



FOR **SALE**

INVESTMENT OR **USER/BUYER** BUILDING

21 W. 25TH STREET | BALTIMORE, MARYLAND 21218

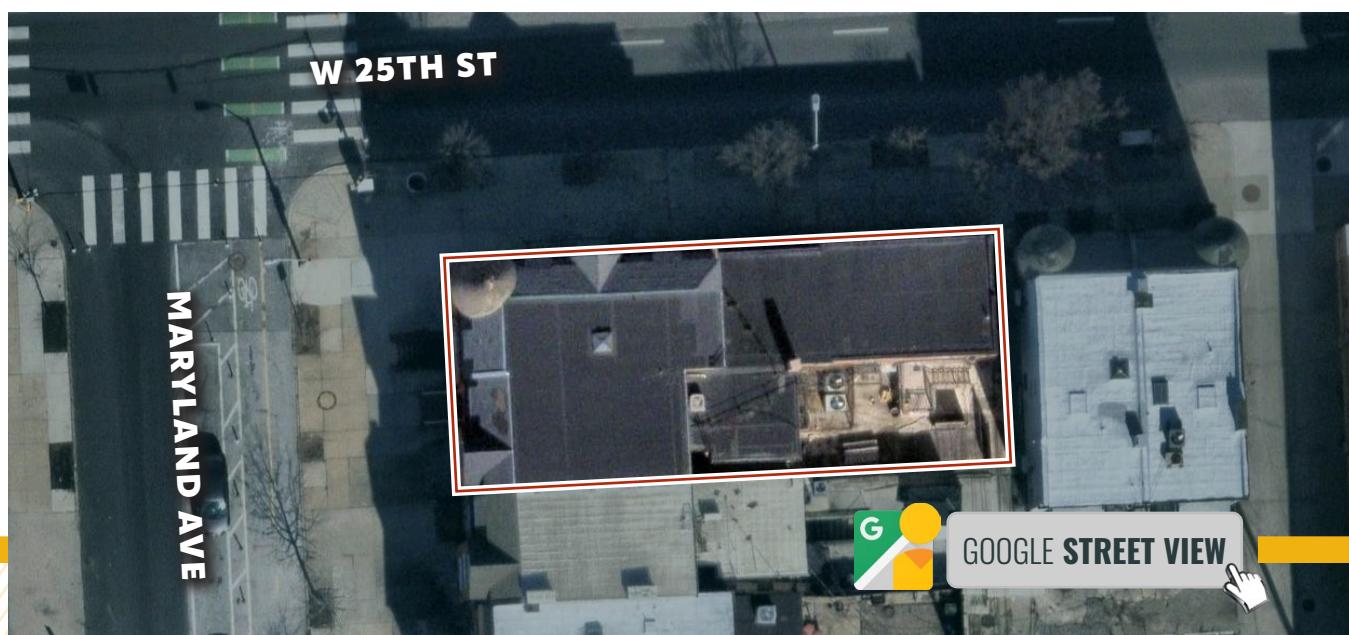


PROPERTY OVERVIEW

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

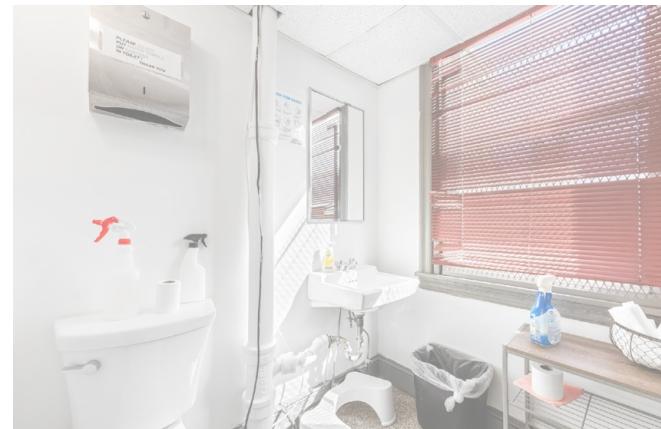
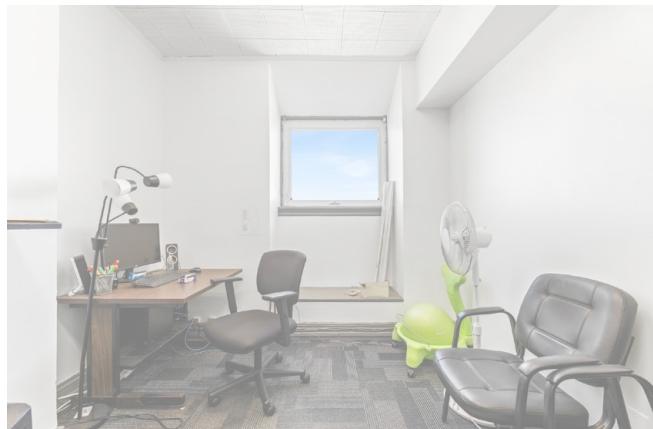
University Psychology Center- Recovery Network is a CARF Accredited and State Licensed Integrated Behavioral Health Program specializing in Mental Health, Substance Use Disorders, and other Behavioral Addictions that offers the following programs and ASAM Levels of Care:

- **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
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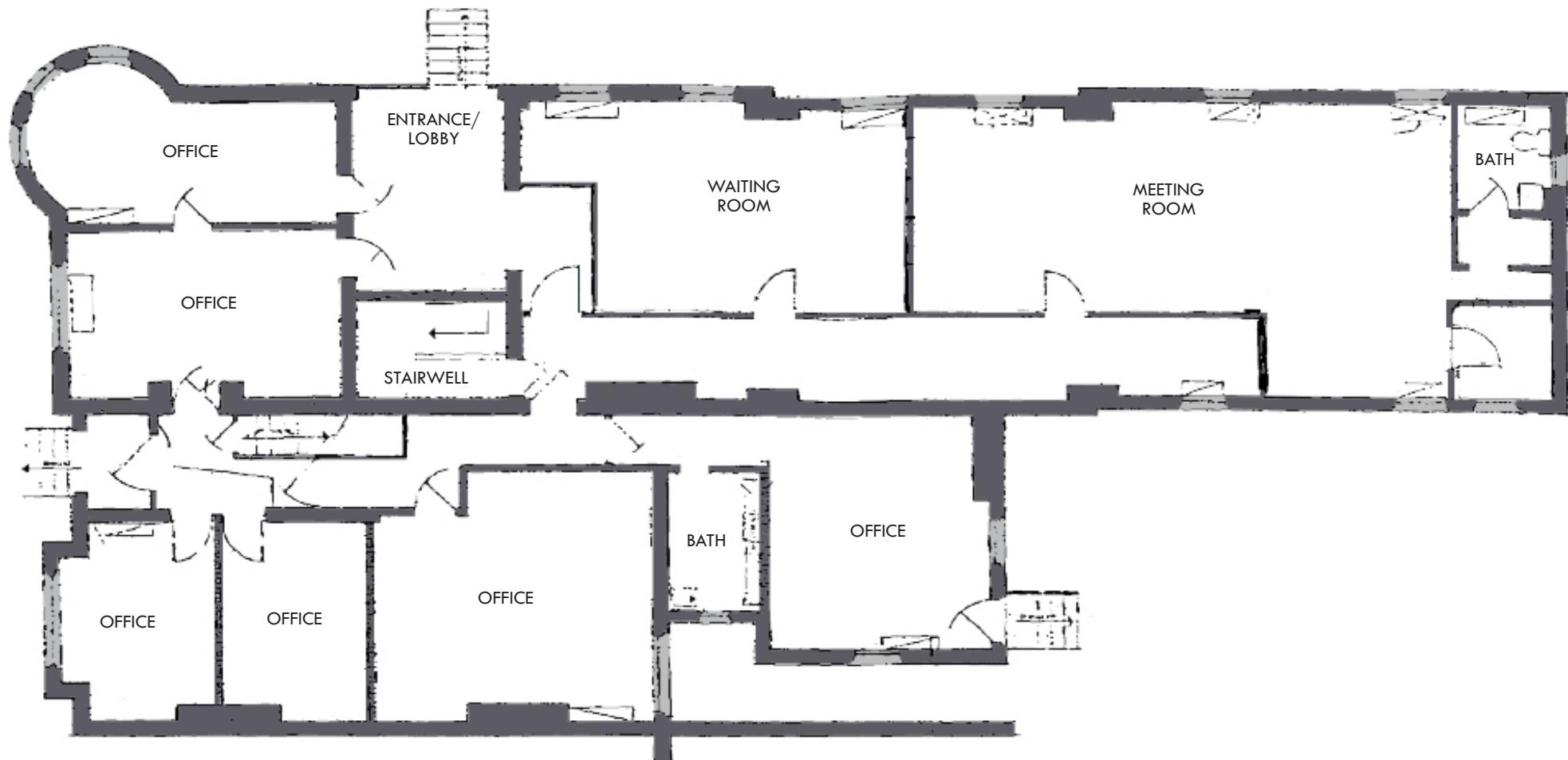
Year:	Monthly Base Rent
April 1, 2023 thru March 31, 2024	\$6,000.00
April 1, 2024 thru March 31, 2025	\$6,180.00
April 1, 2025 thru March 31, 2026	\$6,365.40
April 1, 2026 thru March 31, 2027	\$6,556.36
April 1, 2027 thru March 31, 2028	\$6,753.05

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

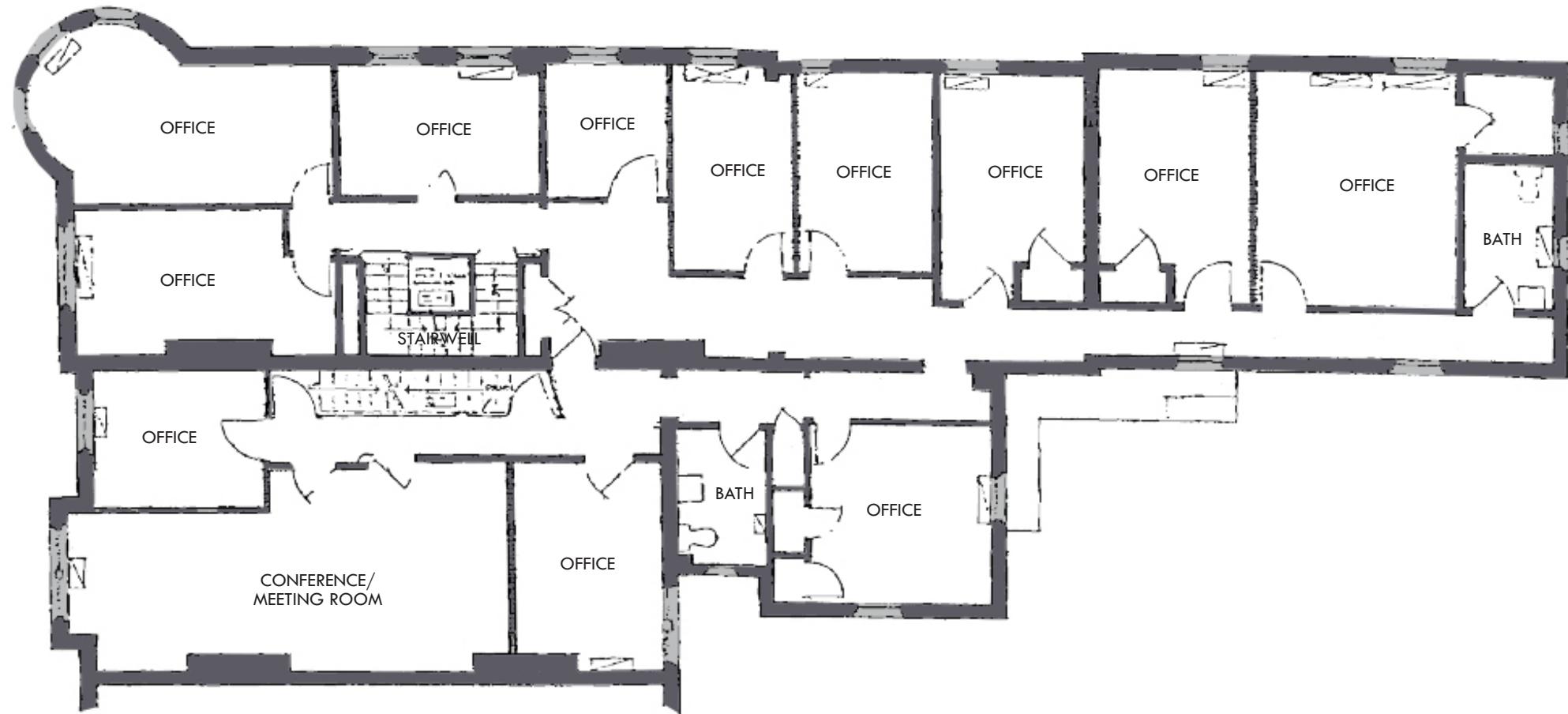


FLOOR PLAN: 1ST FLOOR

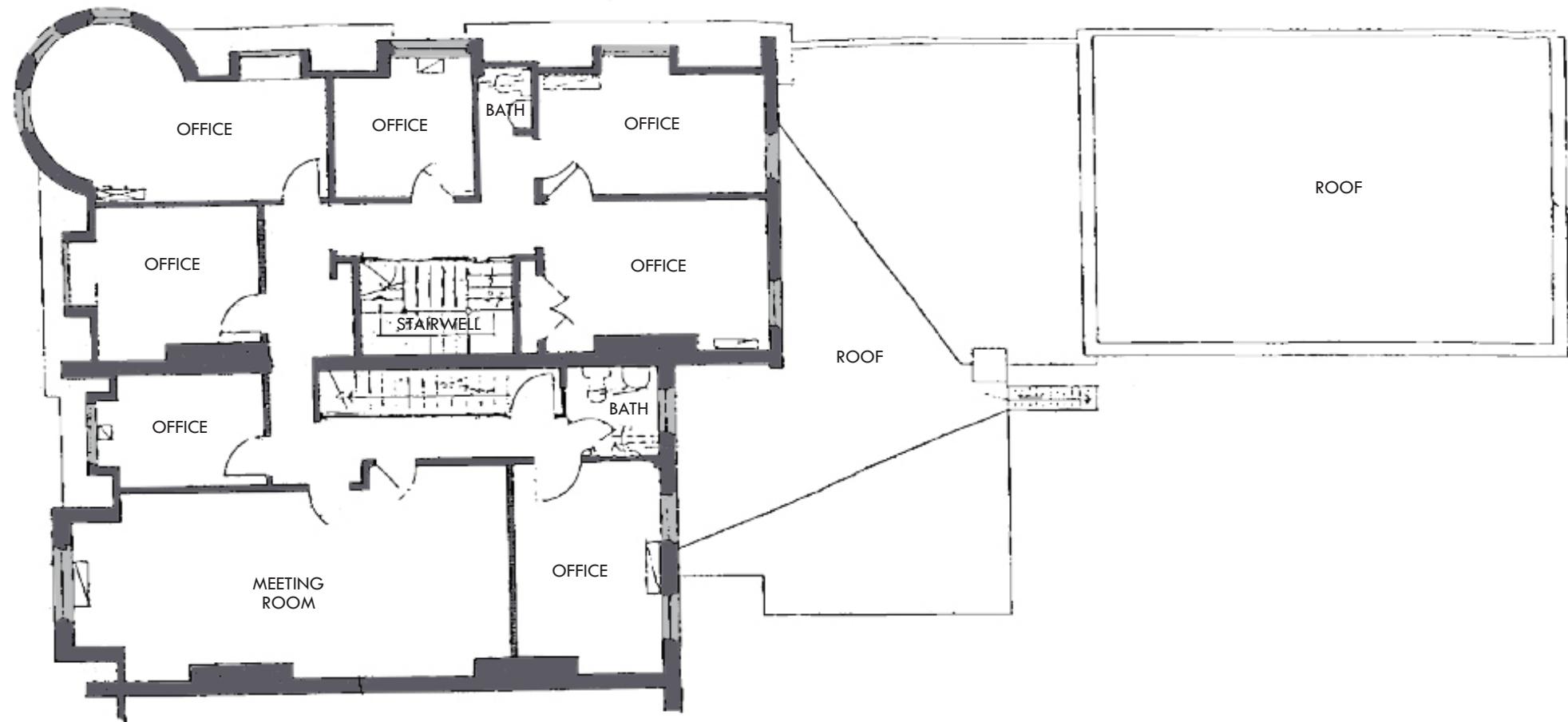
Lower Level (not shown) includes:
Kitchenette, large break room, two
finished offices and 3 bathrooms.



FLOOR PLAN: 2ND FLOOR



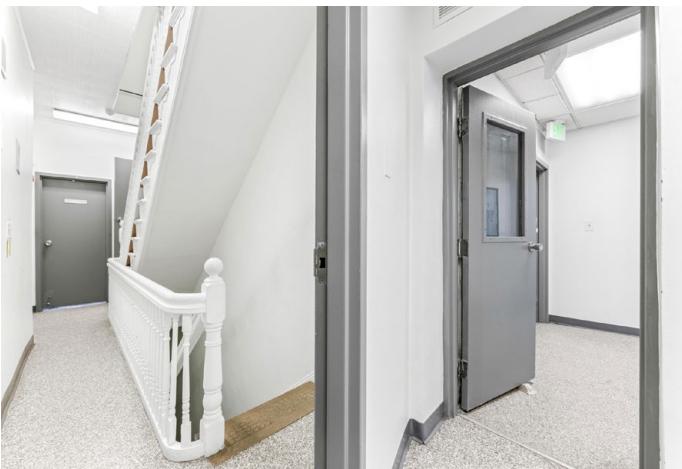
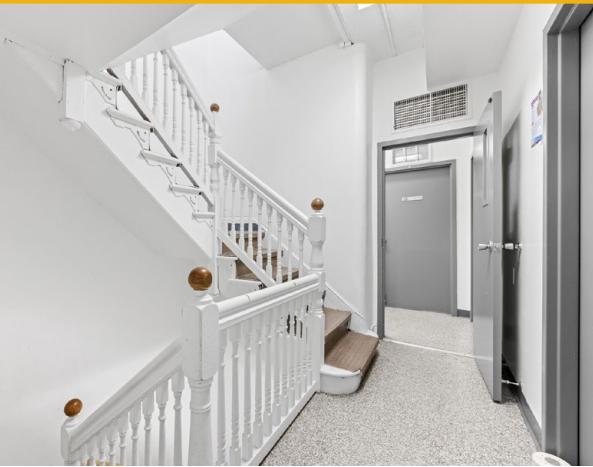
FLOOR PLAN: 3RD FLOOR



INTERIOR PHOTOS



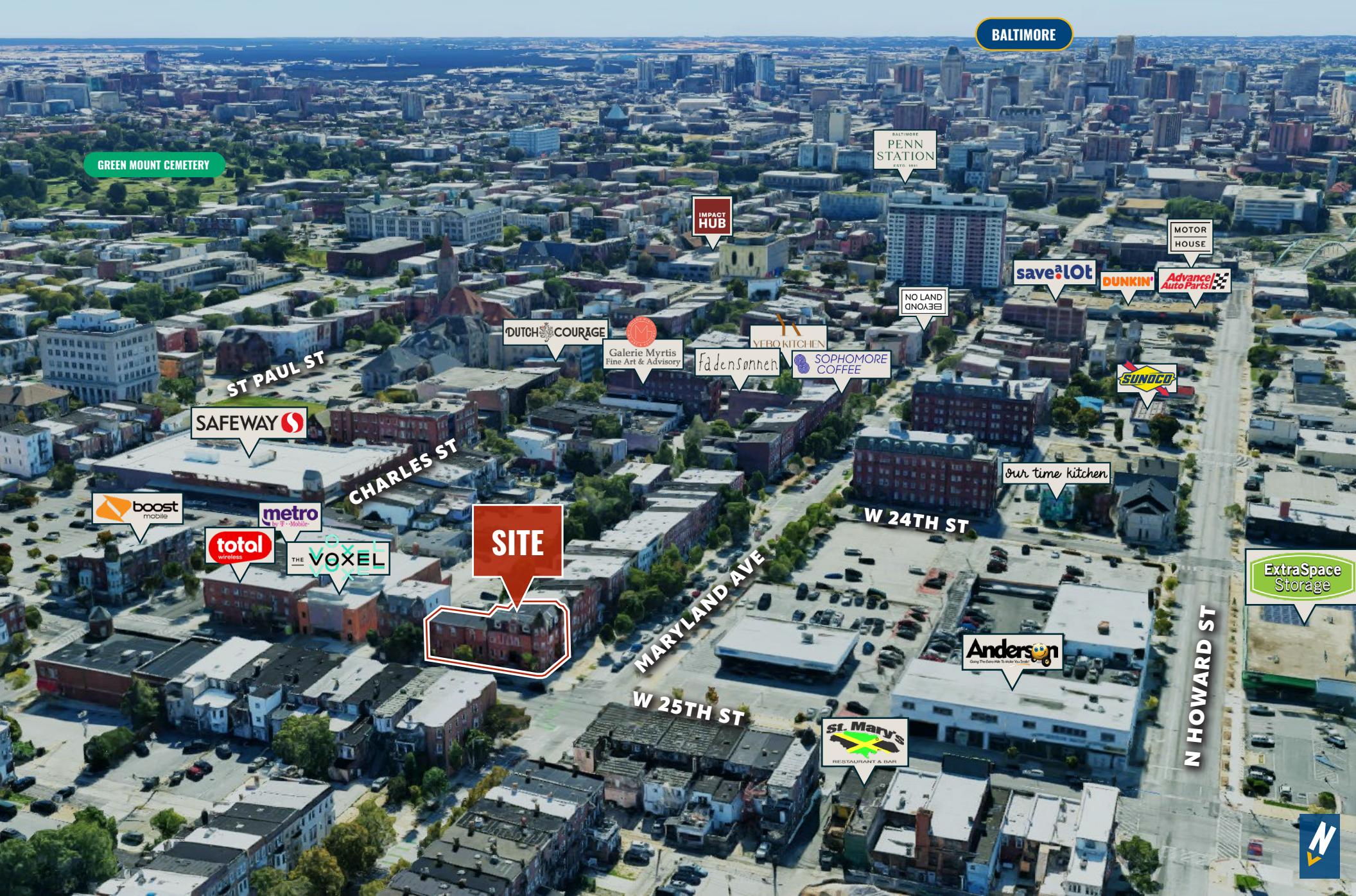
INTERIOR PHOTOS



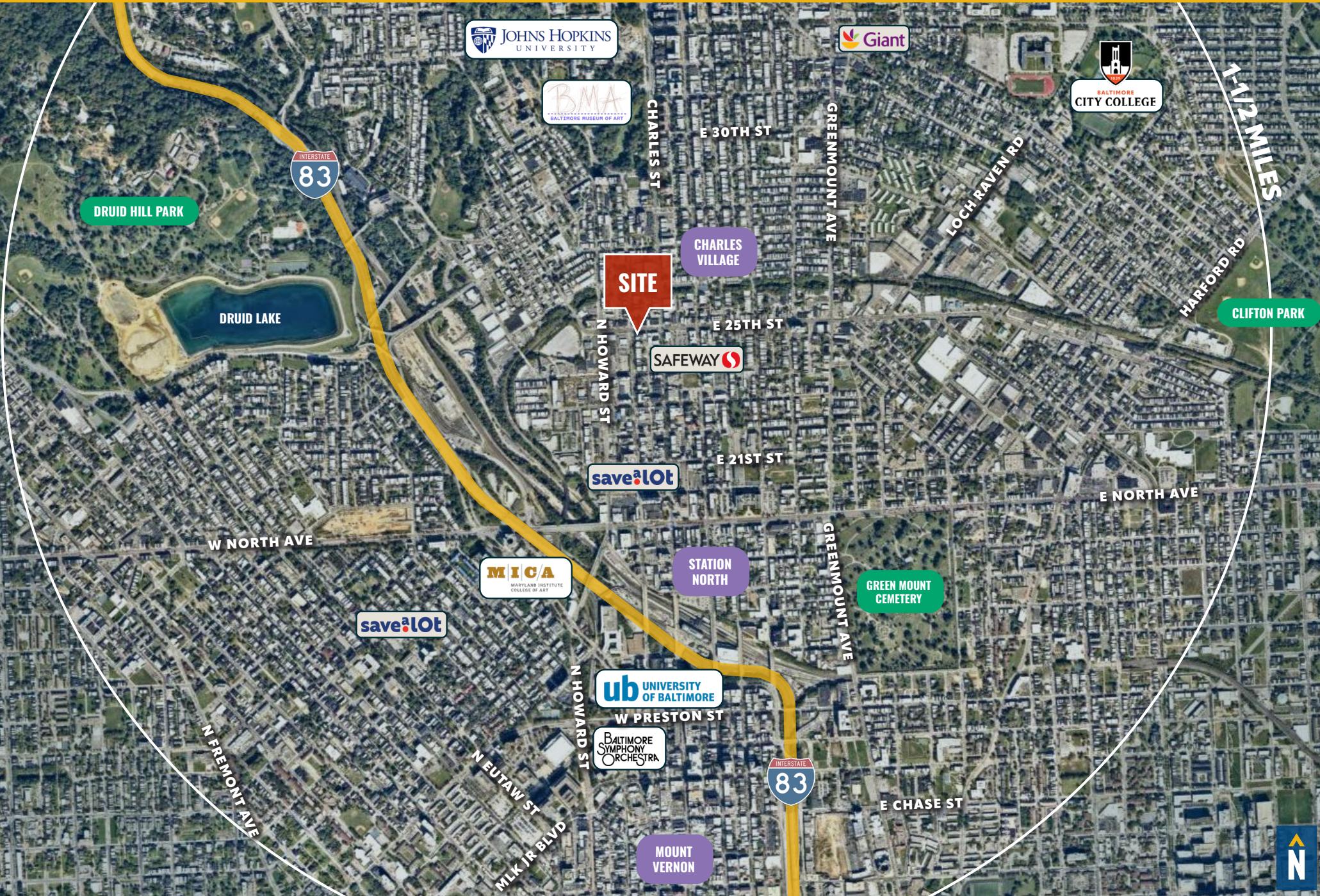
INTERIOR PHOTOS



LOCAL BIRDSEYE



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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