

OFFICE FOR SALE/LEASE 723 S CHARLES STREET

Baltimore, MD 21230

Available: 684 SF - 4,685 SF



LISTING DATA

AVAILABLE SF: 684 - 4,685 SF

ECONOMIC DATA

SALE PRICE: \$1,100,000 (also available separately)

LEASE RATE: Negotiable

PROPERTY INFORMATION

COUNTY: Baltimore City

SUBMARKET: Federal Hill

BUILDING DATA

TOTAL BUILDING SF: 4,685 SF

ZONING: Residential or commercial

PROPERTY OVERVIEW

The units have mixed-use zoning so can be commercial uses or residential. 5 condo units are available individually or together as a portfolio (4,685 SF). They are for sale at \$1,100,000 for the package or the price is negotiable individually. They are also for lease altogether or individually. Rental rates are negotiable. Many upgrades have been made and several units have full bathrooms.

PROPERTY HIGHLIGHTS

- **Unit LL2-684 SF**
- **Unit LL3-1,083 SF**
- **Unit LL4-1,123 SF** and **Unit 104-927 SF** are currently combined into one unit but can easily be separated
- **Unit 102-868 SF** and **Unit LL2-684 SF** are currently combined into one unit but can be easily separated
- Opportunity to own 29+% of the entire building
- Great 1031 exchange property or properties!

Steve Weiss
Senior Vice President
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Available: 20,412 SF

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	868 - 1,552 SF	Call for info	Leased-short term
Suite 104	926 - 2,050 SF	Call for info	Negotiable
Suite LL2	684 - 1,552 SF	Call for info	Negotiable
Suite LL3	1,083 SF	Call for info	Negotiable
Suite LL4	1,123 - 2,050 SF	Call for info	Negotiable
All suites combined	684 - 4,685 SF	Call for info	Negotiable

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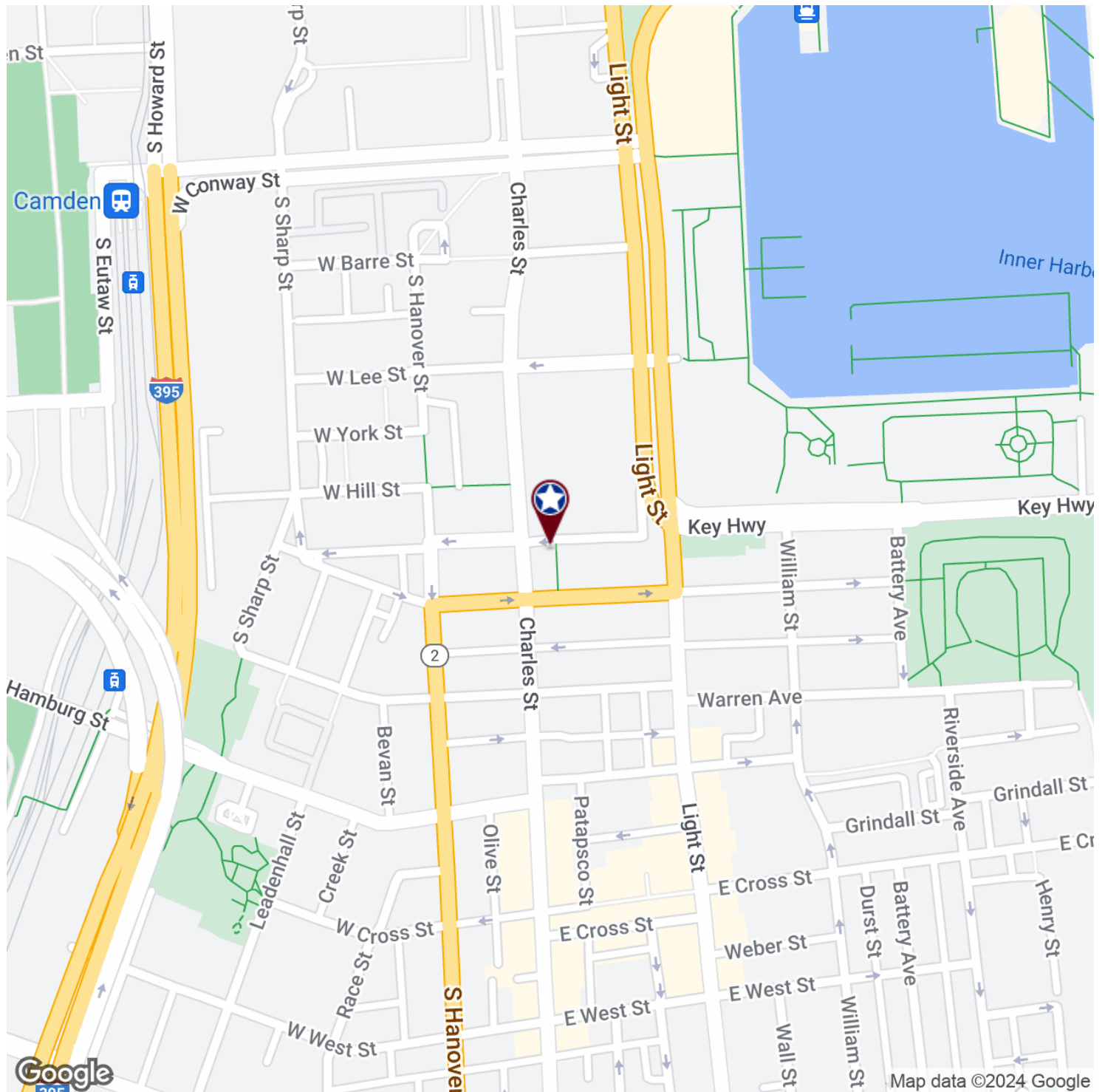
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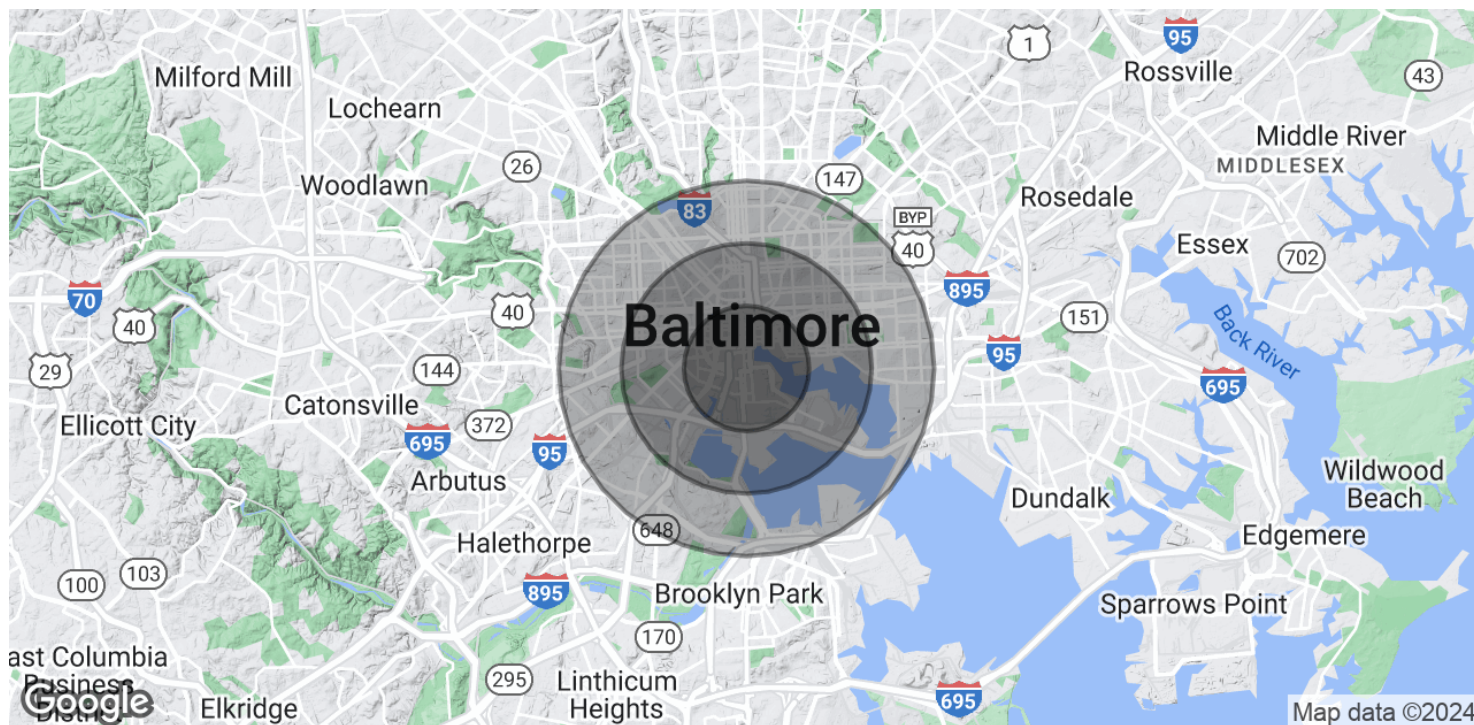
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	23,489	108,201	257,277
Average Age	32.2	31.9	33.0
Average Age (Male)	32.9	31.7	32.2
Average Age (Female)	30.7	32.0	33.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	11,932	47,290	102,774
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$82,774	\$58,421	\$53,571
Average House Value	\$376,636	\$287,640	\$243,951

* Demographic data derived from 2020 ACS - US Census

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