



FOR **SALE**

INVESTMENT OR USER/BUYER BUILDING

21 W. 25TH STREET | BALTIMORE, MARYLAND 21218



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prominent corner presence close to Johns Hopkins University, Maryland Institute of Art, and University of Baltimore.
- Centrally located building for an office user as-is, an investor with in place income, or as a possible redevelopment
- Minutes to I-83 providing quick access to downtown Baltimore and northern suburbs
- All floors are separately metered
- The C-1 Zoning in Baltimore City permits office, multifamily and restaurant uses, among others.
- Entire building leased to a single tenant through March 31, 2028
- Tenant will vacate for a user buyer

BUILDING SIZE:

8,157 SF ±

LOT SIZE:

.10 ACRES ±

STORIES:

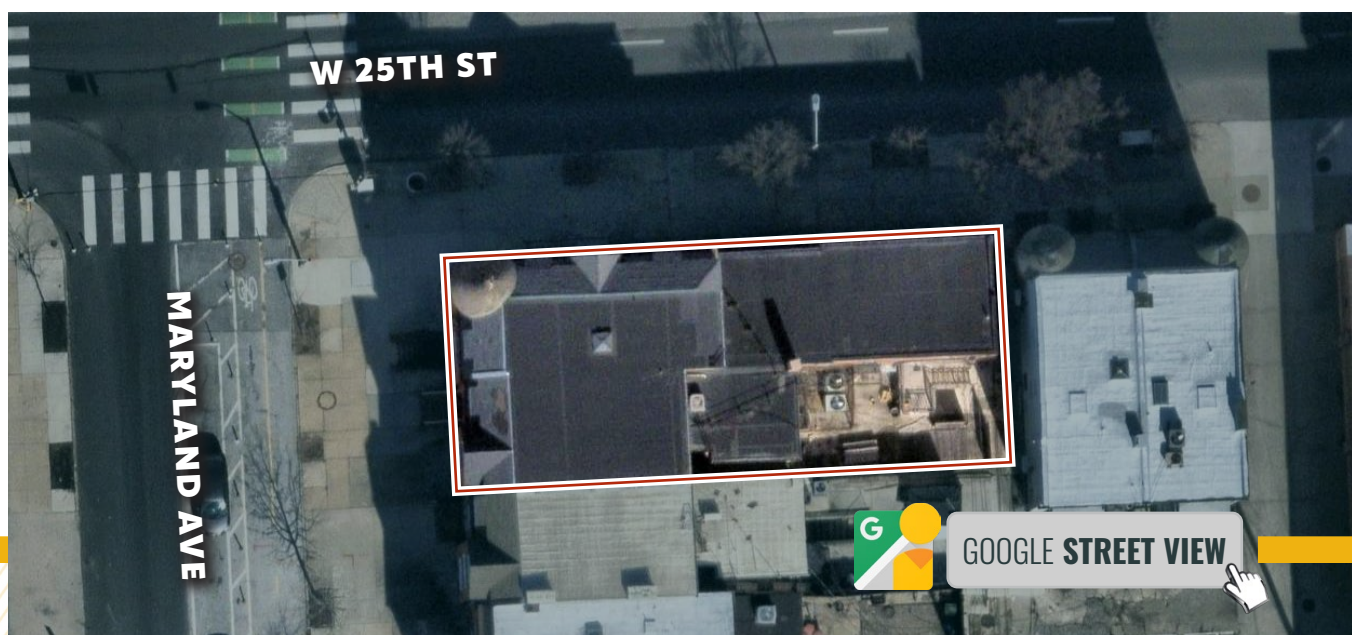
3

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

PROPERTY TAXES:

\$15,320.34 (7/1/24-6/30/25)



TENANT/LEASE OVERVIEW

University Psychology Center- Recovery Network is a CARF Accredited and State Licensed Integrated Behavioral Health Program specializing in Mental Health, Substance Use Disorders, and other Behavioral Addictions that offers the following programs and ASAM Levels of Care:

- **Outpatient Mental Health Clinic for Children, Adolescents and Adults** (Evaluation, Therapy and Medication Management)
- **Psychiatric Rehabilitation Program for Adults (PRP)**
- **Level 0.5 Early Intervention and Harm Reduction** (DUI/DWI Services)
- **Level 1.1 Traditional Outpatient Counseling**
- **Level 2.1 Intensive Outpatient**
- **Level 3.1 Low-Intensity Residential Services for Men, Women and Women w/ Children**
- **Level 3.3 High-Intensity Residential Services for Co-Occurring Disorders**

LEASE START:

4/1/23

LEASE END:

3/31/28

Year:

Monthly Base Rent

April 1, 2023 thru March 31, 2024

\$6,000.00

April 1, 2024 thru March 31, 2025

\$6,180.00

April 1, 2025 thru March 31, 2026

\$6,365.40

April 1, 2026 thru March 31, 2027

\$6,556.36

April 1, 2027 thru March 31, 2028

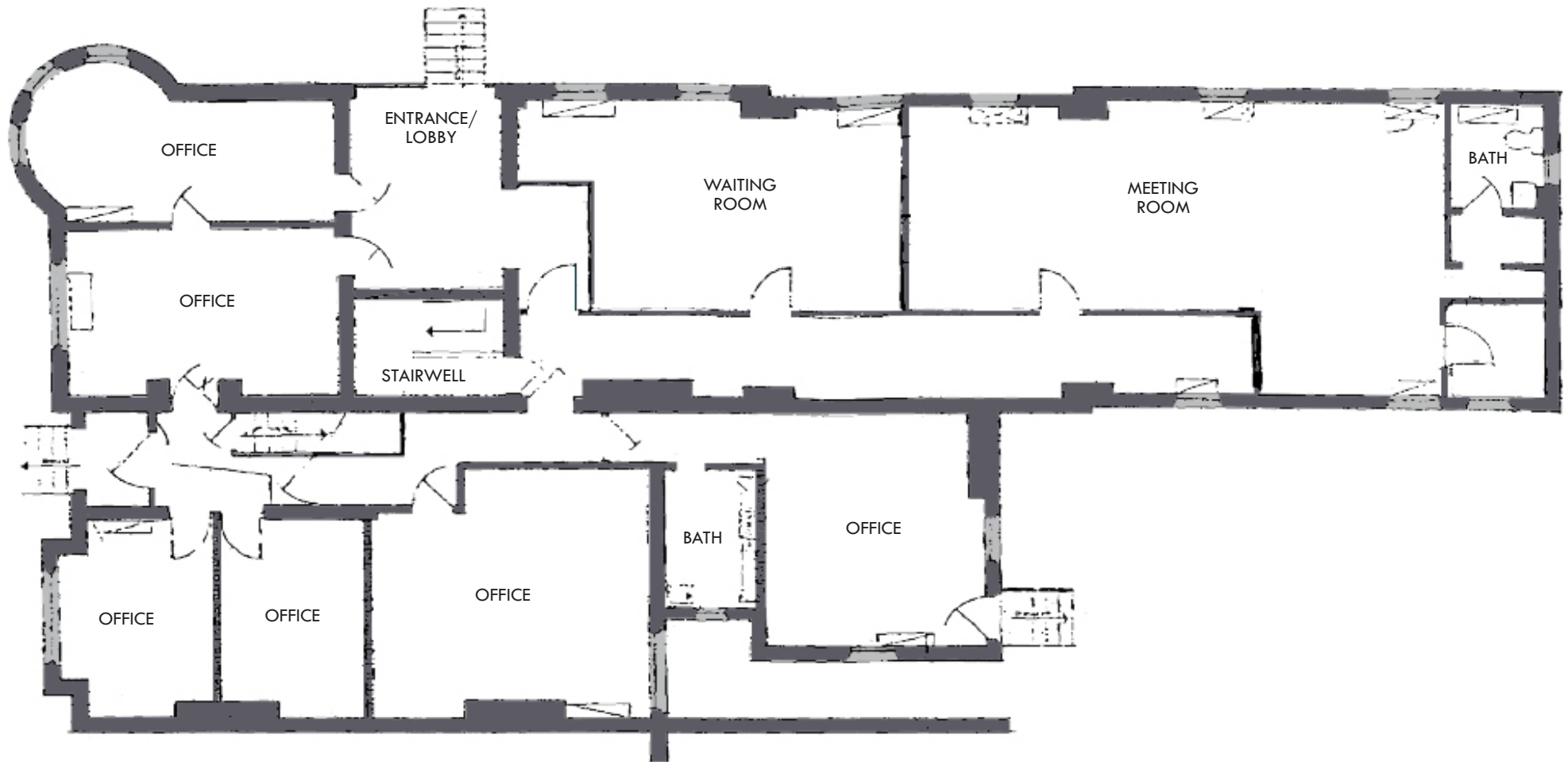
\$6,753.05

Note: Tenant pays all operating expenses and maintenance and 50% of the annual real estate taxes.

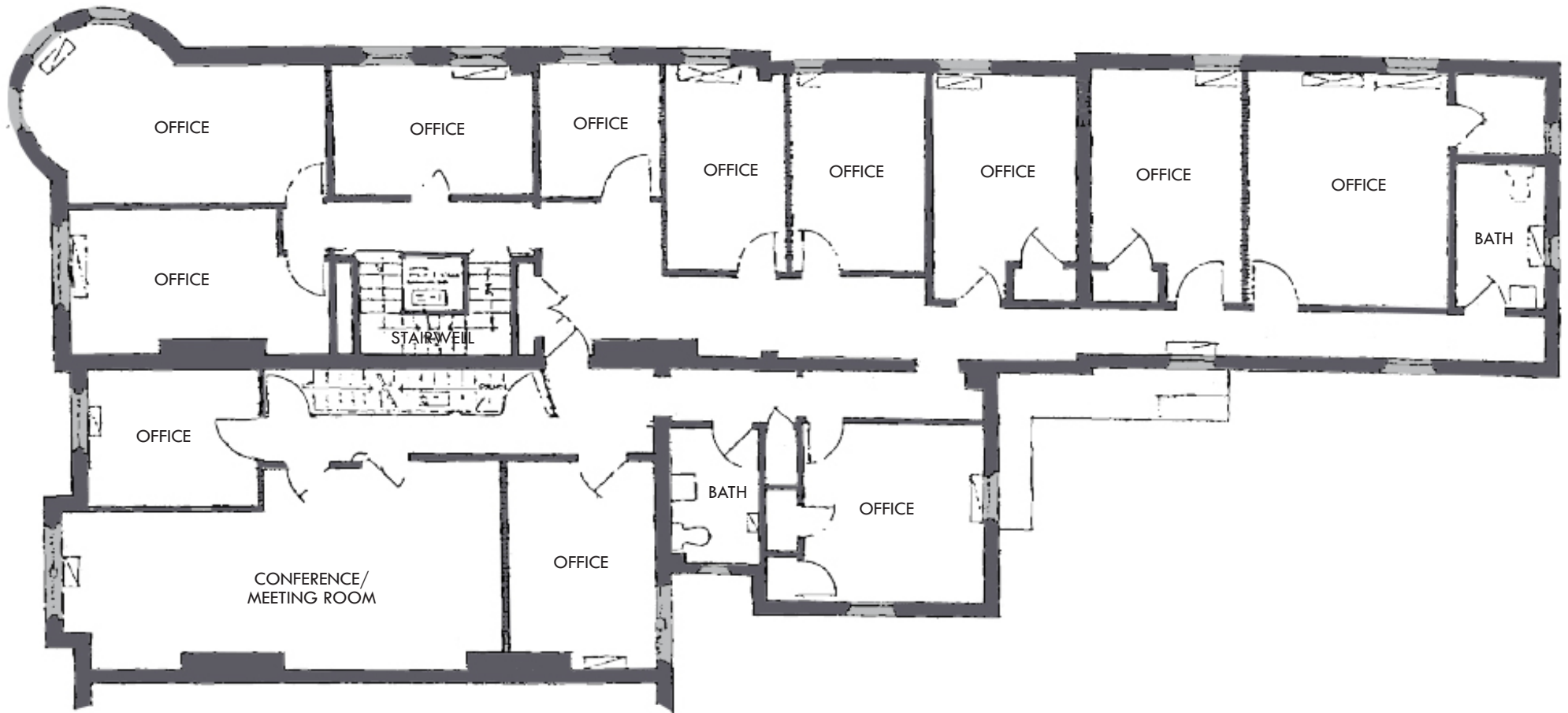


FLOOR PLAN: 1ST FLOOR

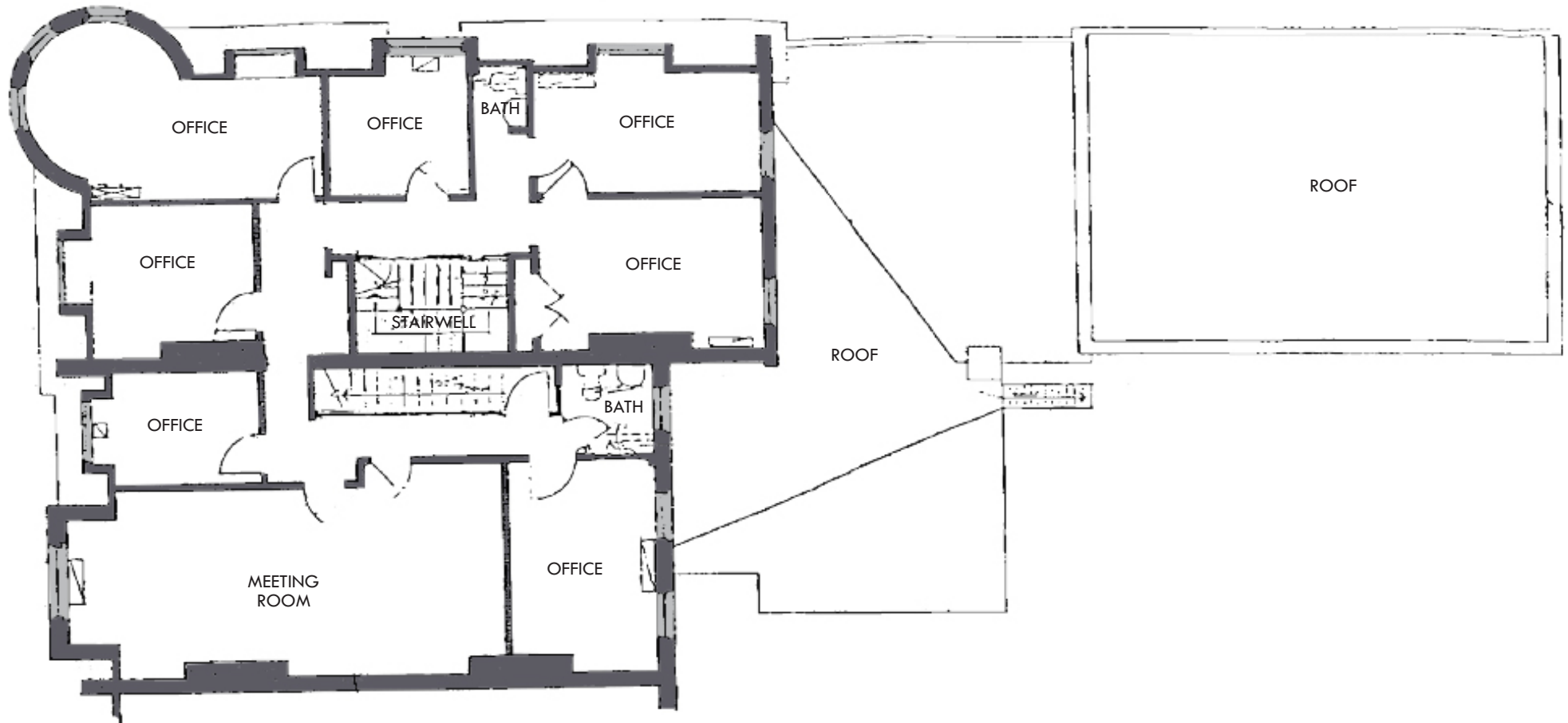
Lower Level (not shown) includes:
Kitchenette, large break room, two
finished offices and 3 bathrooms.



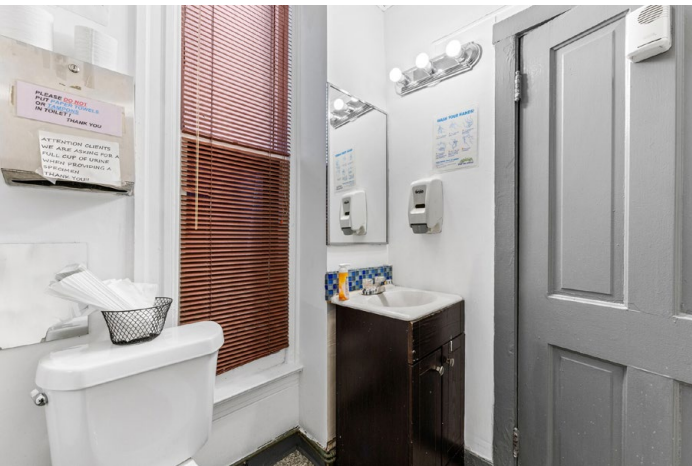
FLOOR PLAN: 2ND FLOOR



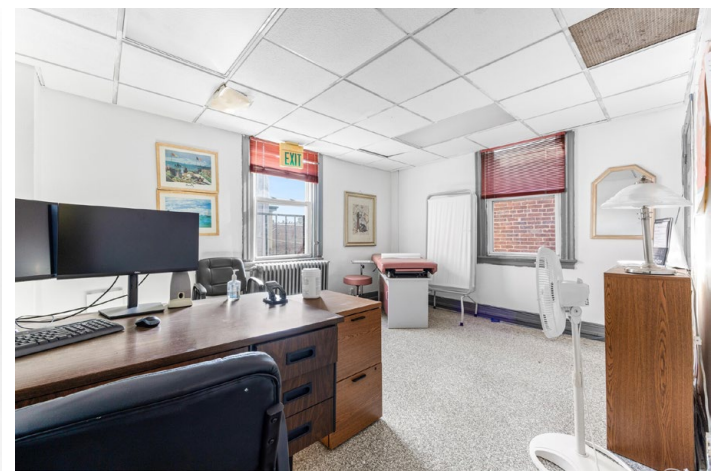
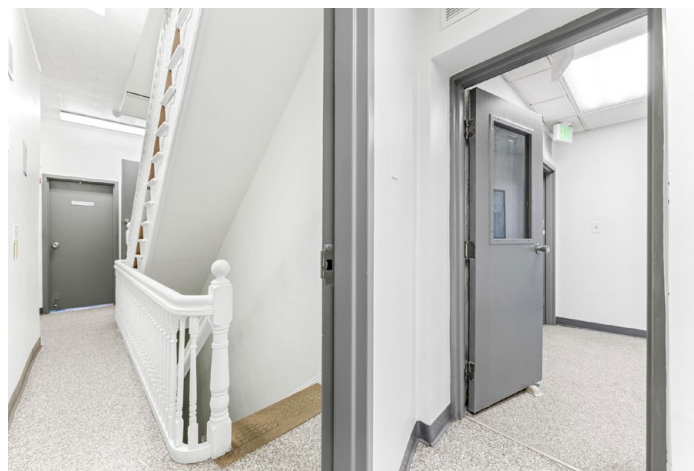
FLOOR PLAN: 3RD FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



GREEN MOUNT CEMETERY

BALTIMORE

BALTIMORE
PENN STATION
ESTD. 1911

IMPACT
HUB

MOTOR
HOUSE

save a lot

DUNKIN'

Advance
Auto Parts

NO LAND

DUTCH COURAGE

Galerie Myrtis
Fine Art & Advisory

Fadensønnen

VERO KITCHEN

SOPHOMORE
COFFEE

ST PAUL ST

SAFEGWAY

CHARLES ST

boost
mobile

metro
by T-Mobile

total
wireless

THE VOXEL

SITE

MARYLAND AVE

W 24TH ST

Our time kitchen

SUNOCO

ExtraSpace
Storage

Anderson

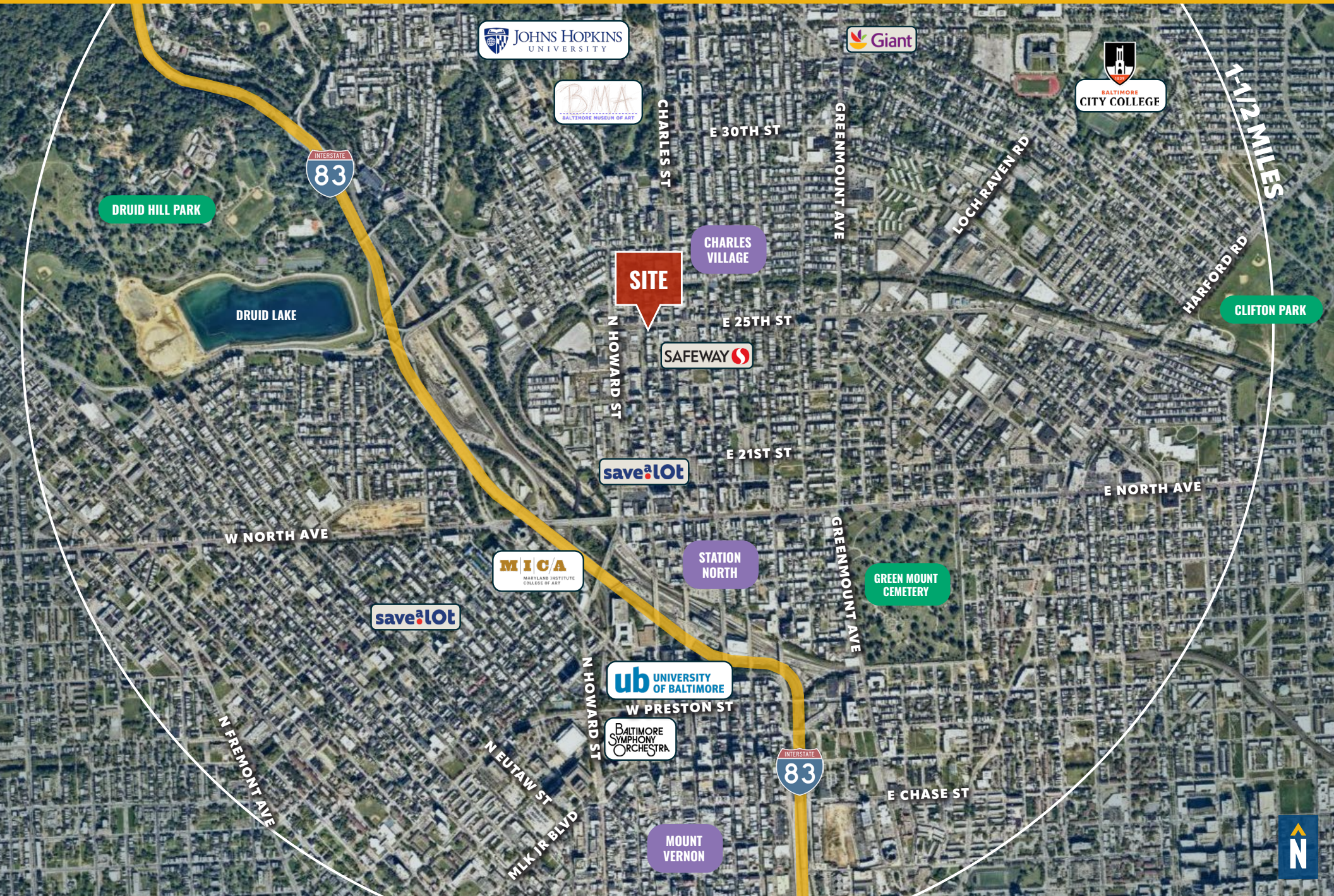
St. Mary's
RESTAURANT & BAR

W 25TH ST

N HOWARD ST



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



38,394

138,935

280,881

DAYTIME POPULATION



42,092

208,155

384,031

AVERAGE HOUSEHOLD INCOME



\$90,219

\$82,647

\$90,393

NUMBER OF HOUSEHOLDS



18,671

65,621

127,611

MEDIAN AGE



32.6

34.6

35.2

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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