



HISTORIC DOWNTOWN BUILDING FOR SALE

MULTIFAMILY / OFFICE / RETAIL OPPORTUNITY

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www.claritycre.com

Property Highlights

- » 7,810 SF total building area
- » 5-story historic structure
- » Multifamily + Retail + Office
- » Basement + elevator access
- » Rooftop access with panoramic Baltimore skyline views
- » Abundant natural light throughout with large window lines
- » National and Local Historic Registry



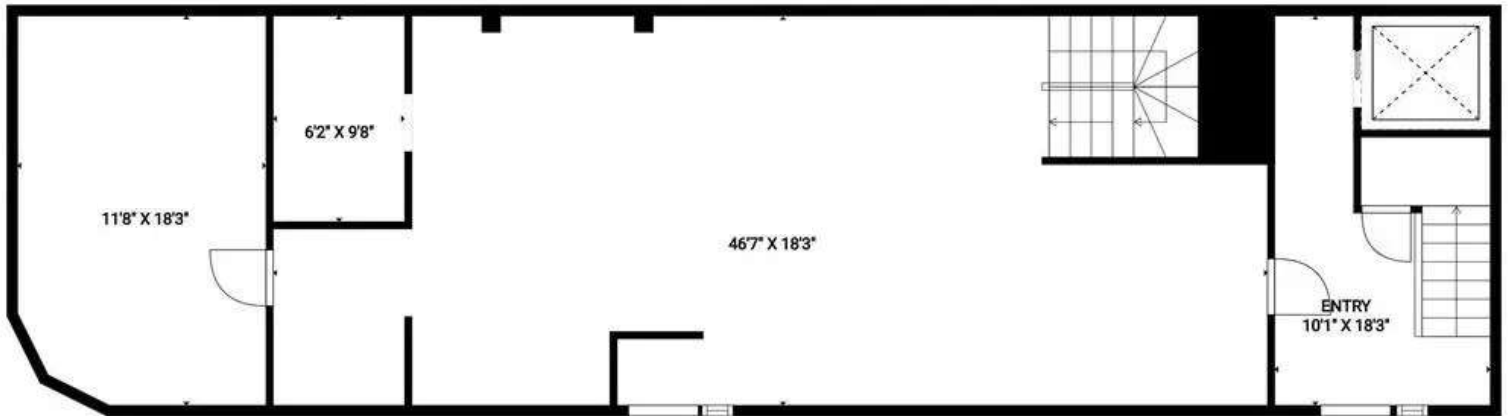
Location & Connectivity

- » Located in Downtown Baltimore Super Block & CHAPs District
- » Minutes to Inner Harbor
- » Walking distance to:
 - » Oriole Park at Camden Yards
 - » M&T Bank Stadium
 - » CFG Bank Arena
 - » Hippodrome & Everyman Theaters
 - » Lexington Market
 - » University of MD Medical System
- » Positioned near key Downtown Baltimore redevelopment initiatives including Sojourner Place at Park

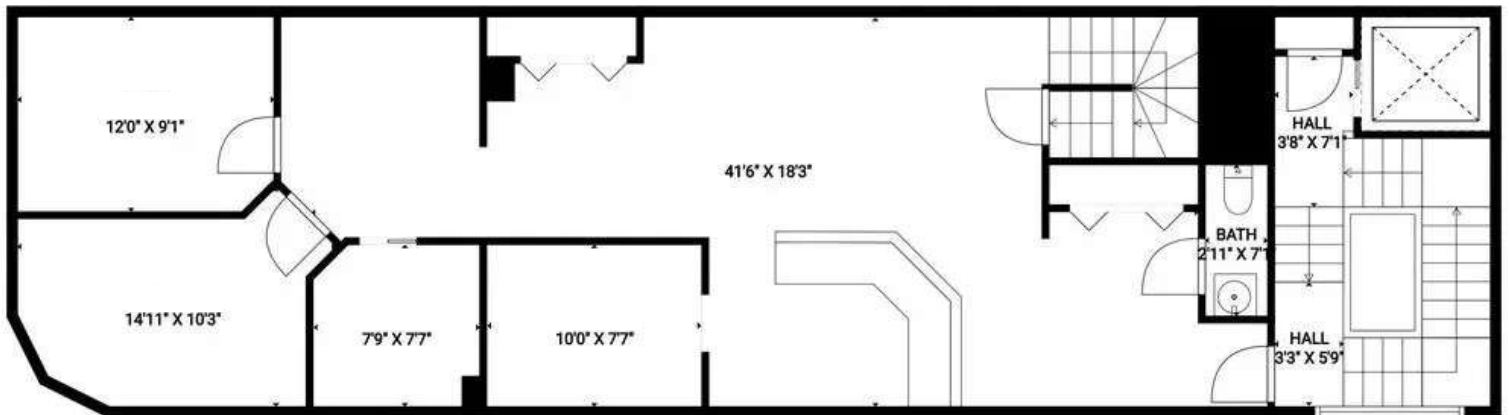
Available Suites

- » Flexible mixed-use configuration potential
- » Strong adaptive reuse opportunity
- » Historic architectural character with modern usability
- » Ideal for office, retail, hospitality, or multifamily creative redevelopment
- » Asking Price: \$750,000
- » Sale Type: Fee Simple
- » Strong redevelopment potential in a rapidly evolving downtown corridor
- » Zoning: DC (Downtown Core District)

Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.

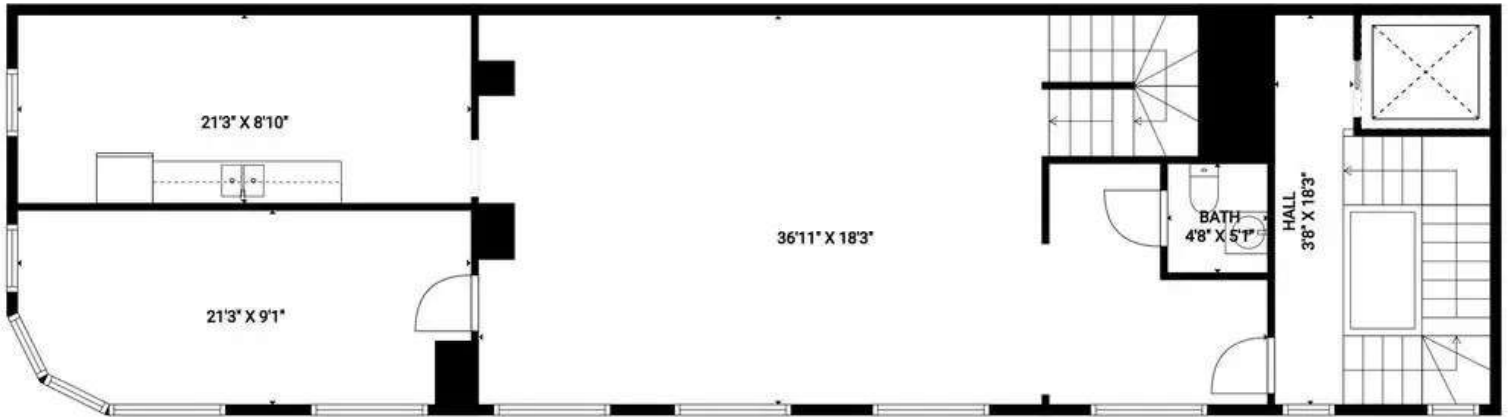


First Floor

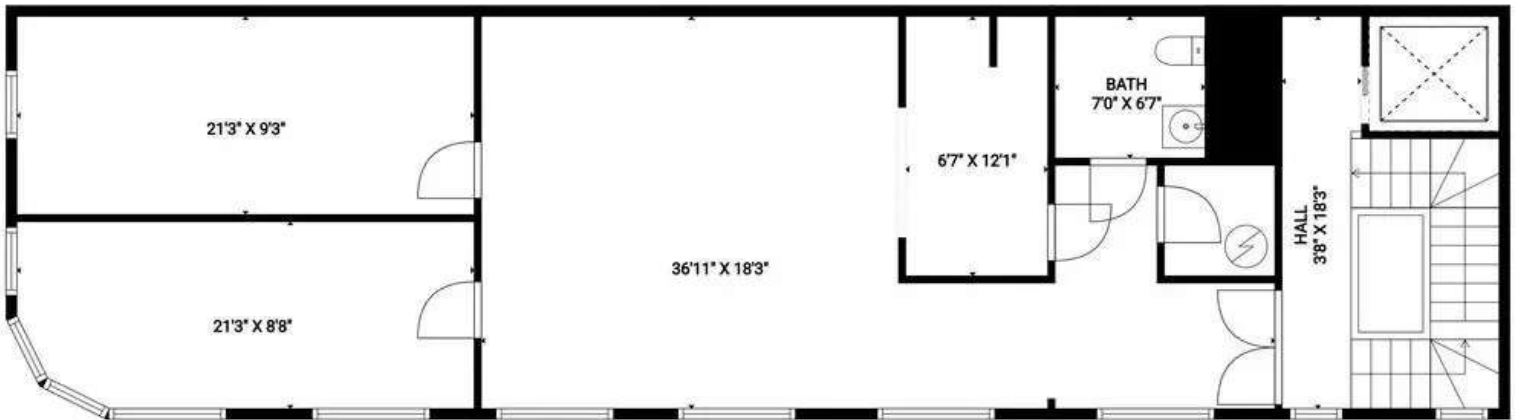


Second Floor

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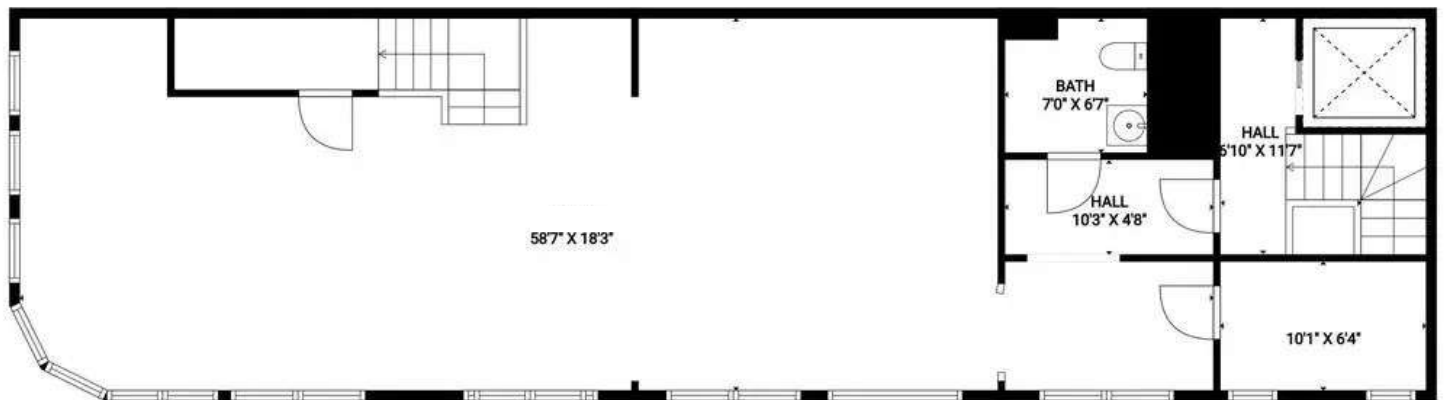


Third Floor

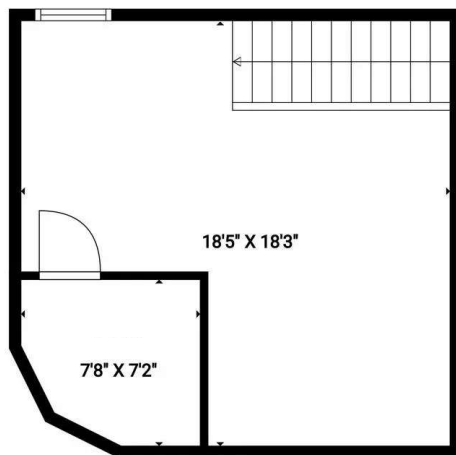


Fourth Floor

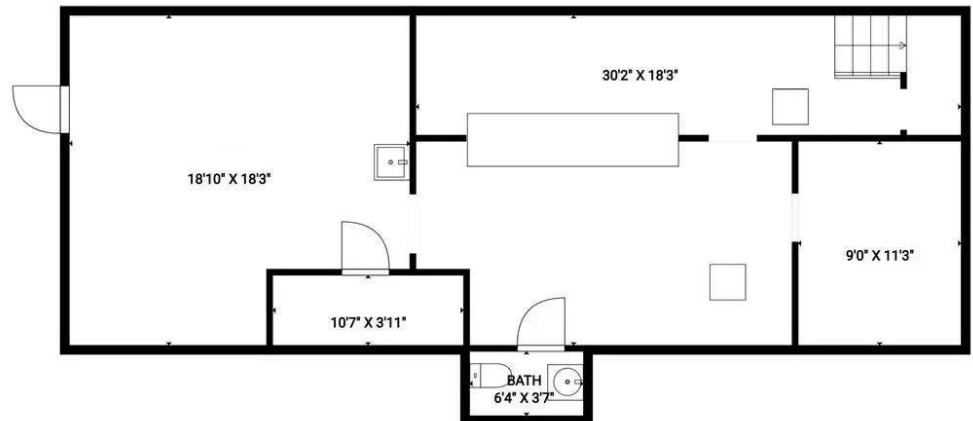
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Fifth Floor



Penthouse



Lower Level

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200 W FAYETTE STREET

WALGREENS
McDonald's

LEXINGTON MARKET
SINCE 1782

HIPPODROME THEATRE
at the
FRANCE-MERRICK
PERFORMING ARTS CENTER

UNIVERSITY of MARYLAND MEDICAL CENTER

ORIOLE PARK at CAMDEN YARDS

BALTIMORE CONVENTION CENTER

M&T Bank STADIUM

THE UPS STORE
SUBWAY
DOLLAR TREE
five BELOW

SMOOTHIE KING
Giant
SHERWIN WILLIAMS

Harris Teeter
verizon
DUNKIN' DONUTS
SAMOS
GREEN ISLAND GRILL

CFB BANK
roost
BALTIMORE PENINSULA
Jersey Mike's SUBS

WATERFRONT HQ CAMPUS

BALTIMORE CITY HALL
Harbor East

EVERYMAN THEATRE

JOHNS HOPKINS MEDICINE
THE JOHNS HOPKINS HOSPITAL

DOWNTOWN

SANDTOWN-WINCHESTER
HARLEM PARK
PIGTOWN
FEDERAL HILL
HARBOR POINT
TIDE POINT

Patapsco River

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