



3-STORY OFFICE BUILDING

214 E. LEXINGTON STREET | BALTIMORE, MARYLAND 21202

USER
BUYER
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- CBD location across the street for the City Courthouse and 1/2 block from City Hall
- Walking distance to the Inner Harbor and a number of nearby popular shopping, dining and entertainment destinations
- Easy access to Interstate 83 and Interstate 395
- Close proximity to Mercy Hospital
- Nearby to Charles Center and Shot Tower Metro stations
- Central HVAC with separate zones

BUILDING SIZE: 4,032 SF ±

LOT SIZE: .038 ACRES ±

YEAR BUILT: 1905

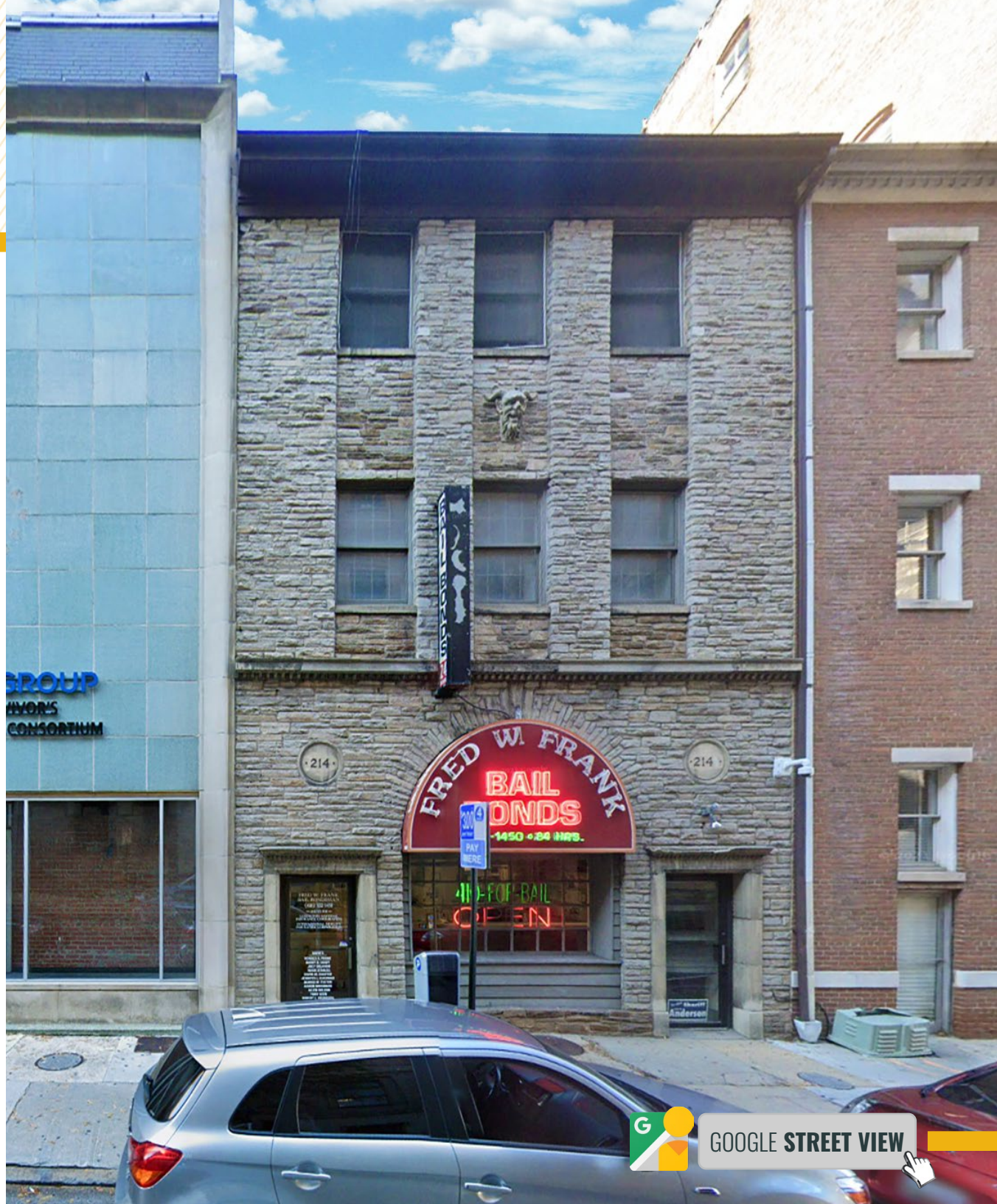
STORIES: 3

PARKING: STREET & NEARBY GARAGES

ZONING: C-5-TO (DOWNTOWN TRADITIONAL OFFICE SUBDISTRICT)

PROPERTY TAX: \$5,821.34 (7/1/23-6/30/24)

SALE PRICE: \$415,900



GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE

REAR OF BLDG.:



DAVIS ST

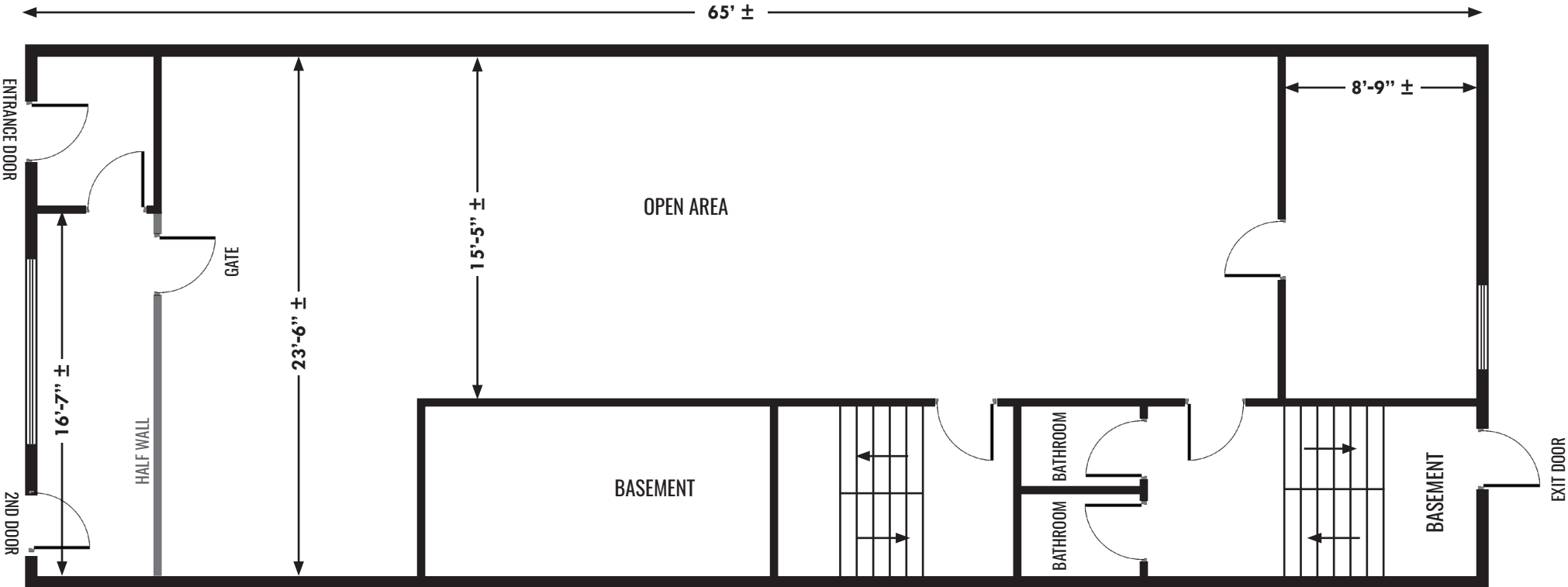
E LEXINGTON ST

GUILFORD AVE



1ST FLOOR PLAN

Note: Visual representation only. Not for planning purposes.



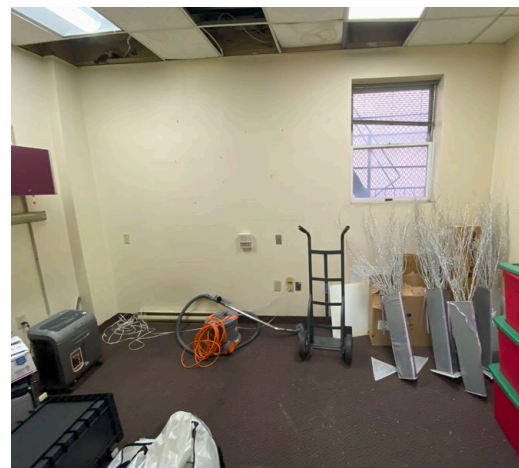
1ST FLOOR PHOTOS

HIGHLIGHTS:

SIZE:

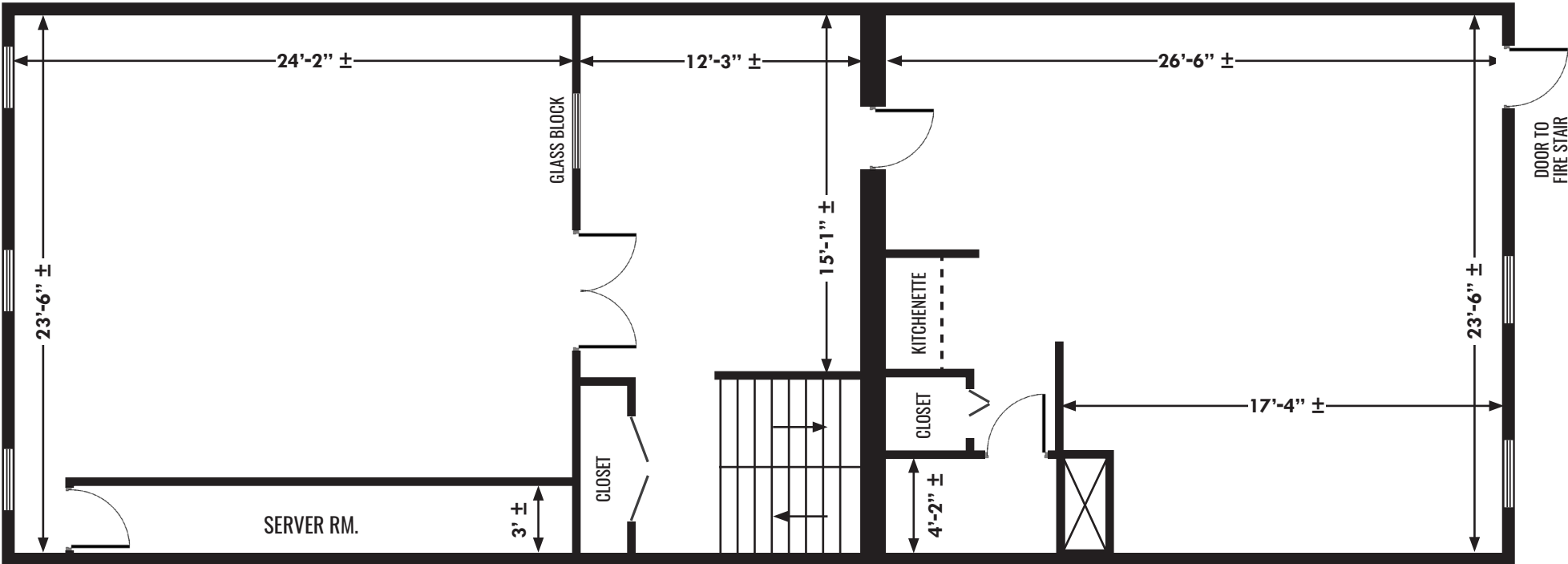
1,500 SF ±

- Large open space with 2 entrance doors at street level
- Private office in rear of the floor
- Men's and women's bathrooms
- High ceiling



2ND FLOOR PLAN

Note: Visual representation only. Not for planning purposes.



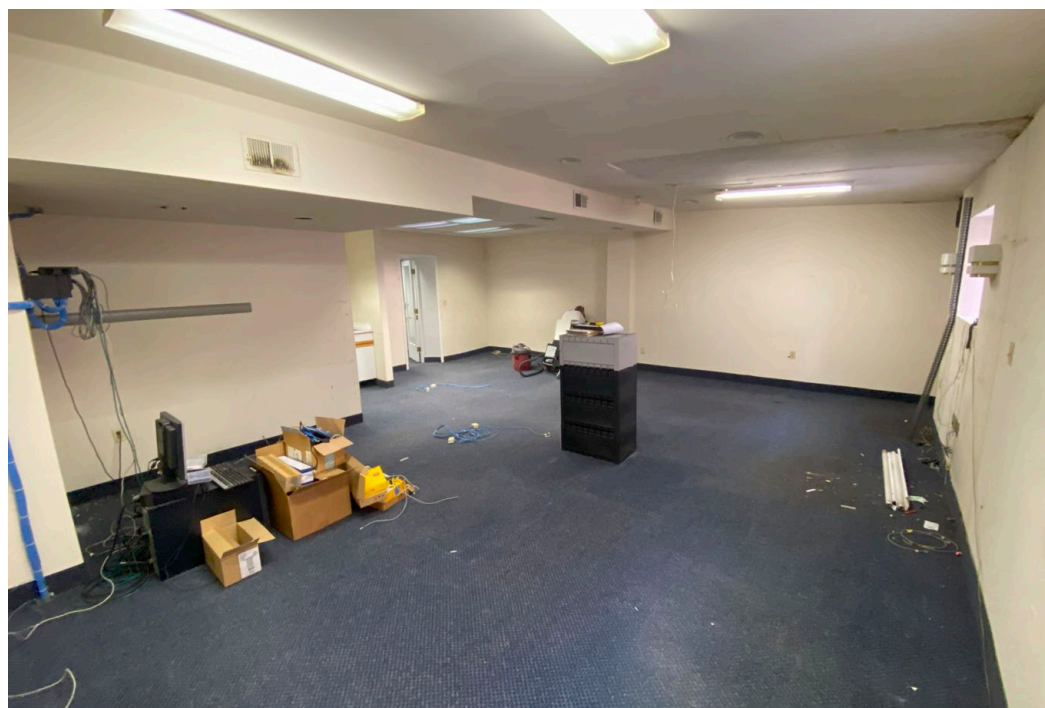
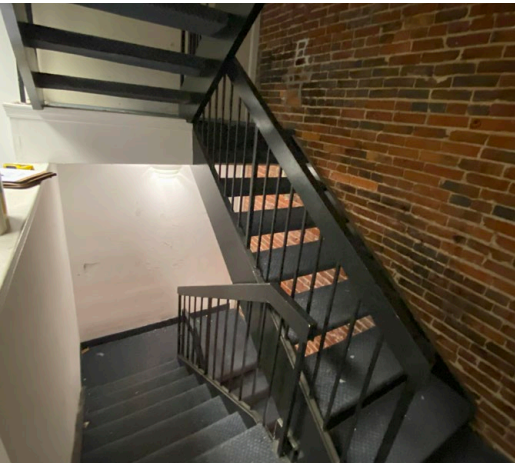
2ND FLOOR PHOTOS

HIGHLIGHTS:

SIZE:

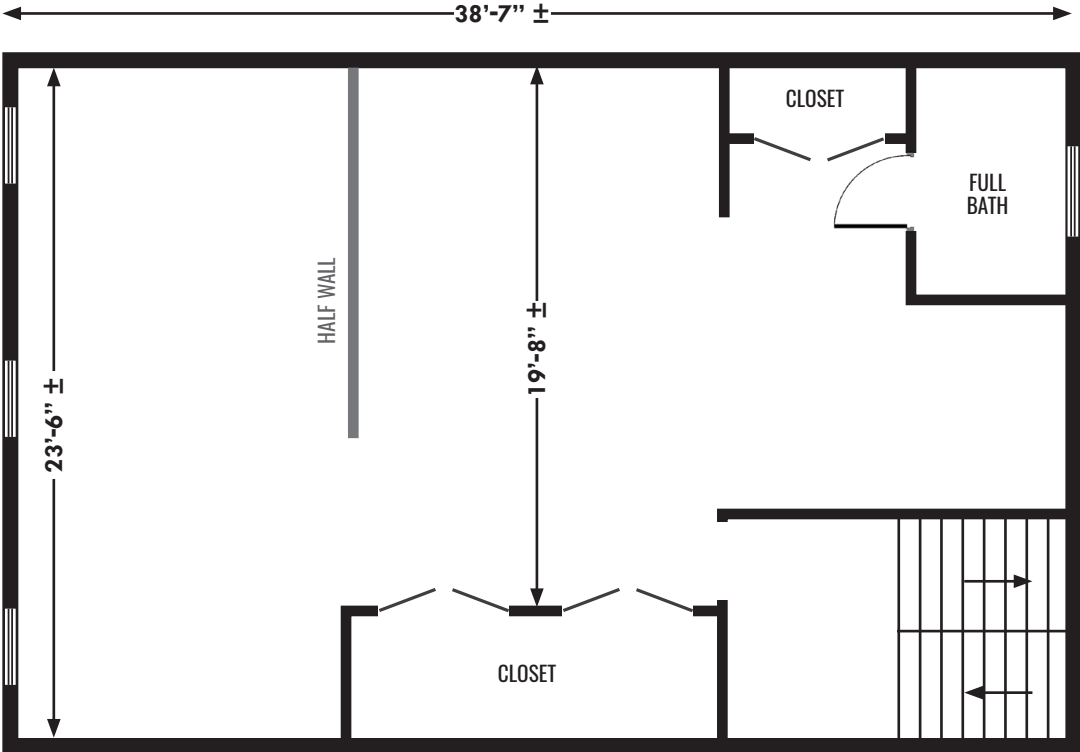
1,500 SF ±

- 3 large work areas
- Server room
- Bathroom
- Kitchenette



3RD FLOOR PLAN

Note: Visual representation only. Not for planning purposes.



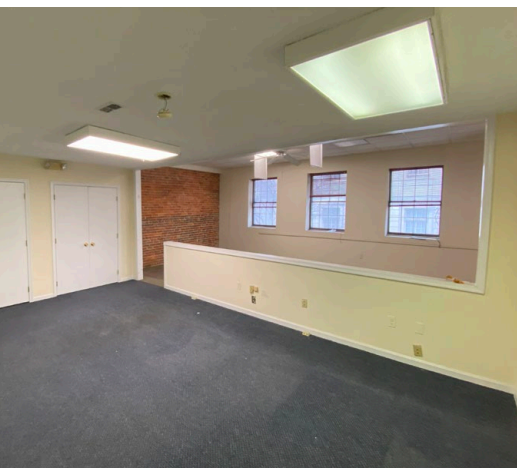
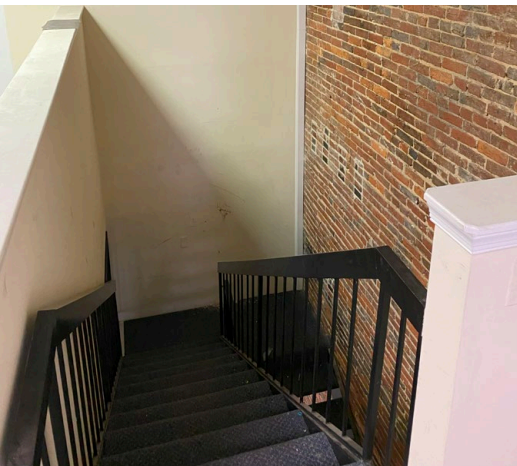
3RD FLOOR PHOTOS

HIGHLIGHTS:

SIZE:

1,000 SF ±

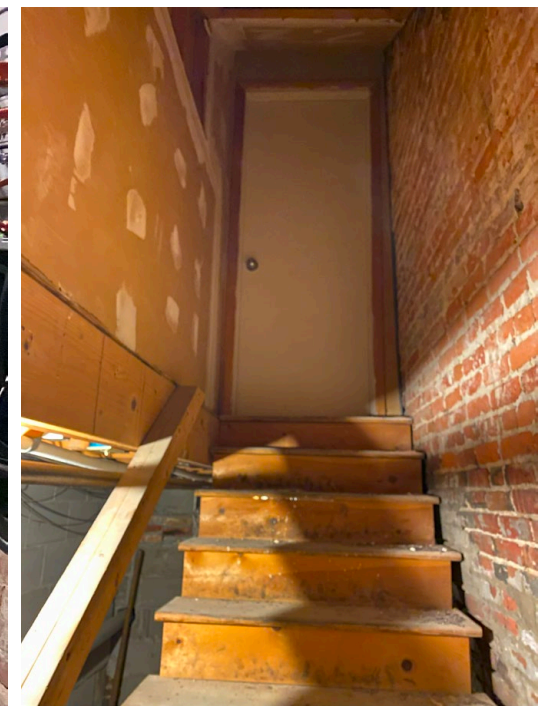
- Large open work space with some exposed brick walls
- Full bath with shower



BASEMENT PHOTOS

HIGHLIGHTS:

- Rear door to parking lot
- Upgraded electrical panels
- Front and rear stairway access



LOCAL BIRDSEYE



COURT SQUARE



ABEL WOLMAN MUNICIPAL BLDG.



BALTIMORE CITY HALL

P

SITE

DAVIS ST

GUILFORD AVE

HOLLIDAY ST

E LEXINGTON ST

N CALVERT ST

BALTIMORE COURTHOUSE



LOCAL BIRDSEYE



FOUR SEASONS
Hotels and Resorts



HARBORPLACE



POWER PLANT
Level 1



CIRCUIT COURT HOUSE



DISTRICT COURT HOUSE

CITY HALL



COURT HOUSE

SITE

E FAYETTE ST



HOLIDAY ST

GUILFORD AVE

N CALVERT ST



ORLEANS ST



ST PAUL PL



NEARBY PARKING



BUNTING GARAGE



MCAULEY GARAGE



225 N. CALVERT ST GARAGE

HOURS OF OPERATION: **MON-SUN 6AM-9PM**
PHONE: (312) 274-2111

ORLEANS ST

GUILFORD GARAGE

PHONE: (410) 340-2500

LEXINGTON STREET GARAGE

AVAILABILITY: **PARKING AVAILABLE**
PERMIT RATES: **\$87.50-\$175.00**
HOURS OF OPERATION: **MON-FRI 6AM-8PM**
CONTACT: **JAN RICHMOND**
PHONE: (410) 681-6195
EMAIL: GARAGE.BILLING@BCPARKING.COM

CHARLES PLAZA GARAGE



ST. PAUL GARAGE

AVAILABILITY: **PARKING AVAILABLE**
PERMIT RATES: **\$95.83-\$241.67**
HOURS OF OPERATION: **MON-THURS 6AM-11PM,
FRI-SAT 24 HRS., SUN 12AM-11PM**
CONTACT: **ABRAHAM NEGATU**
PHONE: (410) 528-1325
EMAIL: GARAGE.BILLING@BCPARKING.COM

WEINBERG GARAGE



220 GUILFORD AVE PARKING

229 GUILFORD AVE LOT

PHONE: (267) 765-3658
WEBSITE: [CLICK HERE](#)



SITE

THE MUNSEY GARAGE



SUNTRUST BUILDING GARAGE



215 E. FAYETTE ST

PHONE: (267) 606-4058
EMAIL: CUSTOMERCARE@PARKWAYCORP.COM

BALTIMORE STREET GARAGE

AVAILABILITY: **PARKING NOT AVAILABLE**
PERMIT RATES: **\$104.17-\$208.33**
HOURS OF OPERATION: **MON-FRI 24 HRS.**
CONTACT: **JAN RICHMOND**
PHONE: (410) 837-3222
EMAIL: GARAGE.BILLING@BCPARKING.COM

500 E. BALTIMORE ST PARKING



15 S. FREDERICK PARKING

1 LIGHT ST GARAGE



BALTIMORE ST

48 CUSTOM HOUSE AVE PARKING



W BALTIMORE ST GARAGE



CHARLES ST

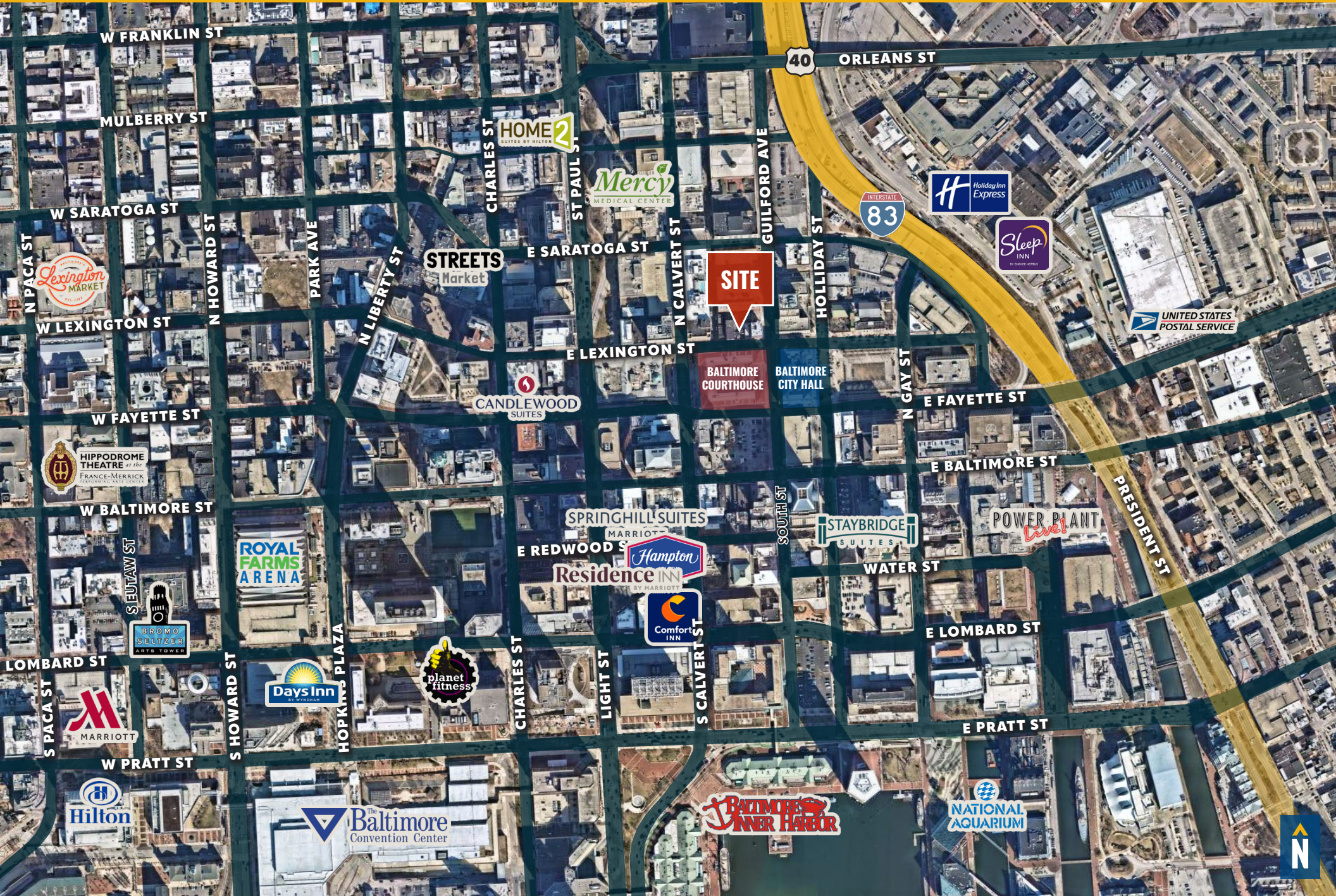
LIGHT ST

SOUTH ST

E LOMBARD ST



MARKET AERIAL



W FRANKLIN ST

MULBERRY ST

W SARATOGA ST

W LEXINGTON ST

W FAYETTE ST

W BALTIMORE ST

LOMBARD ST

W PRATT ST

ORLEANS ST

STREETS Market

E SARATOGA ST

E LEXINGTON ST

E FAYETTE ST

E BALTIMORE ST

E REDWOOD ST

WATER ST

E LOMBARD ST

E PRATT ST

SITE

BALTIMORE COURTHOUSE

BALTIMORE CITY HALL

SPRINGHILL SUITES

Residence Inn

STAYBRIDGE SUITES

POWER PLANT

CANDLEWOOD SUITES

ROYAL FARMS ARENA

Days Inn

planet fitness

Comfort Inn

MARRIOTT

Hilton

The Baltimore Convention Center

BALTIMORE INNER HARBOR

NATIONAL AQUARIUM

UNITED STATES POSTAL SERVICE

Holiday Inn Express

Sleep Inn

HOME 2 SUITES BY HILTON

Mercy MEDICAL CENTER

Lexington MARKET

HIPPODROME THEATRE

BROMO SELTZER ARTS TOWER

HOPKINS PLAZA

N PACA ST

N HOWARD ST

PARK AVE

N LIBERTY ST

CHARLES ST

ST PAUL ST

N CALVERT ST

HOLLIDAY ST

N GAY ST

SOUTH ST

CHARLES ST

LIGHT ST

S CALVERT ST

PRESIDENT ST



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



42,212

150,166

249,303

DAYTIME POPULATION



149,602

278,350

384,935

AVERAGE HOUSEHOLD INCOME



\$91,162

\$97,667

\$92,765

NUMBER OF HOUSEHOLDS



23,188

73,272

115,432

MEDIAN AGE

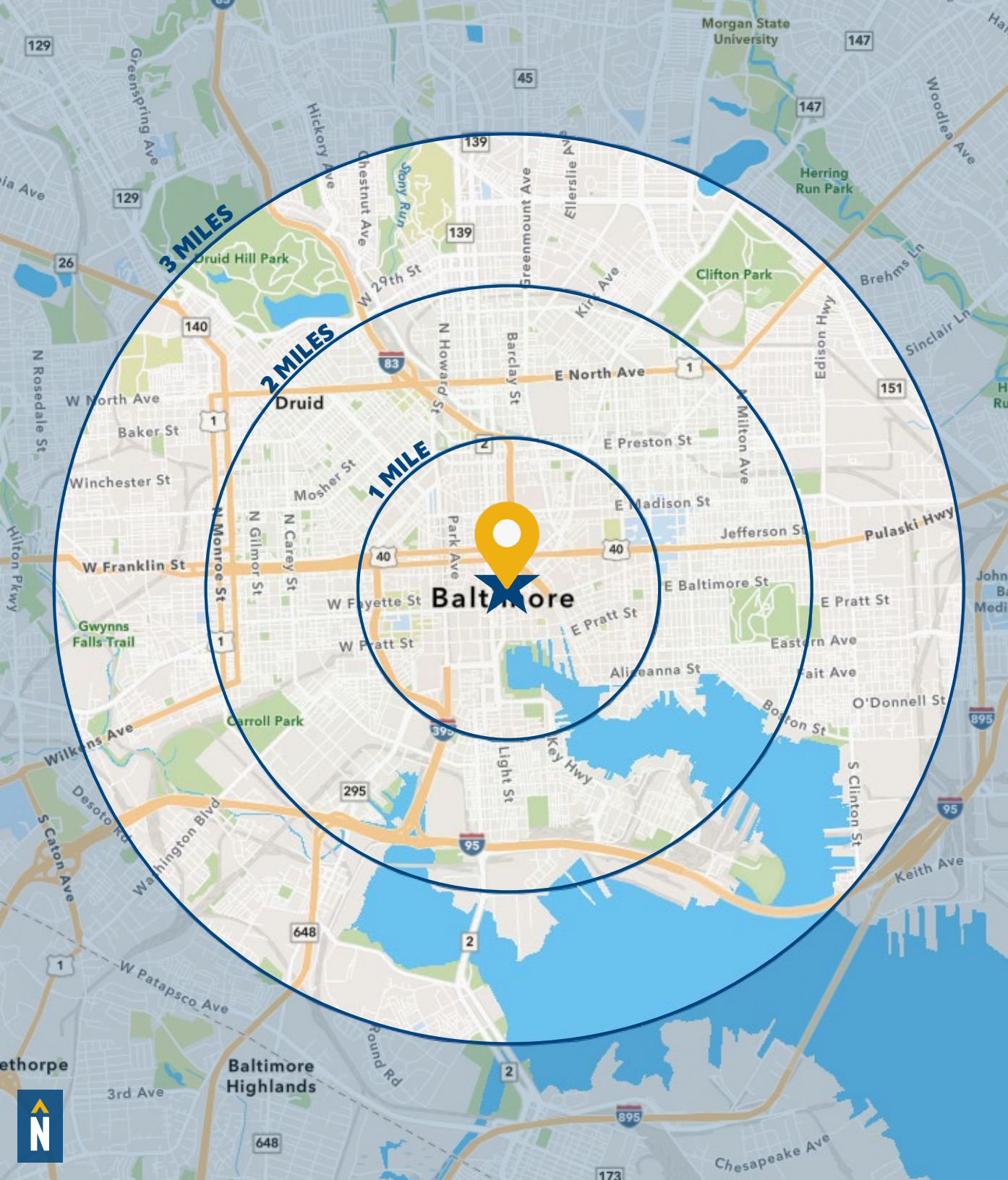


33.3

34.7

34.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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JGRIEVES@mackenziecommercial.com



MACKENZIE

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Baltimore, MD 21202

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



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