

806 Stiles St, Baltimore, MD 21202



Price: \$21.00 /SF/YR

Prime Restaurant Space for Lease – Baltimore's Little Italy

Address: 806 Stiles Street, Baltimore, MD 21202

Website: www.806Stiles.com

3D Virtual Tour: <https://my.matterport.com/show/?m=9CCXQZL1qqa&play=1&qs=1&mls=1>

Property Overview:

A rare opportunity to lease a turnkey, fully built-out restaurant space in the heart of Baltimore's historic Little Italy dining district. This 3,500 SF, two-level property features over 100 seats, a modern commercial kitchen, and available Class B liquor license.

Fully renovated in 2012, the property is code-compliant, ADA accessible, and ready for immediate occupancy — perfect for an established operator or an up-and-coming chef looking for a flagship location.

Highlights:

Size: ±3,500 SF on two levels

Seating: ~105 (indoor + outdoor/patio)

Liquor License: Class B (7-day restaurant license)

Kitchen: Fully equipped with hood, walk-in, grease trap, smallwares included

Compliance: Fully sprinkled, fire alarm system, ADA-compliant restrooms

Upgrades: New HVAC, roof, plumbing, and

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Tastefully renovated and fully built-out, turn-key restaurant opportunity
Class B Liquor License available
Outdoor seating
Ideal space for existing restaurateur looking to expand in the Baltimore market
Close proximity to renowned restaurants in Little Italy and Harbor East
Fully equipped and updated commercial kitchen — a chef's dream

~~Downtown Baltimore~~

Dense residential population + strong tourist traffic



Reza Holland

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(443) 461-4488

ECO World LLC

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Baltimore, MD 21202

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IMG_6261

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Atelier de Culinaire	-	
Gastro Social	-	
Ozra	-	

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Listing space

1st Floor

Space Available	3,500 SF
Rental Rate	\$21.00 /SF/YR
Date Available	90 Days
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

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Upgrades: New HVAC, roof, plumbing, and electrical (2009 renovation)
Zoning: C-1 – flexible restaurant/retail use
Location: Located in the center of Little Italy, the property benefits from: Walkability to Harbor East, Inner Harbor, and Downtown Baltimore
Dense residential population + strong tourist traffic
Established dining destination known throughout the Mid-Atlantic
Proximity to hotels, offices, and the waterfront
Ideal For: Restaurant groups expanding from Washington DC or Northern Virginia into Baltimore
Chef-driven concepts seeking a turnkey flagship location
Hospitality entrepreneurs looking for high-visibility space in a proven dining corridor
Contact: ECO World LLC
Email: ecoworldsale@yahoo.com
Website: www.806Stiles.com
Contact Page: <https://806stiles.com/inquire-here/>

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Property Photos



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IMG_6260

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Property Photos



IMG_6272 2 Large



IMG_6261

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Property Photos



IMG_6259

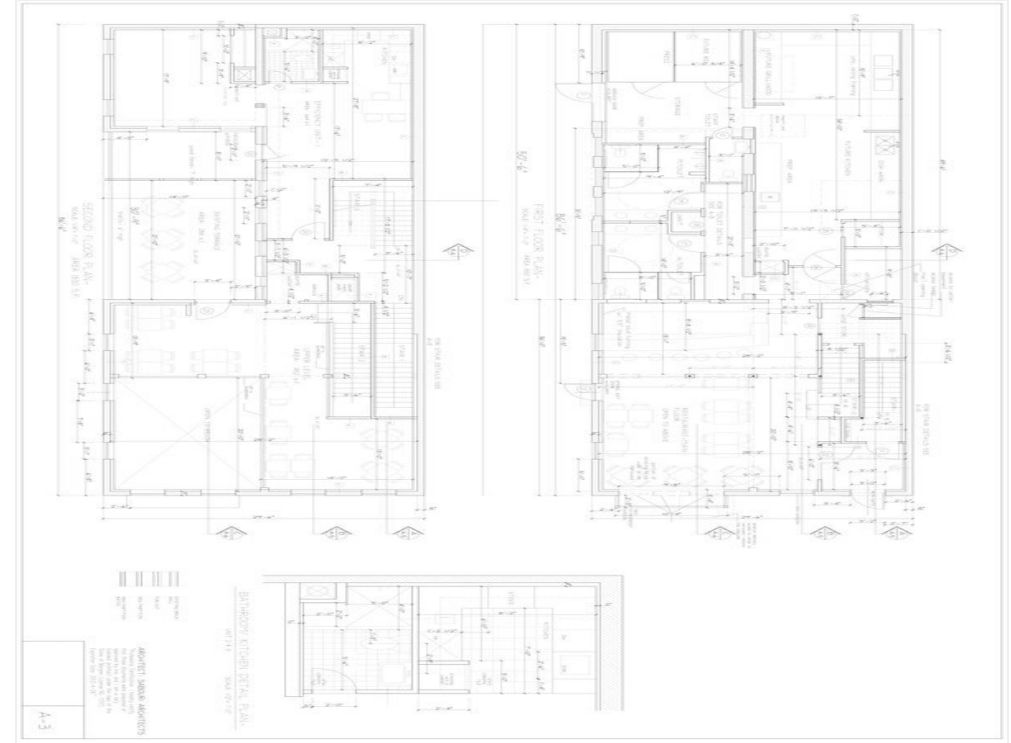


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Property Photos



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Location

