

1010 MORTON STREET

BALTIMORE, MARYLAND 21201

**Second-Generation Kitchen Space
in the Heart of Mount Vernon**

1,500 SF

TOTAL SPACE

2nd Gen

KITCHEN BUILD-OUT

For Lease

RESTAURANT / FOOD USE

Turnkey opportunity to occupy a fully-vented restaurant space on a historic Mount Vernon block — steps from N. Charles Street, Peabody Institute, and Penn Station, in one of Baltimore's densest walkable dining corridors.

PROPERTY OVERVIEW

PROPERTY ADDRESS:

1010 Morton Street, Baltimore, MD 21201

PROPERTY TYPE:

Restaurant / Commercial Kitchen

ZONING:

C-2, City of Baltimore

OFFERING TYPE:

For Lease

CONDITION:

Second-generation restaurant space

NEIGHBORHOOD:

Mount Vernon Cultural District

SPACE BREAKDOWN

Ground Floor — Restaurant / Kitchen**~1,500 SF**

Second-generation build-out with existing hood and ventilation system; street-level storefront window and rear service entry.

TOTAL LEASABLE AREA**1,500 SF**

KEY FEATURES

- ✦ Existing commercial hood & ventilation system
- ✦ Second-generation kitchen — reduced build-out cost & timeline
- ✦ Original brick construction, historic streetscape
- ✦ Storefront window with street-level visibility
- ✦ One block off N. Charles Street's retail & dining corridor
- ✦ Steps from Peabody Institute & Walters Art Museum
- ✦ 0.4 mi to Baltimore Penn Station (Amtrak / MARC)

PROPERTY PHOTOS



Front Elevation — 1010 Morton Street



Streetscape — Morton Street, Mount Vernon

SPACE TOUR · 1 OF 2

Guests enter directly into an open dining and bar area finished with polished concrete floors, whitewashed brick, and a reclaimed-wood service counter — a ready-to-operate front-of-house that carries through to a fully equipped espresso and beverage bar along the counter's back wall.



Dining Area — counter seating & service bar



Dining Area — high-top seating, ceiling fans & natural light



Dining Area — pendant lighting & exposed brick detail



Beverage Bar — espresso machine, grinders & prep counter

SPACE TOUR · 2 OF 2

Behind the counter, the space opens into a full second-generation commercial kitchen — hood-vented cook line, stacked convection ovens, reach-in refrigeration, prep tables, and a three-compartment sink — delivered ready for a new operator to move in and go.



Cook Line — stainless hood system with stacked convection ovens



Prep & Storage — reach-in refrigeration, prep tables & mixer



Dish Station — three-compartment sink & utensil storage

Note: Furniture, fixtures & equipment (FF&E) shown — including kitchen equipment, dining furniture, and the beverage/espresso bar — are available for purchase separately from the lease. Contact listing broker for inventory and pricing.

Mount Vernon — Baltimore's Cultural District. Mount Vernon is Baltimore's original planned neighborhood, laid out around the Washington Monument in the 1810s and today home to one of the city's densest concentrations of restaurants, bars, and boutiques. Anchored by the Peabody Institute and the Walters Art Museum on Mount Vernon Place, and a short walk from the University of Baltimore, Maryland Institute College of Art, and Baltimore Penn Station, the district draws consistent foot traffic from residents, students, museum & concert-goers, and downtown professionals.

2,949

RESIDENTS
MOUNT VERNON NBHD.

1,709

HOUSEHOLDS
AVG. 2.0 / HOUSEHOLD

34 yrs

MEDIAN AGE

76%

WORK EXEC./MGMT./
PROFESSIONAL OCCUPATIONS

TRANSPORTATION

Train: Penn Station (Amtrak/MARC)	0.4 mi
Bus: MTA Lines — N. Charles St	on-site
Highway: I-83 Jones Falls Expwy	0.6 mi
Airport: BWI Airport	~11 mi

INSTITUTIONS

Peabody Institute / Walters Art Museum	0.2 mi
Maryland Institute College of Art	0.5 mi
University of Baltimore	0.5 mi
Univ. of MD, Baltimore (med/law campus)	~1 mi

DINING & NIGHTLIFE NEARBY

The Buttonwood	0.1 mi
Marie Louise Bistro	0.1 mi
The Bun Shop / Café Fili	0.15 mi
Unity Bar & Restaurant	0.4 mi
Poets Modern Cocktails & Eats	0.4 mi
The Royal Blue	0.55 mi

RETAIL & EVERYDAY

Zone / Mount Vernon Records	0.15 mi
Mt Vernon Super Mart	0.15 mi
Streets Market & Café	0.65 mi
Lexington Market	0.75 mi

Cultural District Grant & tax-credit eligible corridor	Institution-Anchored Peabody, MICA & UBalt nearby	Transit-Oriented Penn Station 0.4 mi	Dense Foot Traffic Residential, student & office base	Renter-Heavy Market High resident turnover & density
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Sources: neighborhood-level U.S. Census / ACS estimates (Point2Homes, NeighborhoodScout). Figures represent the Mount Vernon neighborhood boundary and may vary by data provider and radius definition.

USE CASE SCENARIOS

01 RESTAURANT / CHEF-DRIVEN CONCEPT

Move directly into a second-generation kitchen with hood and ventilation already in place — ideal for a full-service restaurant, fast-casual concept, or chef-driven eatery looking to cut build-out time and cost in a proven dining corridor.

02 CAFÉ, BAKERY OR COFFEE & KITCHEN CONCEPT

The existing hood system and street-level storefront window suit a café, bakery, or specialty coffee concept looking to draw on Mount Vernon's dense residential, student, and office daytime population.

03 CATERING OR GHOST / COMMISSARY KITCHEN

Existing ventilation infrastructure supports a catering operation or delivery-focused commissary kitchen serving downtown Baltimore, without the overhead of a full front-of-house build-out.

04 SPECIALTY FOOD / RETAIL HYBRID

A smaller-footprint format — specialty grocer, prepared-foods counter, or retail concept with a working kitchen — fits the 1,500 SF layout and the walk-up nature of the block.

ILLUSTRATIVE LEASE SNAPSHOT

Total Leasable Area	1,500 SF
Space Condition	Second-Generation Kitchen
Kitchen Equipment	Existing Hood & Ventilation
FF&E	Available for Purchase Separately
Lease Type	NNN
Asking Rent	Contact for Rate

** Rental rate and lease term available upon request. Furniture, fixtures & equipment (FF&E) are available for purchase separately from the lease — contact listing broker for inventory and pricing. Tenant to independently verify all figures, equipment condition, and use restrictions.*

EXCLUSIVELY LISTED BY

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