

FOR LEASE · OFFICE | PROFESSIONAL | RETAIL



800 N Charles Street · Baltimore, MD 21201

ASKING RENT
\$21.00 / SF
Full Service

AVAILABLE
720 – 3,000 SF
Multiple Suites

PROPERTY TYPE
Office
Professional Office & Retail

AVAILABLE SUITES

SUITE	SIZE (SF)	USE TYPE	STATUS
#100M	1,250 SF	Ground Floor Retail/Commercial	AVAILABLE
#150B	2,750 SF	Direct Access Office Space	AVAILABLE
#200C	1,525 SF	Second Floor Professional Office	AVAILABLE
#200I	1,350 SF	Second Floor Professional Office	AVAILABLE
#201M	720 SF	Personal Office Suite	AVAILABLE
#202M	720 SF	Personal Office Suite	AVAILABLE
#350B	3,000 SF	Third Floor Office Space	AVAILABLE
#450B	3,000 SF	Fourth Floor Office Space	AVAILABLE
#550B	3,000 SF	Fifth Floor Office Space	AVAILABLE

TOTAL AVAILABLE 17,315 SF (multiple suites)

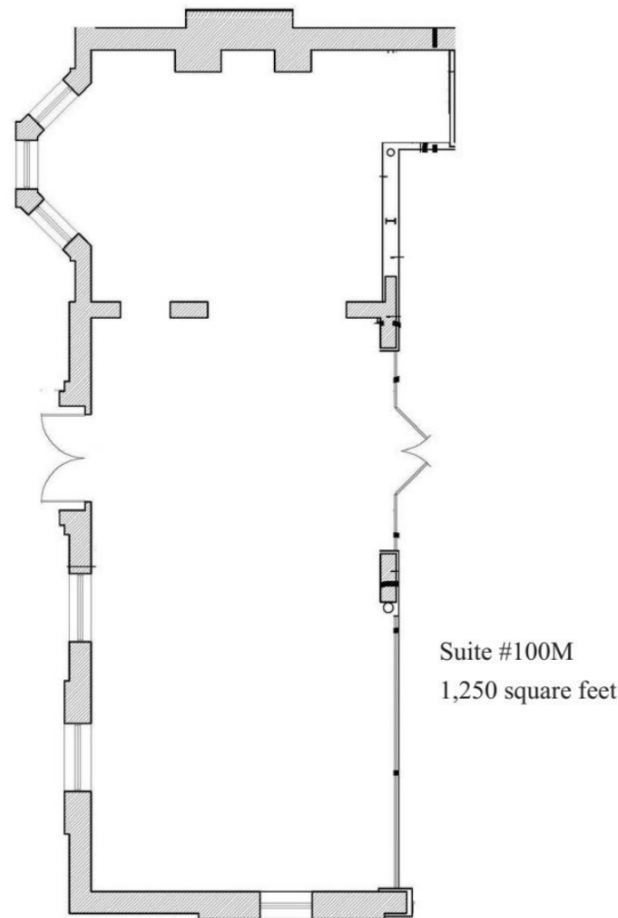
PROPERTY HIGHLIGHTS & LOCATION

- Suites divisible or combinable
- Historic 5-story Victorian/Italianate building
- Modern glass entrance & recent updates
- Street-level retail opportunity (#100M)
- Immediate occupancy available
- Prime corner location at N Charles & Madison
- Steps from Mount Vernon cultural district
- Blocks from Penn Station & I-83
- Adjacent to dining, hotels & amenities
- Professional office & retail spaces

800 N Charles Street · Baltimore, MD 21201 · Suite #100M Floor Plan

Suite #100M — 1,250 SF

Ground Floor Retail/Commercial

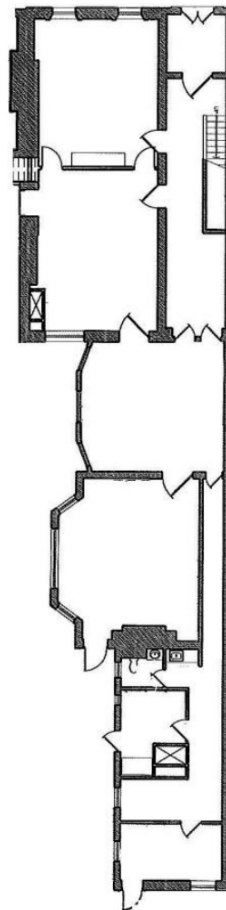


800 N Charles Street · Baltimore, MD 21201 · Suite #150B Floor Plan

Suite #150B — 2,750 SF

Direct Access Office Space

EXHIBIT A



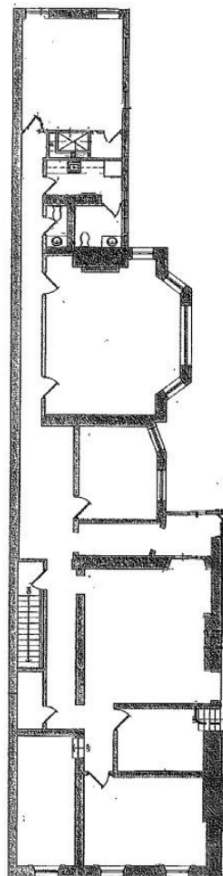
Suite #150B
2,750 square feet

800 N Charles Street · Baltimore, MD 21201 · Suite #350B Floor Plan

Suite #350B — 3,000 SF

Third Floor Office Space

EXHIBIT A



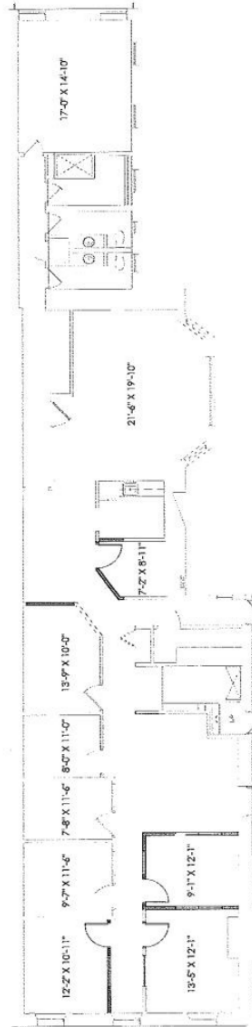
Suite #350B
3,000 square feet

800 N Charles Street · Baltimore, MD 21201 · Suite #450B Floor Plan

Suite #450B — 3,000 SF

Fourth Floor Office Space

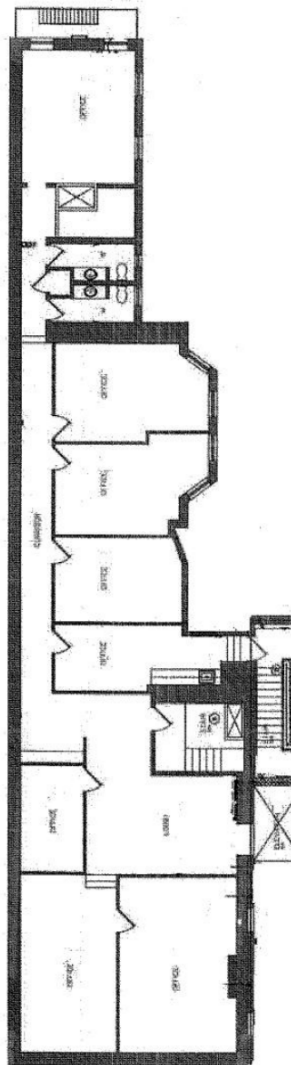
Suite #450B
3,000 square feet



800 N Charles Street · Baltimore, MD 21201 · Suite #550B Floor Plan

Suite #550B — 3,000 SF

Fifth Floor Office Space



Suite #550B
3,000 square feet