

CREATIVE WORK SPACE FOR LEASE

300 N Charles St, Baltimore, MD 21201



PRIVATE OFFICE FOR LEASE

300 NORTH CHARLES STREET

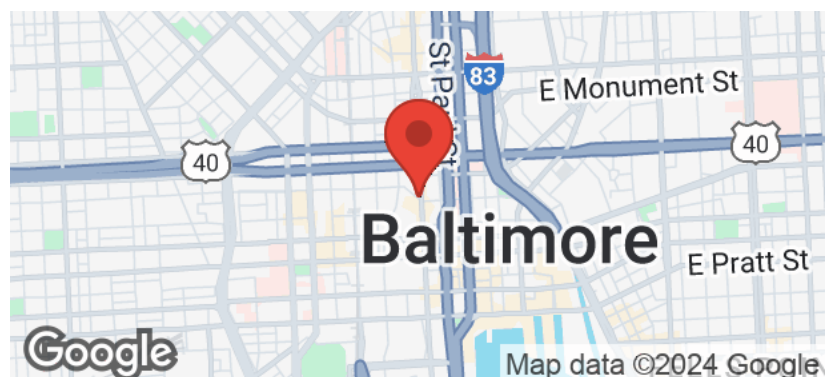


OFFERING SUMMARY

LEASE RATE:	Suite A- \$750/month Suite B- \$1,000/month
AVAILABLE SF:	500 SF
PARKING:	Street parking
ZONING:	C-5HT

PROPERTY OVERVIEW

- Two fully equipped creative/loft spaces available FOR LEASE
- Open collaborative space, two private offices, kitchenette, in-unit laundry, and full bathroom.
- Building equipped with advanced safety features.
- ADA-Compliant: Ground-floor unit with full accessibility for all.
- Located on Charles Street in Mount Vernon, close to University of Baltimore, University of Maryland Medical Center, Mercy Medical Center, and Johns Hopkins Hospital.
- Easy Transportation: MTA light rail and bus lines right outside for convenient access.



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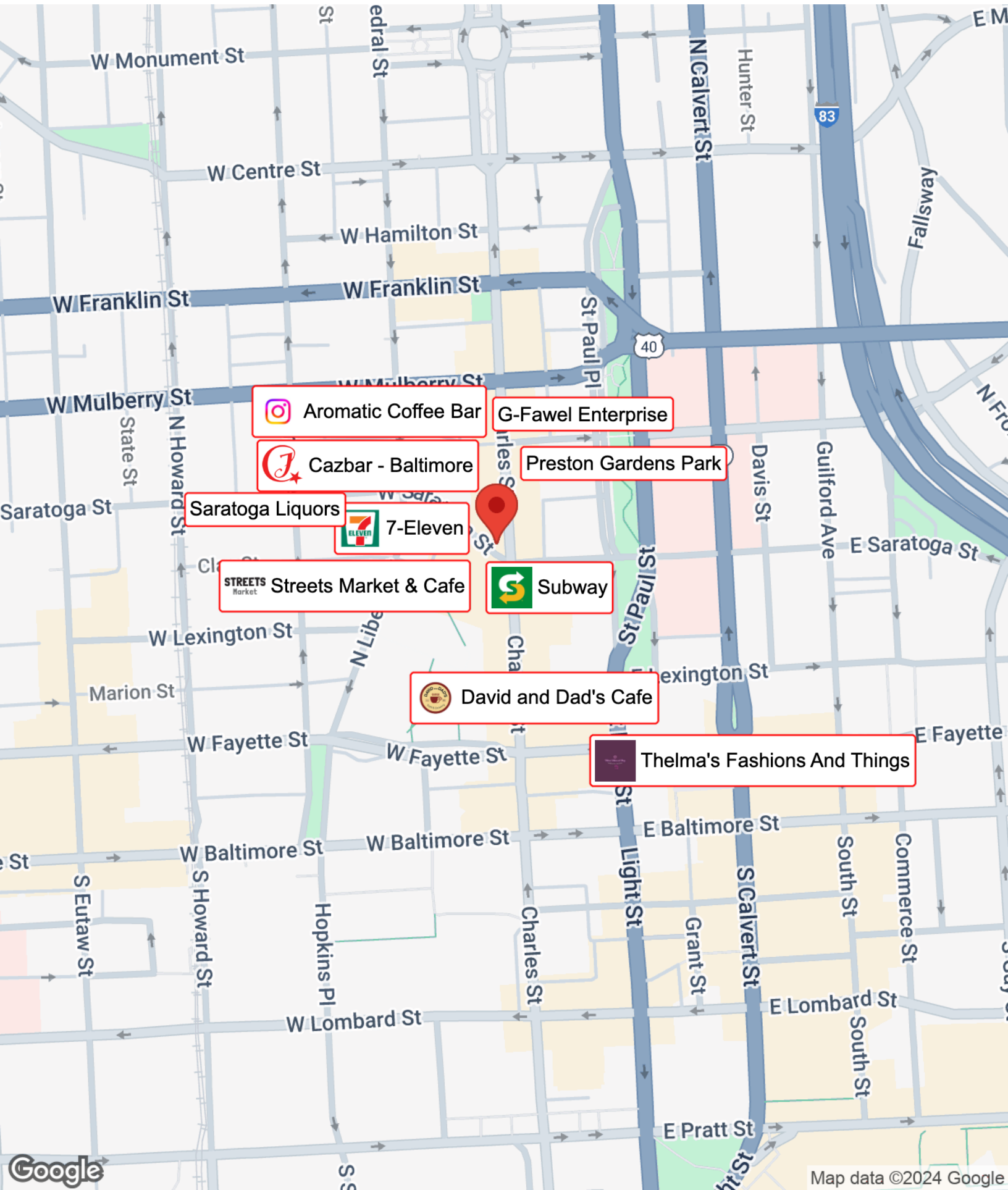
PROPERTY PHOTOS


300 N CHARLES ST, BALTIMORE, MD 21201




BUSINESS MAP

300 NORTH CHARLES STREET




 Aromatic Coffee Bar

G-Fawel Enterprise

 Cazbar - Baltimore


Preston Gardens Park

Saratoga Liquors

 7-Eleven

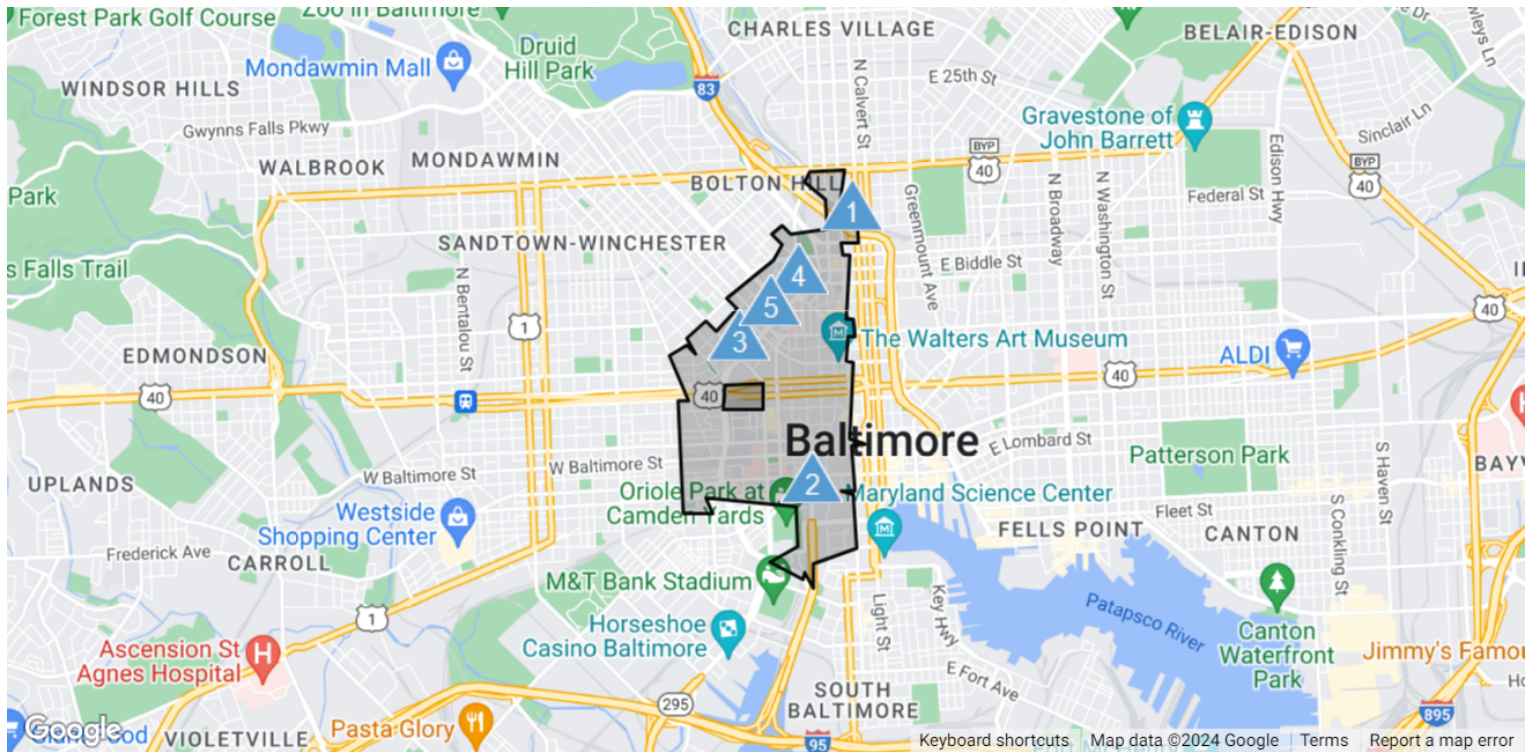
 Streets Market & Cafe

 Subway

 David and Dad's Cafe

 Thelma's Fashions And Things

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

93,077

2023 Est. daily traffic counts

Street: I 83
 Cross: Saint Paul St
 Cross Dir: SE
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2020	▲ 93,713	AADT

2

59,794

2023 Est. daily traffic counts

Street: South Howard Street
 Cross: W Camden St
 Cross Dir: S
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	▲ 60,381	AADT

3

58,844

2023 Est. daily traffic counts

Street: North Martin Luther King Junior Boulevard
 Cross: Pennsylvania Ave
 Cross Dir: NE
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2017	▲ 59,422	AADT

4

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: N Howard St
 Cross Dir: NE
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

5

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: McCulloh St
 Cross Dir: SW
 Dist: 0.01 miles

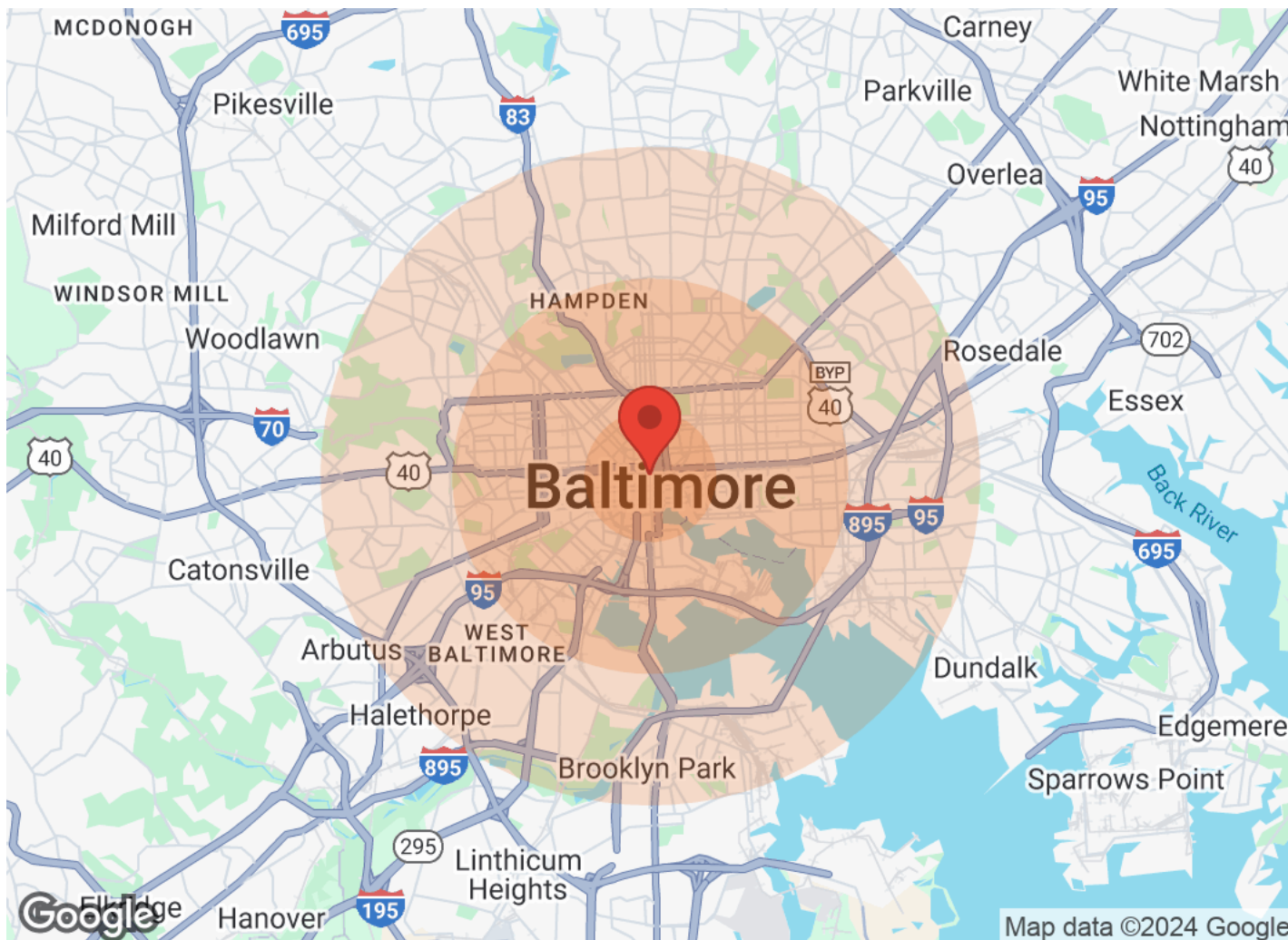
Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DEMOGRAPHICS

300 NORTH CHARLES STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	20,932	130,566	264,270	Median	\$26,107	\$33,736	\$37,356
Female	22,273	142,638	297,123	< \$15,000	6,564	27,686	46,072
Total Population	43,205	273,204	561,393	\$15,000-\$24,999	2,520	15,029	29,146
				\$25,000-\$34,999	1,701	12,331	27,258
Age				\$35,000-\$49,999	2,210	14,793	31,991
Ages 0-14	5,785	49,656	108,676	\$50,000-\$74,999	3,051	18,185	38,778
Ages 15-24	3,455	30,939	69,570	\$75,000-\$99,999	1,340	9,387	21,112
Ages 25-54	21,470	122,039	237,776	\$100,000-\$149,999	1,352	9,086	17,843
Ages 55-64	4,858	31,974	65,982	\$150,000-\$199,999	781	3,383	5,855
Ages 65+	7,637	38,596	79,389	> \$200,000	472	3,634	5,776
				Housing			
Race				Total Units	24,017	149,919	281,070
White	15,293	92,220	181,481	Occupied	20,164	118,673	234,725
Black	24,785	164,646	349,185	Owner Occupied	3,535	46,061	110,394
Am In/AK Nat	7	210	374	Renter Occupied	16,629	72,612	124,331
Hawaiian	2	20	43	Vacant	3,853	31,246	46,345
Hispanic	1,236	14,413	29,169				
Multi-Racial	1,748	18,624	39,384				

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