

Office/Retail in The Heart of Fells Point | For Lease



1820 Lancaster St.

Baltimore, MD 21231



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HISTORY

Step inside 1820 Lancaster St., a historic building seamlessly blending old-world charm and modern sophistication. Featuring striking wood timber framing and columns, this award-winning property boasts a thoughtfully updated interior with contemporary elements such as glass walls, high ceilings, and an abundance of natural light. With convenient garage parking and Wi-Fi-enabled Thames Street Park just steps away, this space provides an ideal setting for a law office, architect, engineer, or other professional business. The perfect fusion of historic character and modern functionality, this property offers an exceptional leasing opportunity for businesses seeking a distinctive and inspiring workspace in Baltimore.

PROPERTY HIGHLIGHTS

Lease Rate:	\$17.00/sf + Utilities
Building Size:	44,230 SF
Available SF:	Up to 7,280 SF
Year Built/Renovated	1880/2022
Zoning:	C1

LOCATION DESCRIPTION

Situated in the bustling neighborhood of Fells Point, Lancaster Square - Office/Retail offers a dynamic business environment surrounded by a diverse array of dining, retail, and entertainment options. This vibrant locale is home to historic cobblestone streets, charming waterfront views, and a lively social scene. Within walking distance, tenants can explore the eclectic mix of restaurants, artisan shops, and cultural attractions, while also enjoying proximity to the picturesque Bond Street Wharf. The area's rich maritime history and walkable urban design make it an appealing hub for businesses seeking a lively and connected location in Baltimore.

ADDITIONAL HIGHLIGHTS

- Historic Building with Wood Timber Framing & Columns
- ABC Awards of Excellence Award Winner For Adaptive Re-use
- Modern Interior Updates Featuring Glass Walls & High Ceilings
- Abundance of Natural Light
- Garage Parking Available
- Building Within 50 Feet of The Thames Street Park Which Is Wi-Fi Enabled For Tenant Use
- Excellent Location For Law Office, Architect, Engineer, or Other Professional Business



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	Up to 7,280 SF	Lease Rate:	\$17.00/sf + Utilities

AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	LEASE RATE	SIZE
Suite 300 - Office	Available	Modified Gross	Negotiable	Up to 7,280 SF



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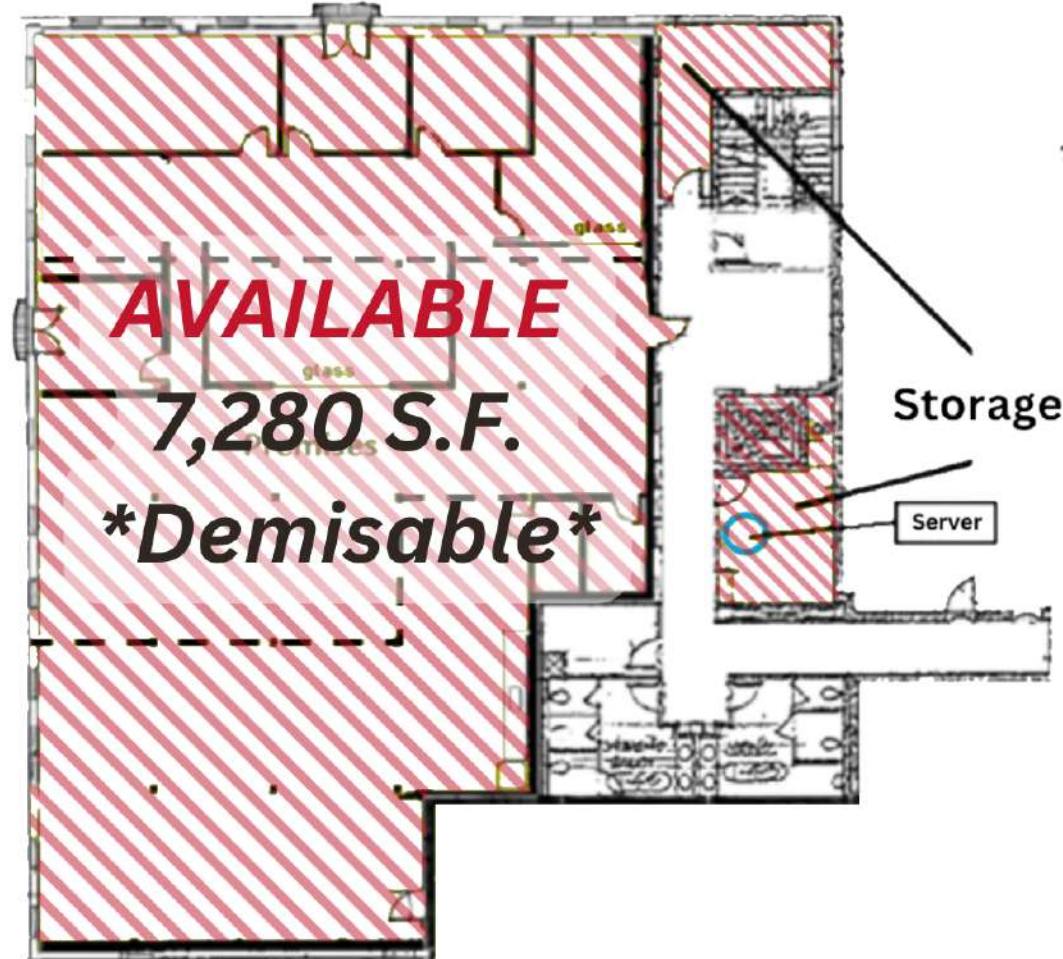


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UNION BOX BUILDING 3RD FLOOR



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Additional Photos



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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16,316	196,889	480,825
Total Population	33,928	492,125	1,208,780
Average HH Income	\$132,905	\$74,810	\$85,379



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