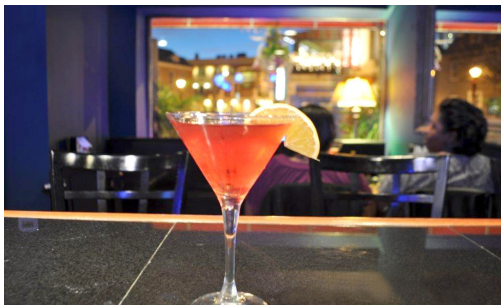
Harbor East www.harboreast.com
A new mix-use waterfront Development
(about a block away)

Little Italy www.littleitaly.com
This community has an outstanding history
w/ architecture dating back to mid 1800's

Charm City Circulator
[www.harboreastbaltimore.com/
charmcitycirculator-free-bus-service](http://www.harboreastbaltimore.com/charmcitycirculator-free-bus-service)

Johns Hopkins University's
Carey Business School at Harbor East
www.carey.jhu.edu

ATTRACTIVE



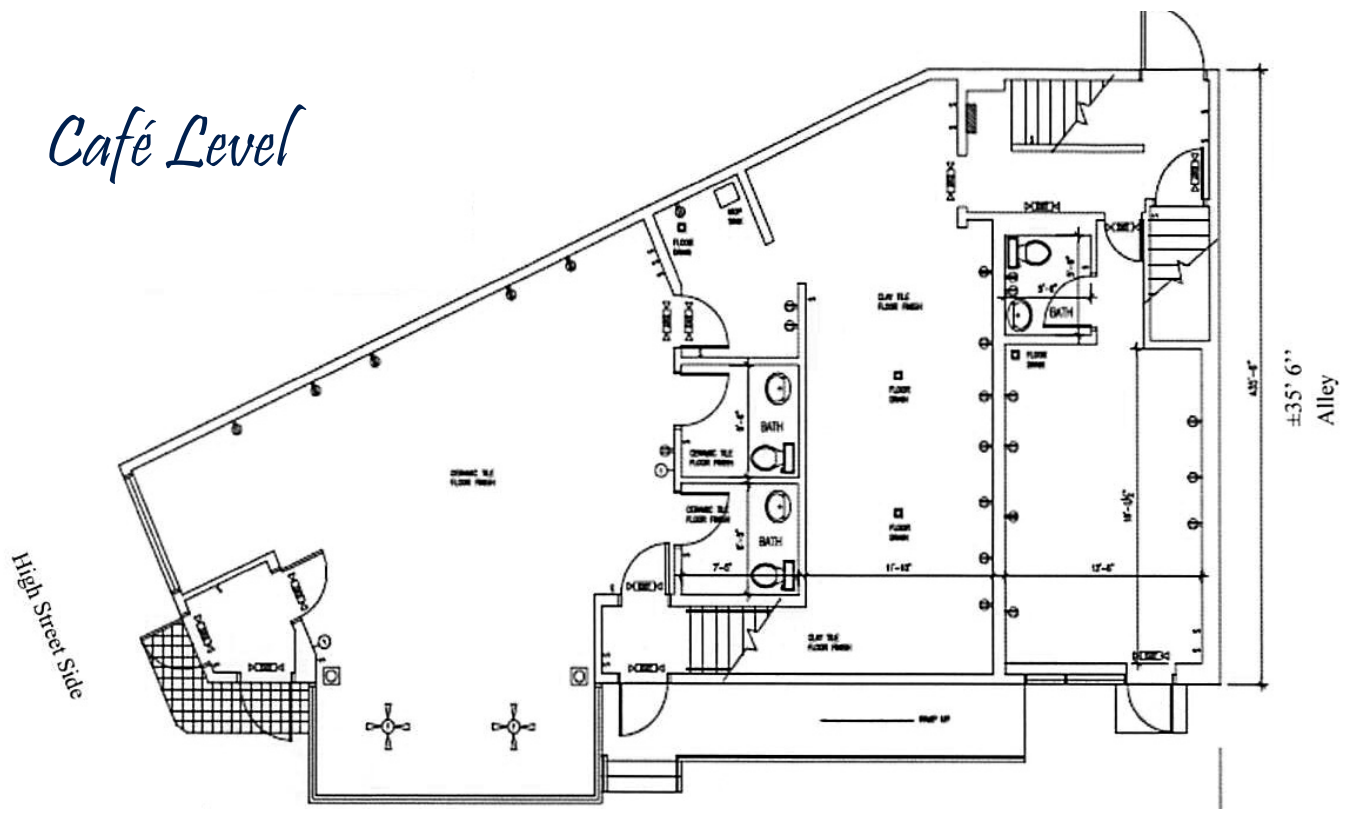
Downtown workers, professional residents, conventioners and tourists come to Harbor East/ Little Italy to shop and dine enjoyably.

ALL WITHIN 7 MINUTES WALKING DISTANCE OF RESTAURANT BUILDING:

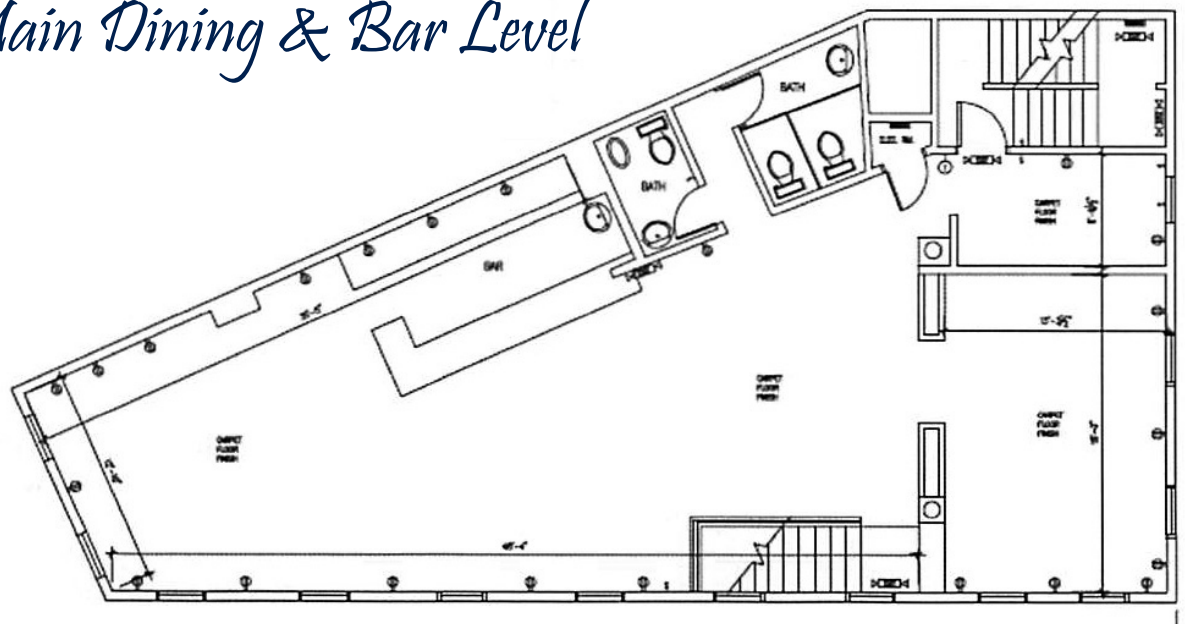
- 32 story Legg Mason Headquarter Building
- Whole Foods Market (25,000 sq ft)
- Harbor's Water Taxi Service
- Little Italy (quaint famous neighborhood with interesting history, numerous Italian restaurants and large public parking facilities.)
- The Vue –27 story 1,040,000 sq ft mixed use building featuring condos costing as much as \$1,000,000, offices, high-end retail, and 40,000 sq ft MAC health club.
- The Baltimore Aquarium, museums and cultural venues.
- 32 story, 730 room Marriott Waterfront Hotel and 205 room Courtyard by Marriott Hotel.
- 24 story Four Seasons Hotel with 200 Rooms
- 180 room Hilton Garden Inn Hotel, 165 room Hilton Homestead Suites Hotel
- Waterfront Marina
- 7 screen Landmark Cinema Theater with full service bar, Sony screens, etc.
- Harbor Promenade, a mixed use complex with offices, apartments and retail
- Abundant specialty shops and 24 hour CVS
- Harbor Point; ongoing 17 acre billion dollar 3,000,000 sq ft mix use development surrounded on 3 sides by Harbor.
- Spinnaker Bay Condominium/Apartment/Retail complex (approx. 250 luxury apartments and 32 luxury condominiums). Includes restaurants and retail
- PNC, Wells Fargo, Harbor Bank and Columbo Bank
- Sylvan Learning Center/Educate Inc headquarters
- The Scarlett Condominium
- Pier Six Pavilion, a waterfront entertainment venue
- Newly opened retail including Anthropology, J. Crew and Under Armour Brand Store
- Historic Fells Point neighborhood
- Hundreds of recently constructed apartments
- 205 Room Westin Hotel planned
- Johns Hopkins Carey Business School
- Morgan Stanley/ Smith Barney

FLOOR PLANS

Café Level

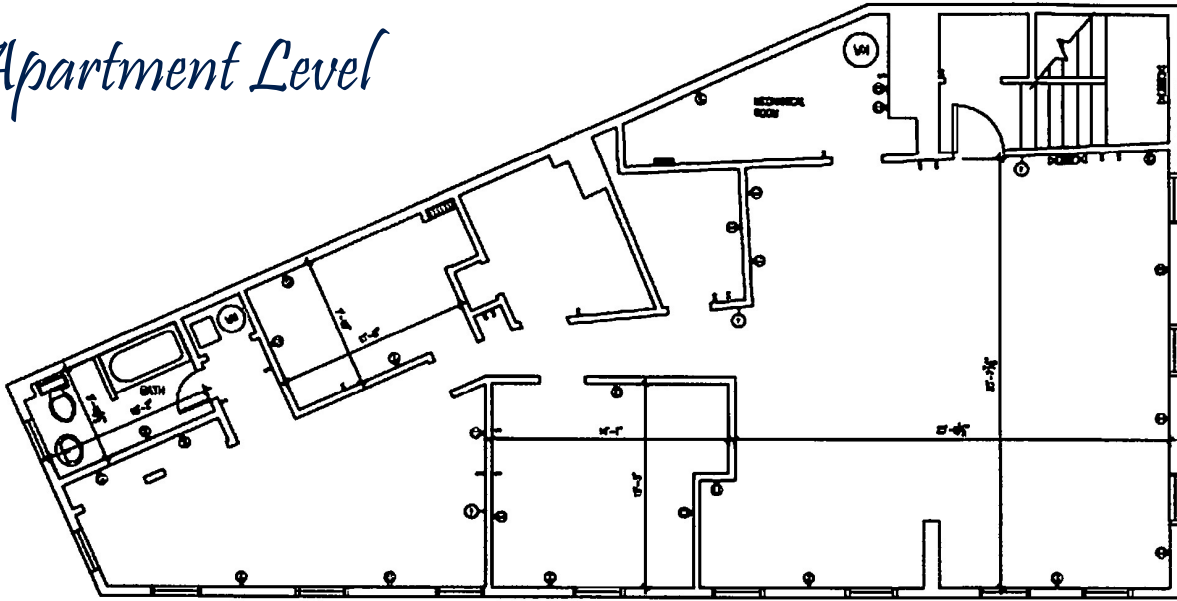


Main Dining & Bar Level



FLOOR PLANS

Apartment Level



Basement Level

