

FOR LEASE

1013 N Charles St. Unit B

Baltimore MD 21201



LEASE PRICE: \$22.50 PSF MG
(TAXES AND INSURANCE INCLUDED IN RENT,
TENANT IS RESPONSIBLE FOR UTILITIES)

AVAILABLE SF: 800 SF

HIGHLIGHTS

- ▶ **Prime Location:** Situated directly beneath a high-volume, well-established sushi restaurant, offering consistent foot traffic and visibility.
- ▶ **Signage Opportunity:** Prominent glass window signage available at street level to maximize brand exposure.
- ▶ **Interior:** Space features a drop ceiling with energy-efficient LED lighting, providing a clean and contemporary atmosphere suitable for a variety of business uses.
- ▶ **Highly Walkable Area:** Just a short walk to Penn Station (Amtrak, MARC), making it convenient for commuters and visitors.
- ▶ **Proximity to Major Institutions:** Steps away from University of Baltimore, UB Law School, Peabody Institute, Maryland Institute College of Art (MICA), and close to Johns Hopkins University.
- ▶ **Dense Urban Setting:** Surrounded by a diverse mix of office buildings, residential units, and other retail businesses, ensuring a steady customer base throughout the day and evening.



LOCATION REVIEW



PHOTOS



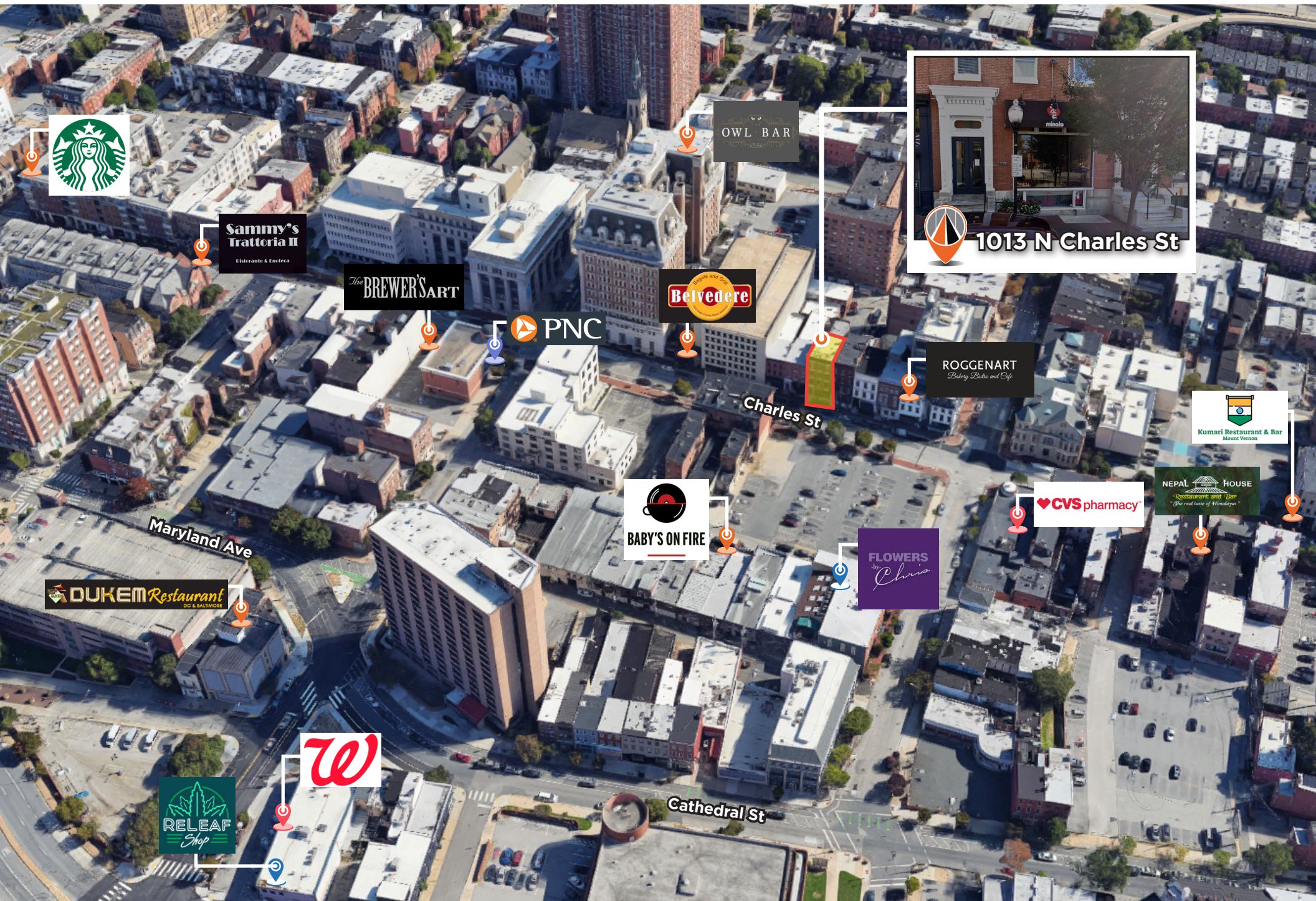
PHOTOS



AERIAL MAP



LOCATION MAP



AREA MAP



1013
N CHARLES ST



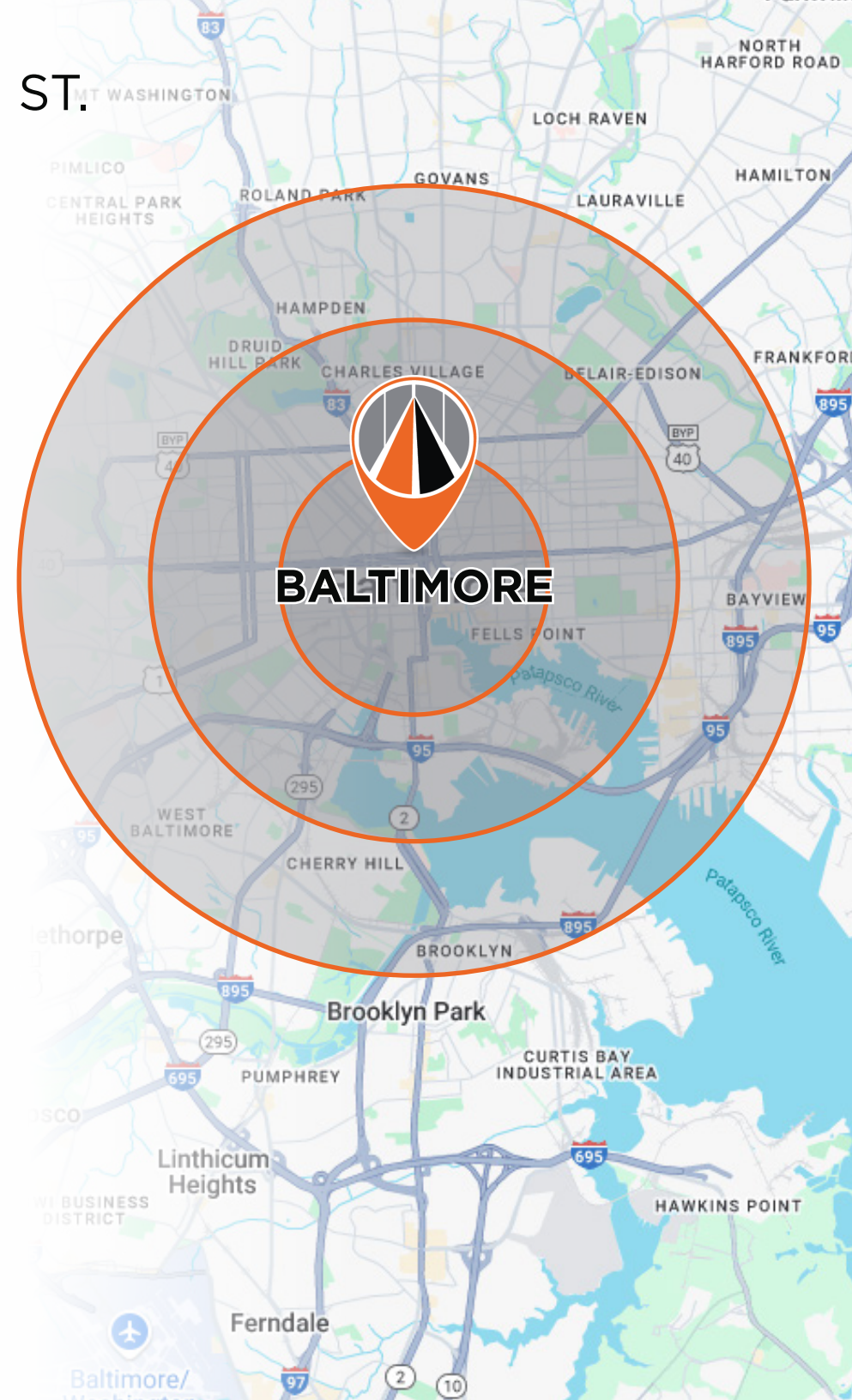
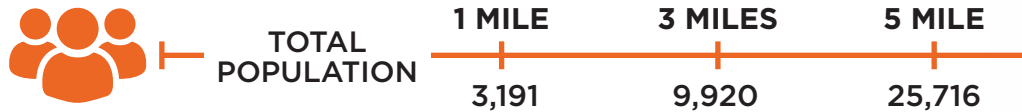
ROGGENART
Bakery Bistro and Cafe

E Eager St

Charles St

DEMOGRAPHICS | 1013 N CHARLES ST.

HOUSEHOLDS & INCOME



1013 N CHARLES ST. UNIT B

BALTIMORE MD 21201

CONTACT

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