

Space For Lease in Mount Vernon / Downtown



Near Peabody Conservatory of Music, The Walter's Art Gallery & Basilica

- Location:** 519 N. Charles Street, between Franklin Street and Centre Street in the Downton Mount Vernon Shopping District
- Join:** Paris West Optical, C. Grimaldis Gallery, Gian Marco Menswear, Simple Wellness, 7-11
- Lot:** 25'9 x 128' deep
- Zoning:** OR-2
- Utilities:** 100 Amp electrical service. City water, city sewer. Heat pump with central air conditioning.
- Amenities:** Large, 10' x 10' floor-to ceiling retail window for maximum exposure. Private offices, kitchenettes, powder room, laundry and shower stall. One off-street parking space.
- Size:** 2,600 Square Feet.
- Lease Terms:** Base Rent ~\$16.15 per square foot - \$3,500/month
Tenant pays 100% electric; share of monthly water and gas bill.

Why Choose 519-521 North Charles Street?

- ✓ Prime Mount Vernon location, just 1/2 block from the Washington Monument
- ✓ High foot traffic area surrounded by restaurants, shops, and cultural attractions
 - ✓ Convenient access to Baltimore Penn Station, I-83, and local transit
 - ✓ Ideal for businesses seeking a dynamic, well-connected neighborhood



Call Cheryl Sadera, Principal / Agent

410-235-9600 *Seller's Exclusive Agent*

www.BenFrederick.com

\$3,500 Per Month

Plus utilities

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.



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