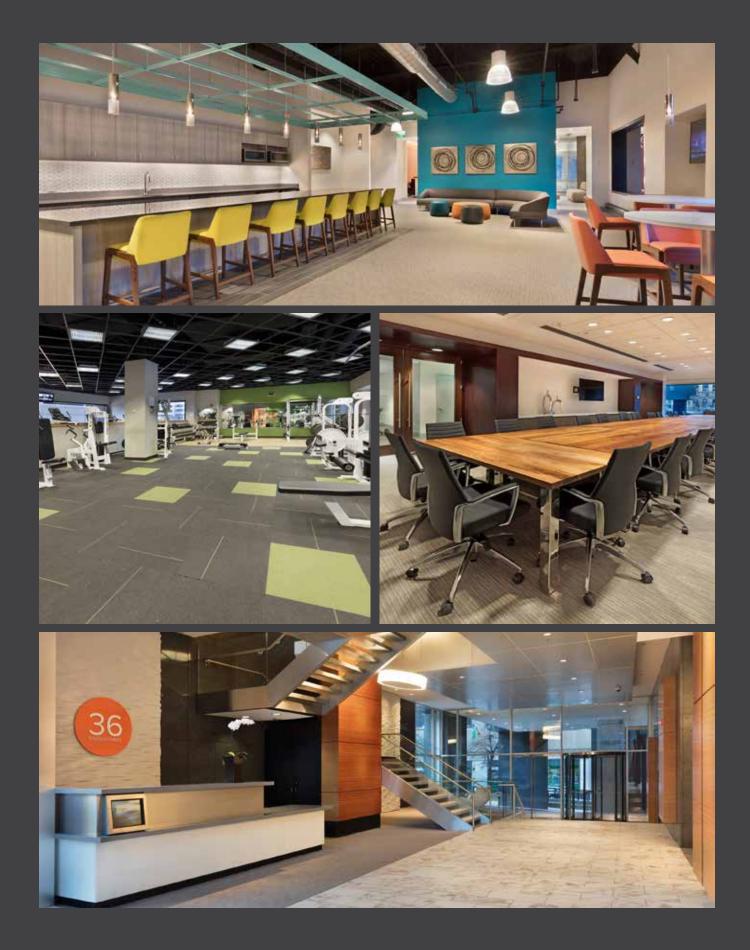
500TH CHARLES

BIRD \$10







36 SOUTH CHARLES STREET BALTIMORE, MARYLAND

BUILDING FEATURES

- 318,684 square foot 25-story building
- Class A office space in the CBD
- Recently completed common area renovations
- Conference center
- Modernization of the elevators
- On-site property management
- 24/7 lobby attendant
- Full service on-site fitness center
- On-site garage and ample parking available in adjacent garages
- Two on-site deli café operations
- 13,040 square foot typical floor size
- Total of 114,363 square feet available immediately
- Full floors available
- Retail space available on the lower level and first floor
- Concierge service

LOCATION FEATURES

- Located only one block from the Inner Harbor, the #1 tourist attraction in the state of Maryland, with 14 million visitors annually
- Situated one block from the Charles Center Metro Station, one half-mile from I-395, and one mile from I-83, the building benefits from excellent access to multimodal transportation
- Located in HUB and Enterprise Zones
- Walking distance from countless restaurants, business services and other amenities

CBD / DOWNTOWN

noodles







FIVE GUYS BURGERS and FRIES

STEAKHOUSE





Walgreens

PNC

resina geurmet



COSÌ

B&(



RITE AID



SUNTRUST

Baltimore Convention Center

















LORD BALTIMORE HOTEL





INNER HARBOR / HARBOR EAST



Ouzo BA







I NALLEY





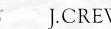


JOHNSTON & MURPHY PANDÖRA FOREVER 21 **O** lululemon ANTHROPOLOGIE

POWER PLANT

HYATT REGENCY

Madewell ARHAUS J.CREW



pharmacy



PIER SIX

BROOKSHIRE

HOTEL RL



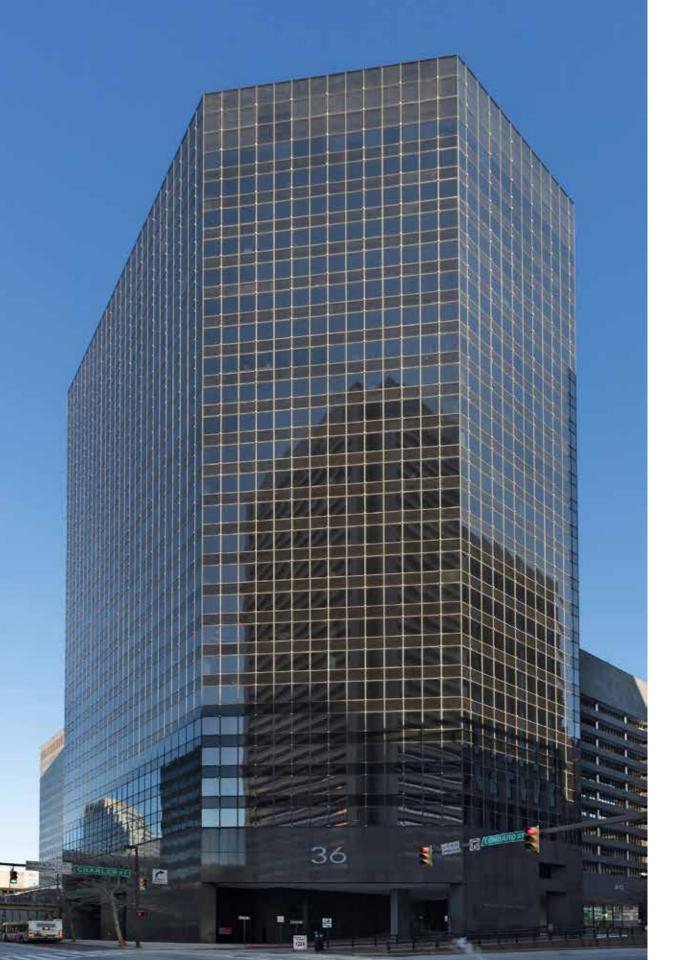
WHÔLE FOODS

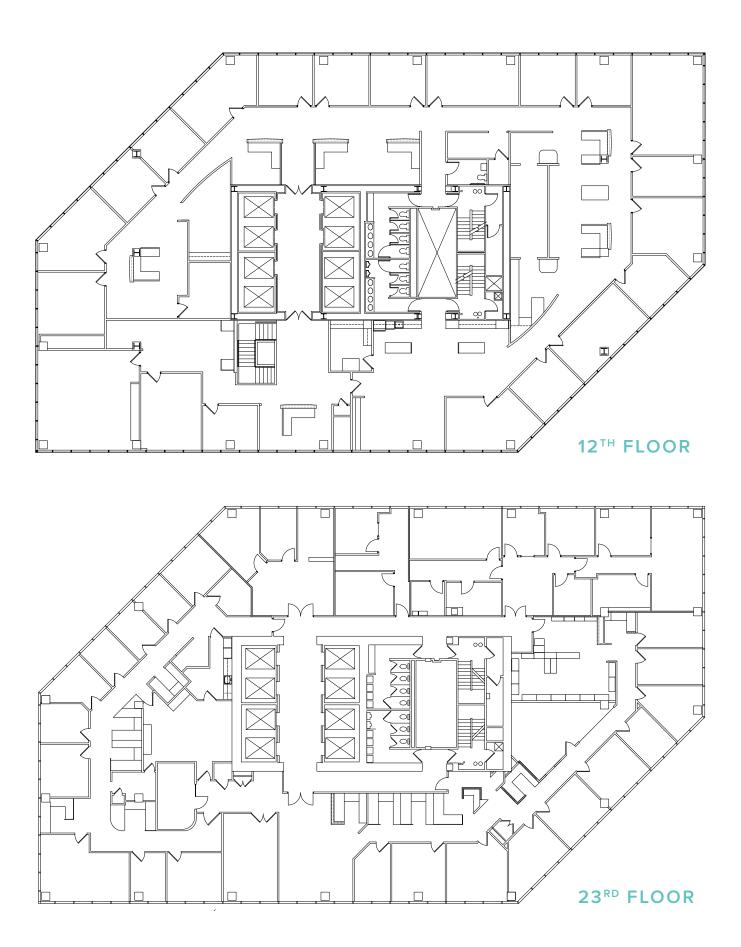












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TRANSWESTERN[®]

TOM GENTNER

Senior Vice President 443.285.7671 Tom.Gentner@transwestern.com

BRIAN SIEGEL

Senior Vice President 443.285.7661 Brian.Siegel@transwestern.com

MATT LYNCH

Managing Director, GSA 202.775.7021 Matt.Lynch@transwest<u>ern.com</u>

7160 Columbia Gateway Drive, Suite 210, Columbia, Maryland 21046 • 443.285.0770 • www.transwestern.com