

FOR LEASE | OFFICE SPACE

1110 - 1120 N CHARLES STREET, BALTIMORE, MD 21201



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TD&A
TROUT DANIEL & ASSOCIATES

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Property Summary



OFFERING SUMMARY

Office Suites Available:	606 SF-6,790 SF
Office Lease Rate:	\$16.50/SF/Yr
Lease Term:	3 - 5 Years
Building Size:	34,349 SF

PROPERTY DESCRIPTION

Multi-tenant office building located near the University of Baltimore, Penn Station Rail Terminal, and Joseph Myerhoff Symphony Hall. One retail suite and three office suites are available for immediate occupancy.

LOCATION DESCRIPTION

Conveniently located just north of the intersection of Charles and Chase Streets in the heart of historic Mt. Vernon. This location is adjacent to The Brewer's Art and just opposite the Monument Life Building (now Agora & Chase Brexton). Mt. Vernon is widely considered the cultural and arts epicenter in Baltimore City. Mt. Vernon is one of Baltimore's oldest and well-preserved neighborhoods and is designated as a National Historic Landmark District. The neighborhood is also home to a diverse group of businesses, residents, and employment centers.

Major employers in the neighborhood include: Chase Brexton Health Services, the University of Baltimore, and Agora Inc.. Mt. Vernon's central location in Baltimore City, as well as accessibility to public transportation and main city thoroughfares, makes it easily accessible to Downtown Baltimore, Johns Hopkins University, Johns Hopkins Hospital, and the suburbs of Baltimore City. Mt. Vernon remains one of the most densely populated areas in Baltimore City, with a wide array of housing options for residents.

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Available Spaces



LEASE TYPE FULL SERVICE; MG | 837 - 6,790 SF | 36 MONTHS | \$16.50 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE		DESCRIPTION
Suite 200	Available	3,705 SF	Full Service	\$16.50 SF/yr	Can be combined with Suite 201
Suite 201	Available	3,085 SF	Full Service	\$16.50 SF/yr	Can be combined with Suite 200
Suite 300	Available	3,000 SF	Full Service	\$16.50 SF/yr	-
Suite 401	Available	606 SF	Modified Gross	\$16.50 SF/yr	-

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Additional Photos



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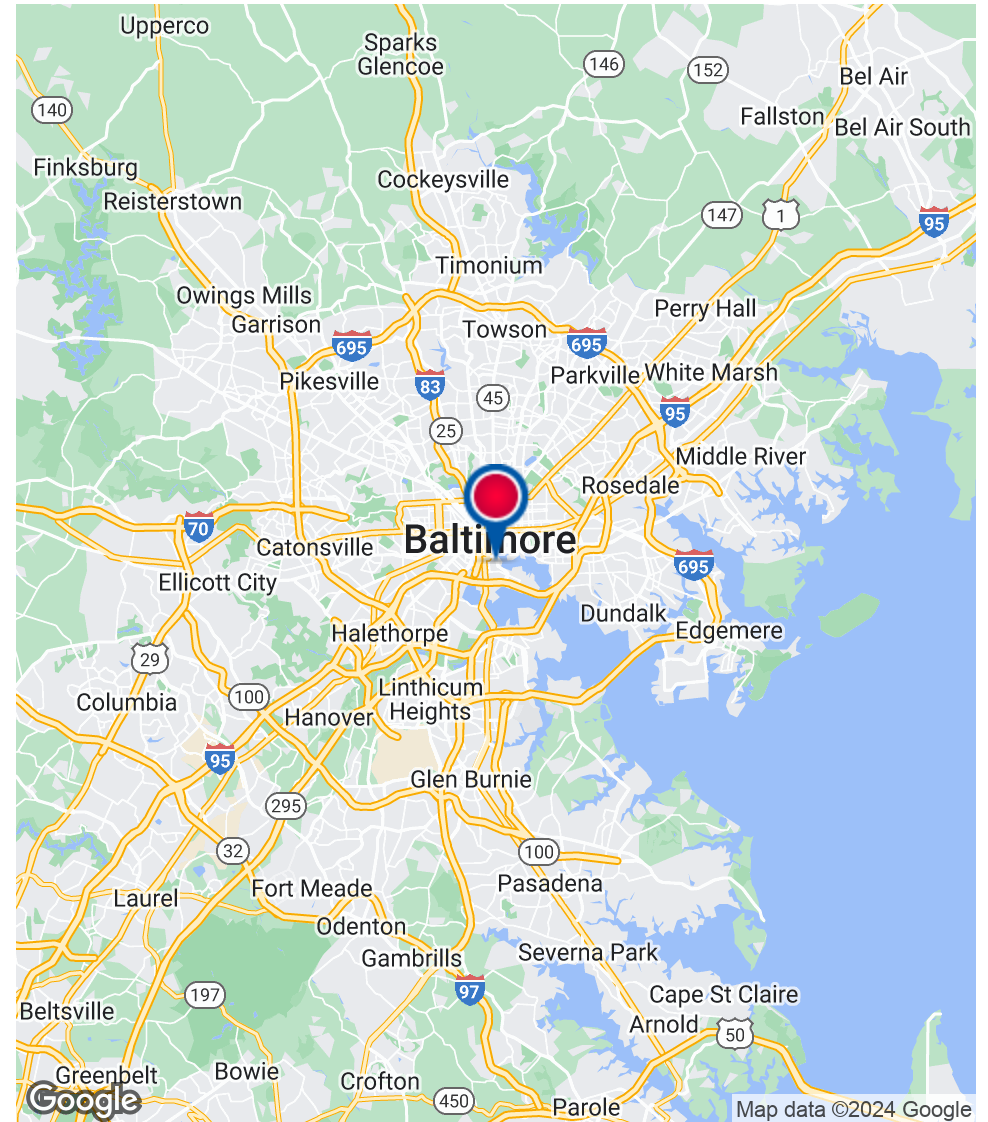
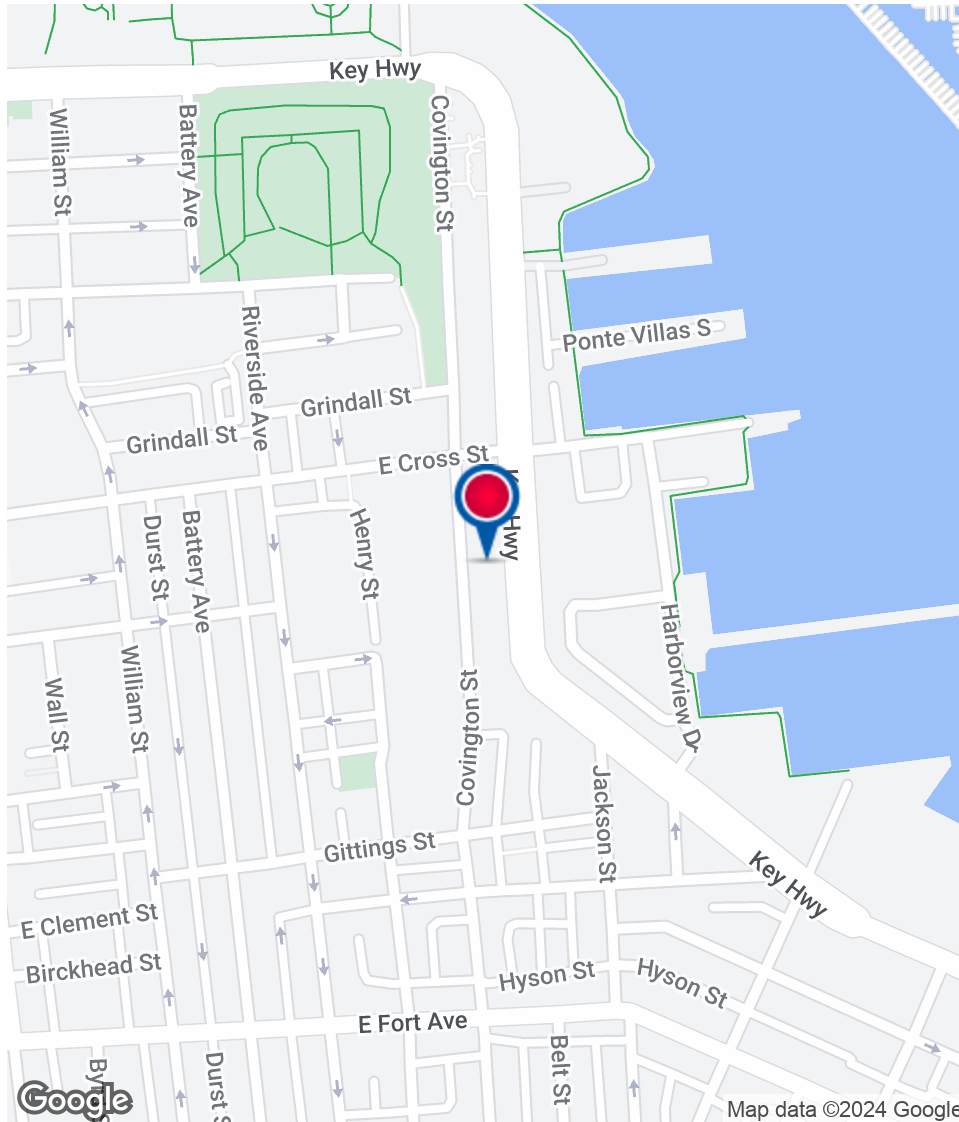
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Location Maps



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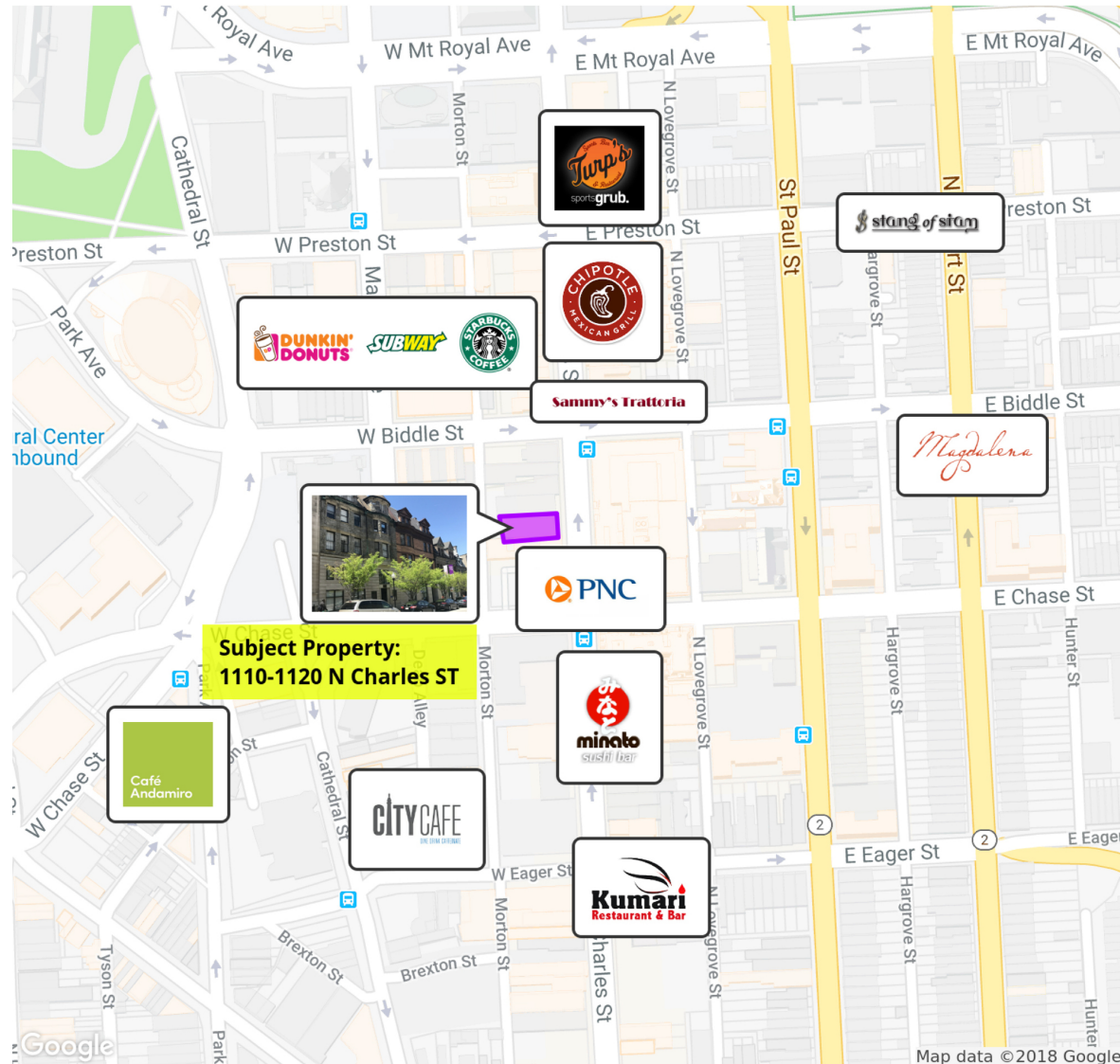
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Retailer Map



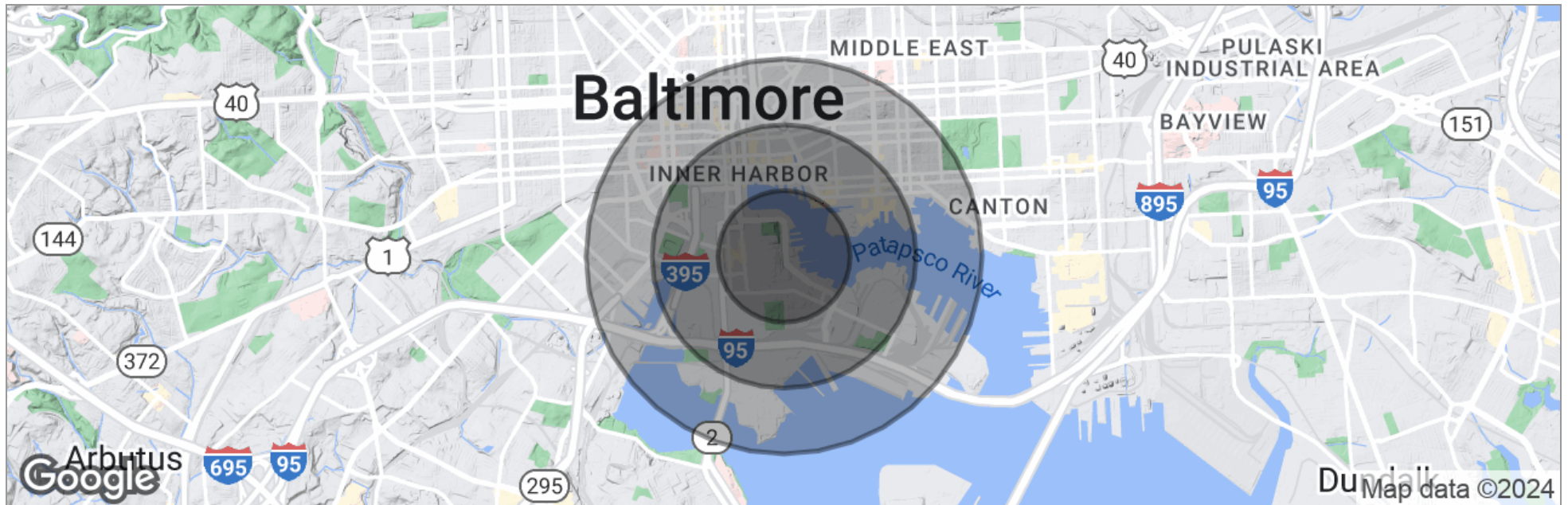
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Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	14,768	48,182	96,567
Population Density (Pop/Sq.Mi.)	18,803	15,337	13,661
Median Age	30.9	31.7	32.7
Median Age (Male)	31.5	31.3	31.8
Median Age (Female)	31.2	32.2	32.8
Total Households	7,735	21,189	41,026
# of Persons Per HH	1.9	2.3	2.4
Average HH Income	\$50,292	\$46,675	\$45,513
Average House Value	\$298,693	\$256,611	\$289,364

* Demographic data derived from 2020 ACS - US Census

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