

# REDEFINING DOWNTOWN BALTIMORE

36  
SOUTH  
CHARLES



ZAMIR EQUITIES



Scheer Partners

*A Reputation for Results*

# BUILDING HIGHLIGHTS

# ALLURING AMENITIES

## The Evolution of Hybrid Working

36 S. Charles is one of downtown Baltimore's iconic office buildings situated in the heart of the city's business district. Totalling nearly 310,000 sf, the building offers unrivaled tenant amenities.

Our conference center offers a large board room, multiple meeting rooms, and a modern high-end tenant lounge to provide a more flexible work environment for our tenants.



300,000+ SF  
Class A Building



WiFi Equipped Tenant  
Lounge & Conference  
Center



26 Stories



State-Of-The-Art  
Fitness Center



~13,000 SF  
Floor Plates



On-Site Property  
Management &  
Engineers



Stunning 360° Views of  
Downtown Baltimore &  
The Inner Harbor



24/7 Security



Parking Ratio of  
0.33/1,000 SF



Electric Car  
Charging Station



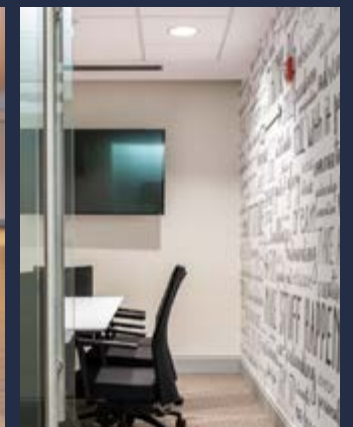
High-End Tenant Lounge



Tenant Fitness Center



Conference Facility



# LOCATION & AMENITIES MAP

Drawn to the Hustle & Bustle



2 turns / 4 min to I-395/I-95



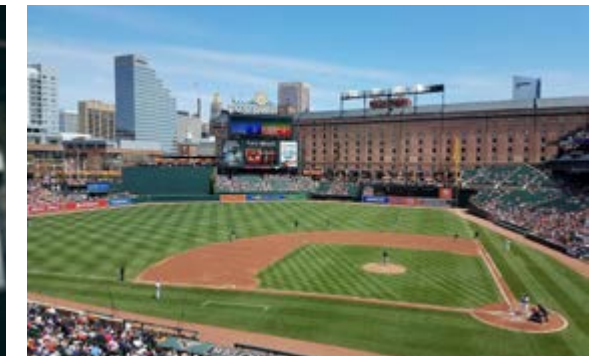
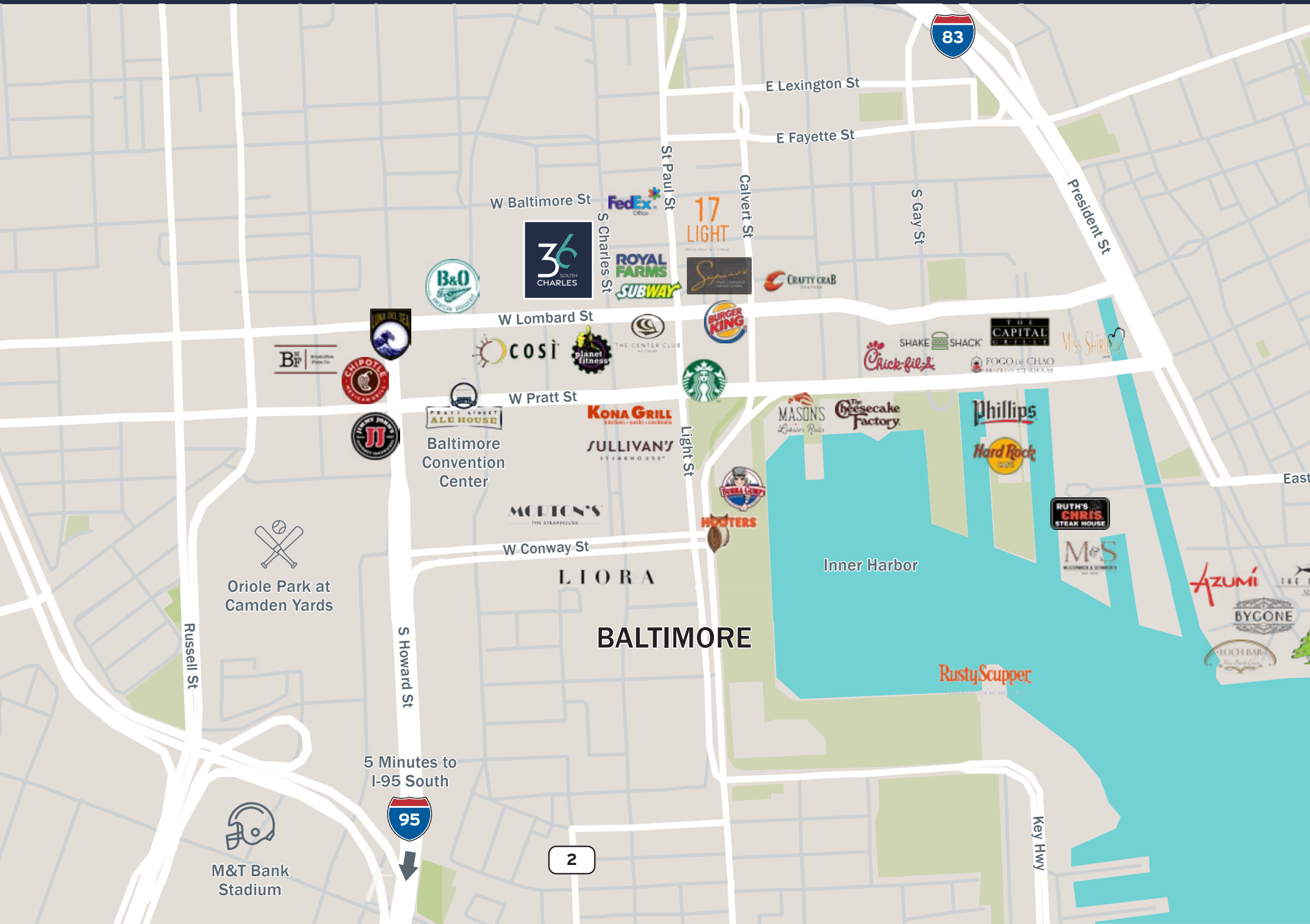
Two blocks from the Inner Harbor



One block from the Metro

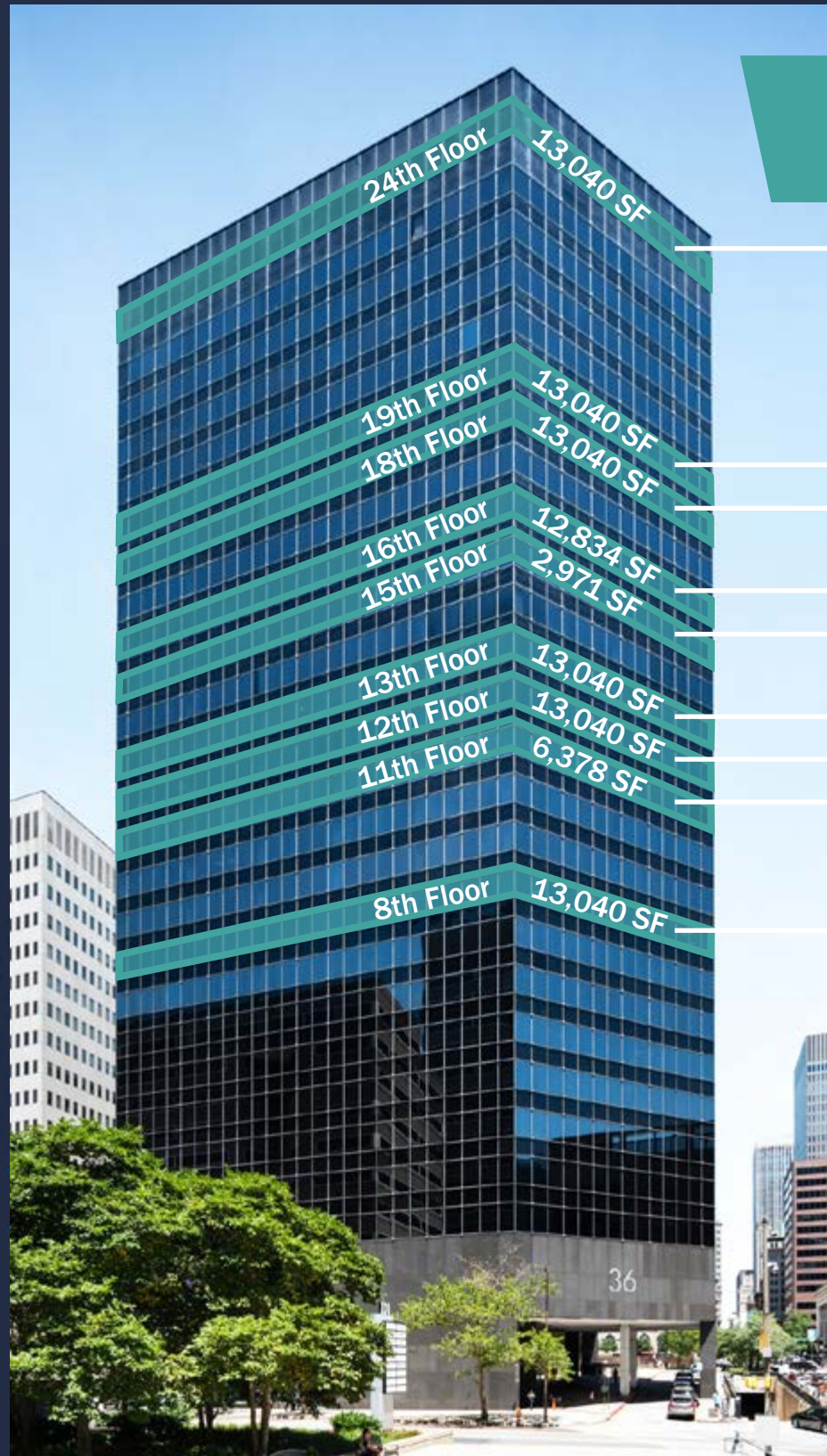


Two blocks from the Light Rail



# FIND YOUR SUITE SPOT

Fully Equipped to Accomodate a Variety of Tenants



**BIG BLOCKS AVAILABLE**

**READY-TO-GO SPEC SUITES**

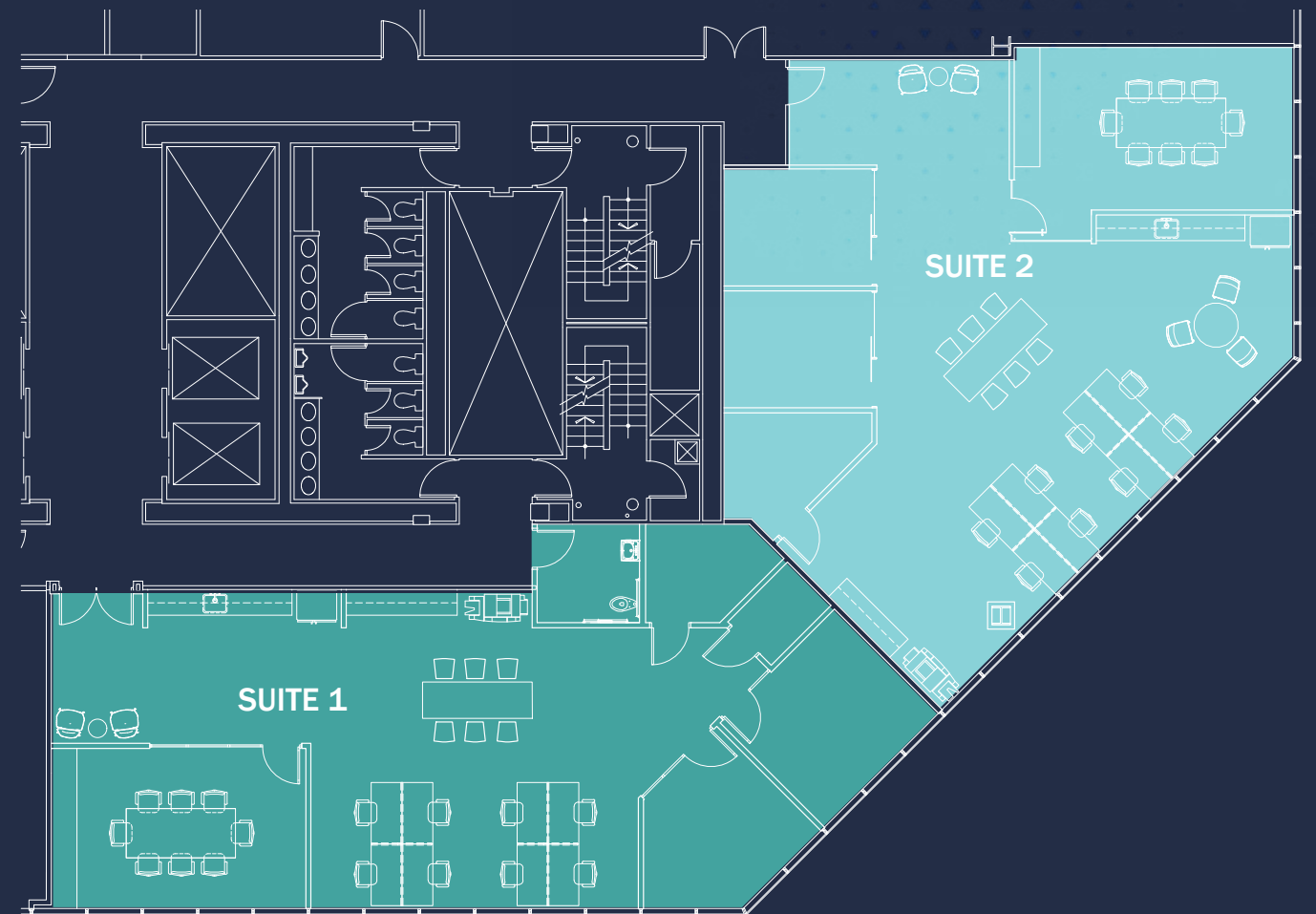
Full Floor Available

26,080 SF contiguous

15,805 SF contiguous  
internal stairwell

32,458 SF total  
internal stairwell

Full Floor Available



The logo for 36 South Charles features a large, stylized '36' in white and teal, with the words 'SOUTH CHARLES' in white capital letters below it.

# 36 SOUTH CHARLES

**FOR LEASING INQUIRES,  
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