



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

FOR SALE



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Charles Village Exchange
UPD Consulting
Village Energy Solutions
St. Paul
Str

2526 SAINT PAUL STREET
BALTIMORE, MD 21218

Executive Summary

Harrington Commercial Real Estate Services is pleased to present the opportunity to acquire 2526 Saint Paul Street in Baltimore, Maryland. This Charles Village property is just blocks from Johns Hopkins University in the Old Goucher College Historic District and on the National Register of Historic Places. Recently renovated from top to bottom, this corner 9,523 square foot office building is three stories and has a separate entrance lower level. This is a turn-key opportunity for a business looking for a contemporary workspace with a non-corporate atmosphere and income in-place from existing tenants to offset expenses.

Located in both Enterprise and HUB Zones, the building is zoned OR-2, a “Office-Residential” zoning district which allows for a mix of office spaces and residential uses. It features a welcoming porch, a back deck and fenced patio that leads to a parking area with 10 striped and paved parking spaces with EV stations. A large window tower on the corner and a second floor mezzanine provide for an abundance of natural light.

Close to public transportation with easy and free street parking, it’s about a five minute drive to Penn Station, Medstar Union Memorial Hospital and the Baltimore Museum of Art.



Key Highlights

2526 Saint Paul Street, Baltimore, MD 21218

Sale Price: \$899,000

Building: 9,523± SF

Masonry construction with wood truss floor joists
Combination metal, shingle and flat build-up roof

Under Occupancy: One full floor leased with other month- to- month tenants on other floors.

Zoning: O-R-2

Lot Size: 6,440 SF

Parking: 8-10 Striped Parking Spaces with one Electric Vehicle Charging Station

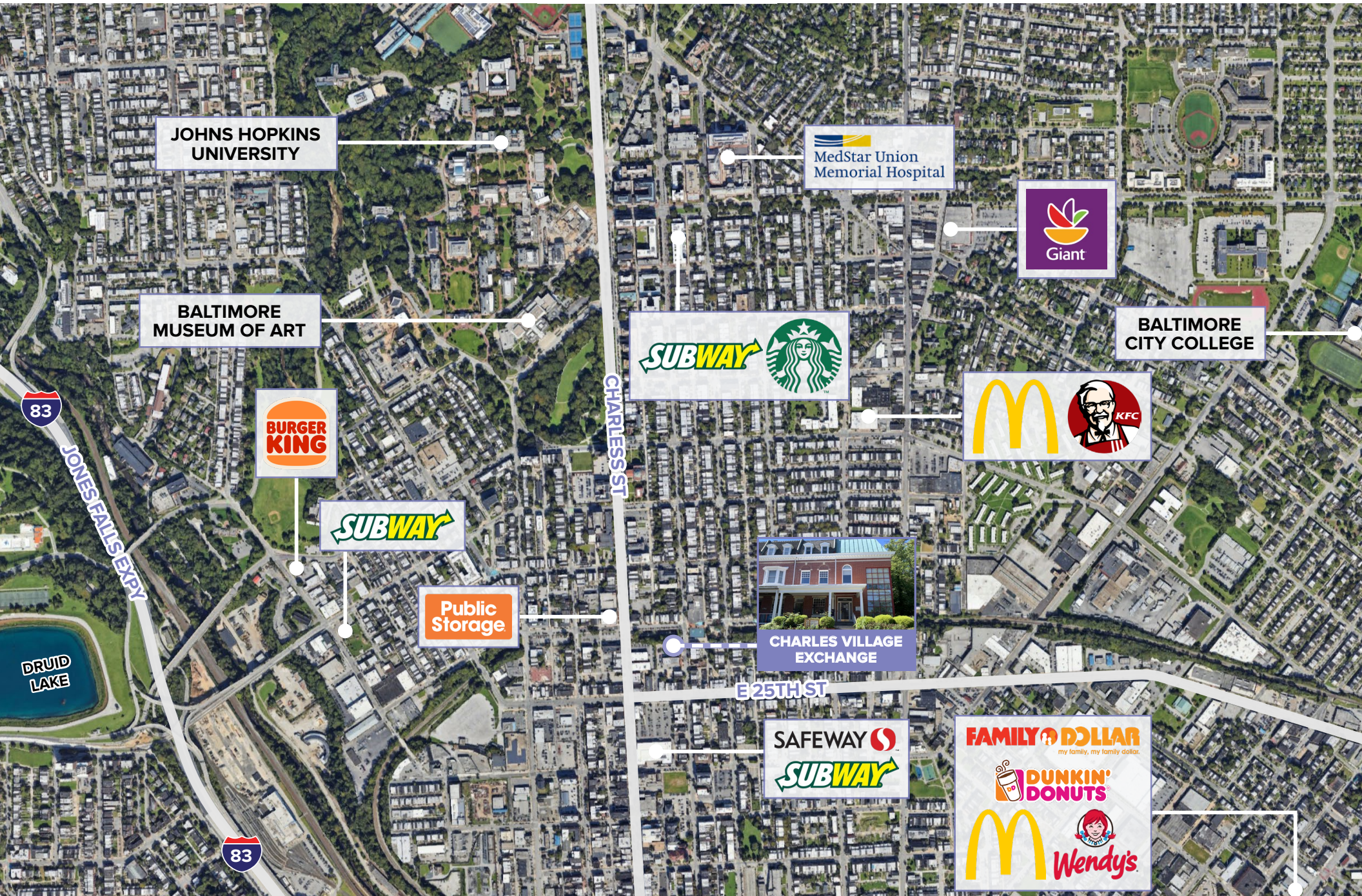
Incentives: Located in HUB and Enterprise Zone

- Utilities:**
- Four separate HVAC Zones
 - Gas furnace in basement serves south side of building, floors 1-3/Gas units in LL, 1st, 2nd & 3rd floors serve North side of building
 - 3 compressors on 2nd floor roof
 - One electric meter/2 electric panels in basement (200 amps, 120/240 v-phase, 3 wire 200 amps, 120/240 vphase, 3 wire/15 amps panel for exit lights)
 - Separate 125 amp panels for air handlers on 2nd and 3rd floors
 - French drain and 3 sump pumps in lower level
 - 40 gallon gas fi red hot water heater
 - Central security system

Notes: Located on the National Register of Historic Places in the Charles Village/Abell Historic District and the Charles Village Community Benefits District



Aerial Map



Demographics

2024 SUMMARY	0.5 MILE	1 MILE	1.5 MILES
Population	12,491	37,882	86,971
Households	6,023	17,646	41,332
Families	1,865	5,855	14,915
Avg HH Size	2.01	1.92	1.95
Owner Occupied Housing Units	1,758	5,399	13,902
Renter Occupied Housing Units	4,265	12,247	27,430
Median Age	33.5	32.2	34.5
Median HH Income	\$53,231	\$53,236	\$52,971
Avg HH Income	\$80,956	\$86,394	\$87,656

Business




4,893
TOTAL BUSINESSES




51,158
TOTAL EMPLOYEES


Income



\$52,971
MEDIAN HH INCOME

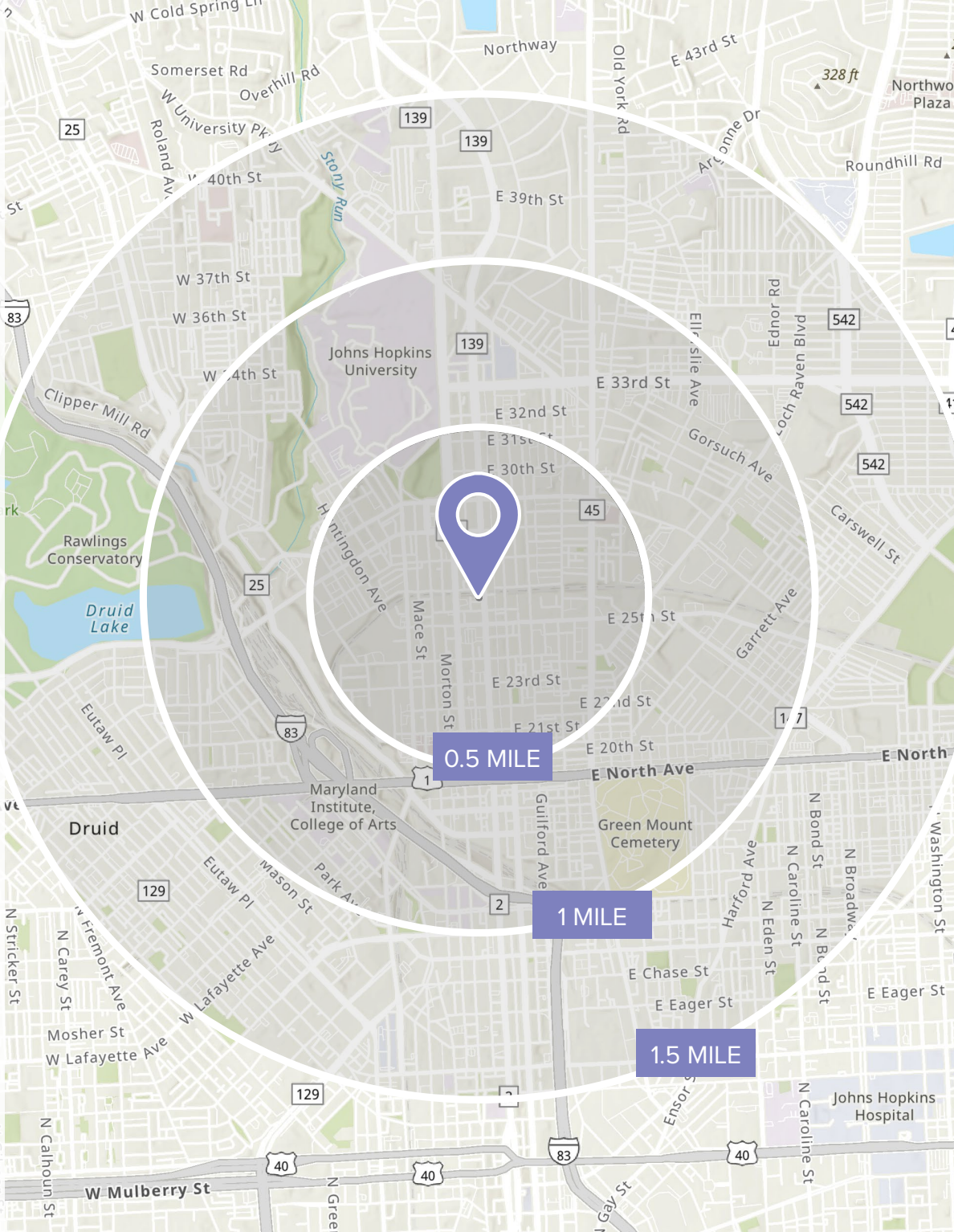


\$41,846
PER CAPITA INCOME



\$24,990
MEDIAN NET WORTH

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.





Floor PLANS



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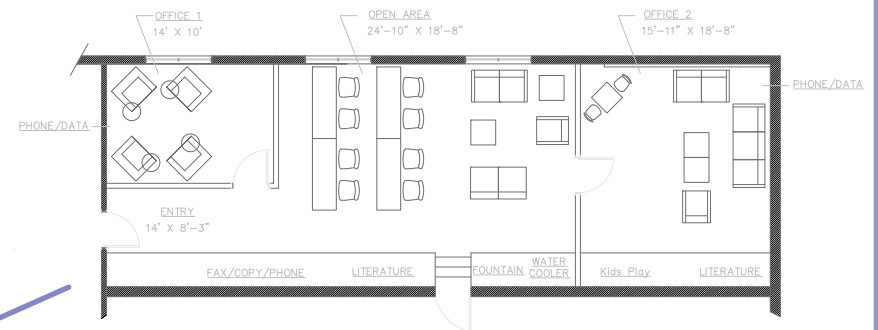
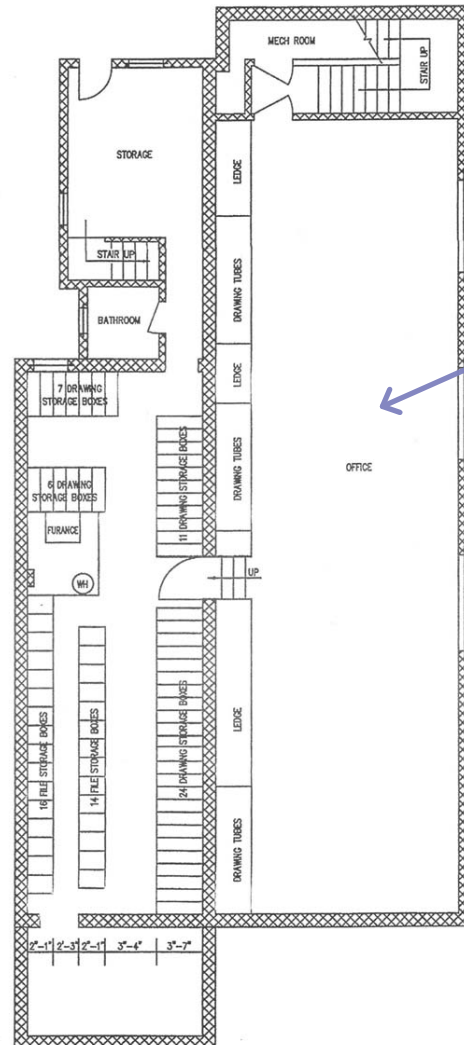
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TERRI HARRINGTON
Managing Principal

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LOWER LEVEL - 1,440 SF FINISHED + 1,152 SF UNFINISHED

The lower level perfect for large groups, workshops, yoga, etc. Arts and crafts room with sink. Bathroom. Rear access to the building with digital video intercom entry system.

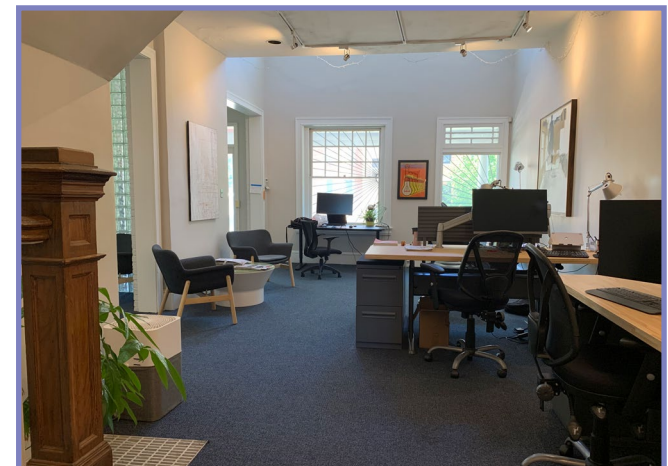
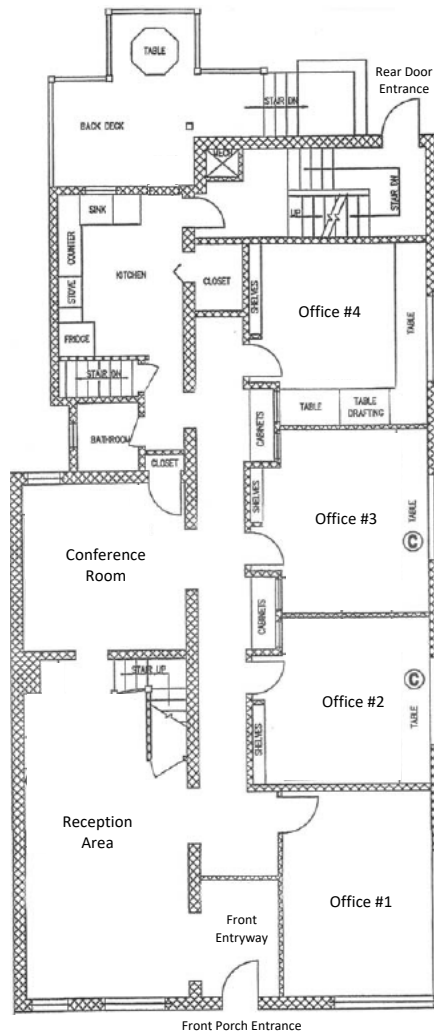


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1ST FLOOR - 2,439 SF

Large open reception area which can be converted to work stations. Four spacious enclosed offices plus an enclosed meeting rooms with 10' ceilings. Large window tower in front northeast corner. Full kitchen (shared). Bathroom. Access to deck and fenced in patio. Direct access to rear parking lot.



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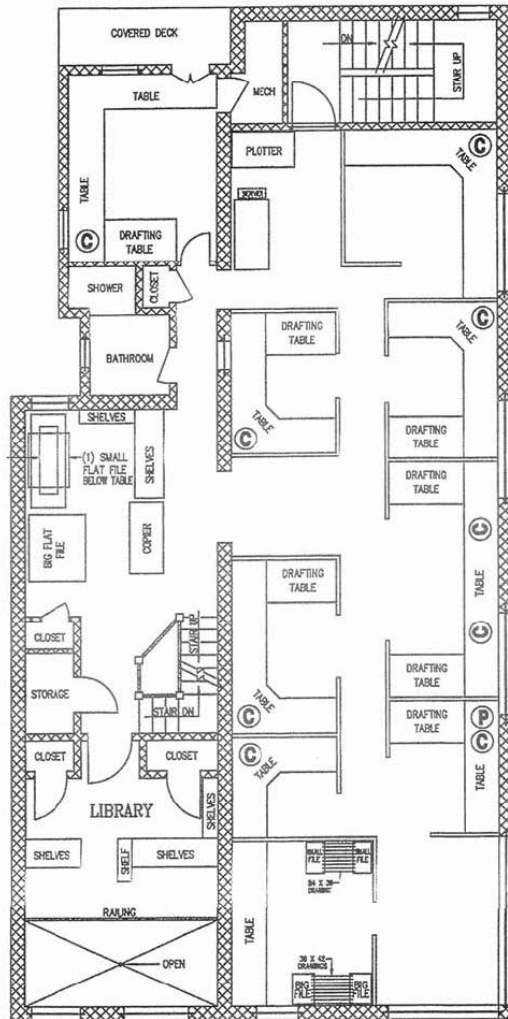
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2ND FLOOR - 2,436 SF

Enclosed mezzanine overlooking reception area. Large window tower and large windows overlooking side yard. Covered deck. Two bathrooms. Several built-ins.



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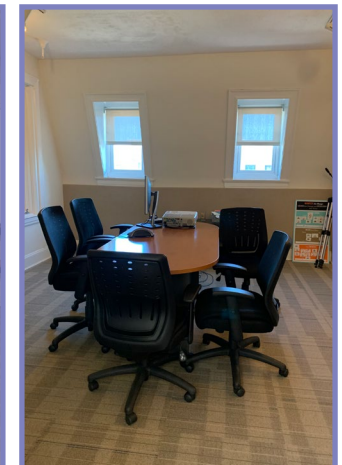
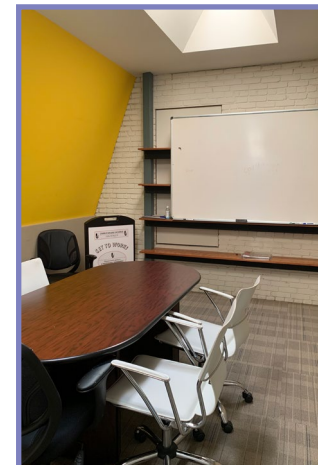
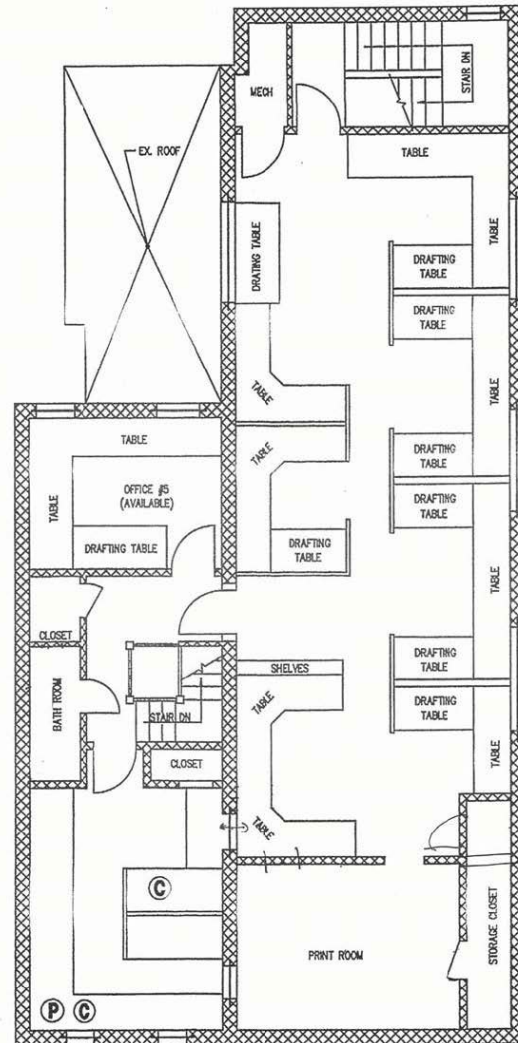
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3RD FLOOR - 2,056 SF

Modern, open concept office with lots of natural light, six single and one double work station. Two enclosed meeting rooms. Enclosed “phone booth” for long calls. Bathroom with shower.



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