



HIGHLIGHTS:

- Building Size: 34,660 Rentable SF (40,170 Gross SF)
- Lot Size: 12,850 SF
- 90% Leased & Occupied by 3 Tenants
- Second Floor Office Suite of 3,262 SF is Vacant
- Primary Tenant: Baltimore Dept. of Transportation (84% of Bldg.)
- Historic Property in Good Physical Condition
- Retail & Restaurants nearby at Inner Harbor & Power Plant Live
- Located just two blocks North of Pratt Street on MTA Bus Route
- Zoning C-5 TO, Downtown Traditional Office District
- Built circa 1905 with Gut & Rehab in 2003/2022
- 7 Gated Surface Parking Spaces; 414 Water St. Garage is directly opposite the building. (unreserved monthly parking is \$180)
- 1 Hydraulic Passenger Elevator (LL to 4th Floor)
- 2 Interior Staircases. Restrooms on each floor
- New LED Fixtures Throughout





33 South Gay Street, Baltimore, MD 21202

4-Story Office Building for Sale

National Marine Bank Building



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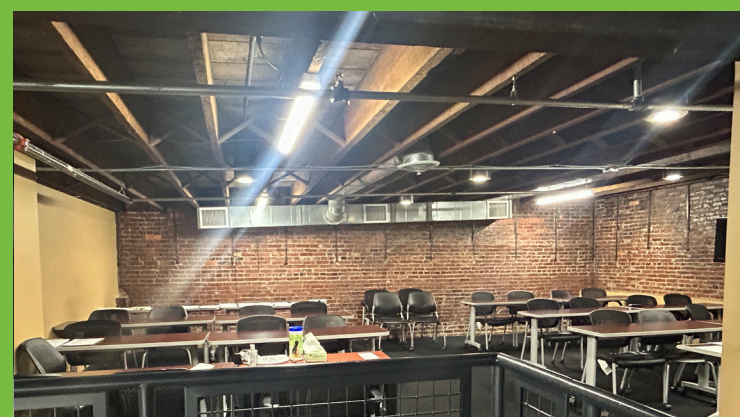
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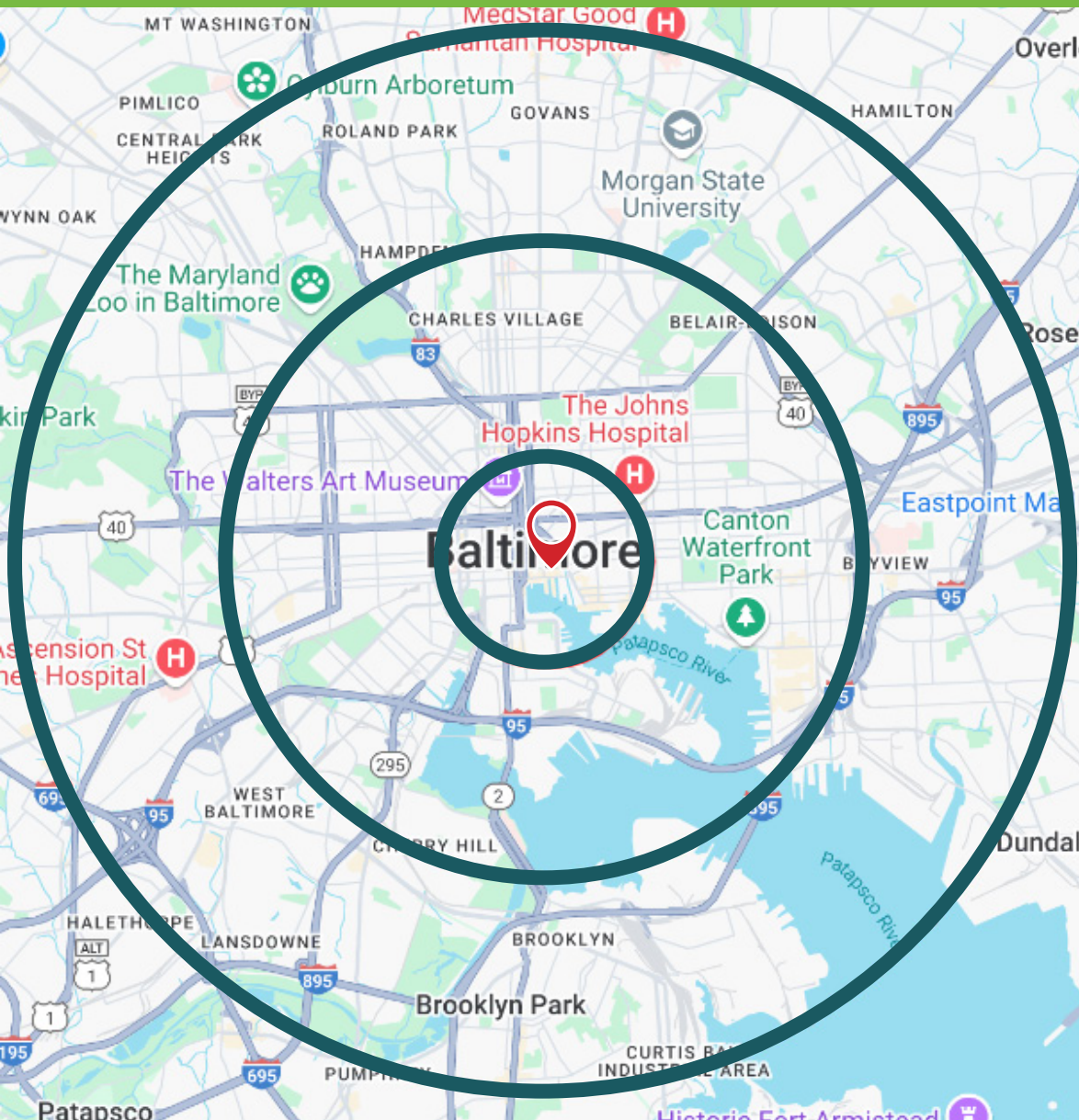
4-Story Office Building for Sale

National Marine Bank Building



PICTURES





Demographics 2025

1 MILE 3 MILES 5 MILES

Population

39,919 258,263 505,225

Households

22,980 117,784 214,599

Average HH Income

\$92,643 \$79,876 \$77,921

The Marine National Bank Building is located in downtown Baltimore, just 2 blocks north of Pratt Street. The property is situated at the northeast corner of Gay & Water Streets, just 2 blocks west of Power Plant Live, a trendy entertainment venue featuring a variety of restaurants, bars, comedy clubs, nightclubs and co-working space (Spark).





For More Information Please Contact:



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