

# OFFICE BUILDING FOR LEASE

217 N CHARLES ST.  
BALTIMORE, MD 21201

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*Leasing/Sales Representative*



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*Senior Associate*



# FOR LEASE

BALTIMORE

# LOCATION REVIEW

217 N CHARLES ST. BALTIMORE, MD 21201

## AVAILABLE SF:

2ND FLOOR: 150 SF  
OFFICE AVAILBALE

4TH FLOOR: 4,400 SF  
OFFICE AVAILBALE

5TH FLOOR: 4,400 SF  
OFFICE AVAILBALE

## HIGHLIGHTS:

- ▶ NEWLY RENOVATED HISTORIC OFFICE BUILDING LOCATED IN THE HEART OF BALTIMORE CBD.
- ▶ EASY ACCESS TO BALTIMORE'S INNER HARBOR, COURT HOUSE, MERCY HOSPITAL, DOWNTOWN RESTAURANTS, PUBLIC TRANSPORTATION, AND RETAIL ESTABLISHMENTS.
- ▶ SECURED ACCESS, 24 HOUR ACCESS.
- ▶ PROFESSIONALLY MANAGED ON SITE PROPERTY MANAGEMENT



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**FOR LEASE**  
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**PHOTOS**

217 N CHARLES ST. BALTIMORE, MD 21201



# FOR LEASE

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# LOCAL MAP

217 N CHARLES ST. BALTIMORE, MD 21201



# FOR LEASE

BALTIMORE

# AERIAL MAP

217 N CHARLES ST. BALTIMORE, MD 21201



BROMO ARTS DISTRICT



EAST CASE



SOWEBO

217 N CHARLES ST



ORIOLE PARK at CAMDEN YARDS

OTTERBEIN

FELLS POINT

PIGTOWN



M&T Bank STADIUM



FEDERAL HILL-MONTGOMERY

HORSESHOE CASINO • BALTIMORE

RIVERSIDE



# FOR LEASE

BALTIMORE

# DEMOGRAPHICS

217 N CHARLES ST. BALTIMORE, MD 21201

1 MILE

2 MILES

3 MILES

AVG HOUSEHOLD INCOME

\$89,348

\$80,170

\$76,976

2023 HOUSEHOLDS

19,240

64,658

110,451

2023 POPULATION

37,588

146,165

266,436

