

FOR LEASE | OFFICE SPACE

1110 - 1120 N CHARLES STREET, BALTIMORE, MD 21201

HISTORIC MT. VERNON BUILDING



**Leo McDermott**

202.744.6910

lmcdermott@troutdaniel.com

**TD&A**  
TROUT DANIEL & ASSOCIATES

30 E. Padonia Road, Suite 504, Timonium MD 21093 | 410-435-4004 | [www.troutdaniel.com](http://www.troutdaniel.com)



## OFFERING SUMMARY

<b>2 Suites Available:</b>	1,701 & 1,809 SF
<b>Lease Rate:</b>	Office : \$16.50/SF/YR (Gross) Retail: \$23.00/SF/YR (MG)
<b>Lease Term:</b>	1 - 5 Years
<b>Year Built:</b>	1860
<b>Building Size:</b>	34,349 SF
<b>Minor Renovations:</b>	2006-2018

## PROPERTY OVERVIEW

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

## LOCATION OVERVIEW

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    MG; FULL SERVICE    |    1,701 - 1,809 SF    |    36 MONTHS    |    \$16.50 - \$23.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE		DESCRIPTION
Suite 100	Available	1,809 SF	Modified Gross	\$23.00 SF/yr	Private entrance directly from Charles Street
Suite 301	Available	1,701 SF	Full Service	\$16.50 SF/yr	-

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Third Floor Office Photos



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| Additional Photos First Floor Retail Photos



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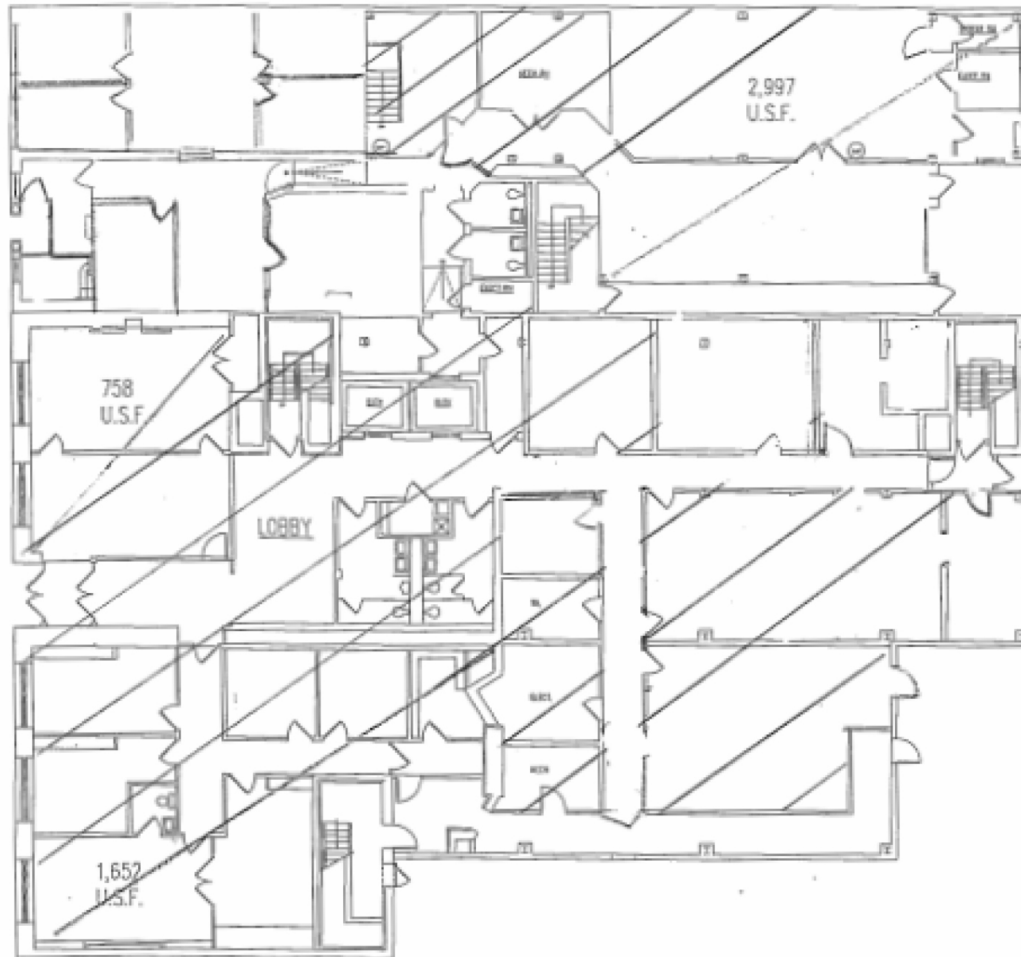
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| PlanFirst Floor Retail Floor Plan



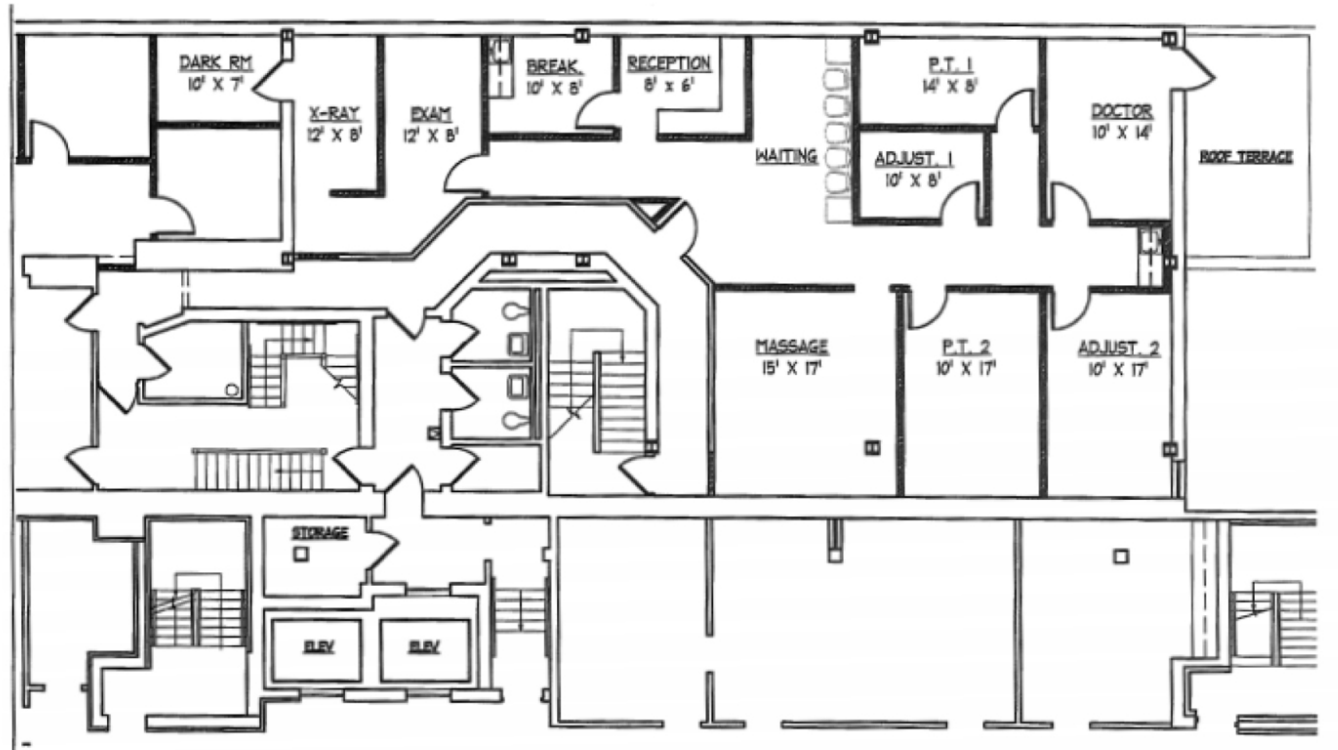
□ TENANT SPACE

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Third Floor Plan

3 THIRD FLOOR  
Office



3 THIRD FLOOR  
Office



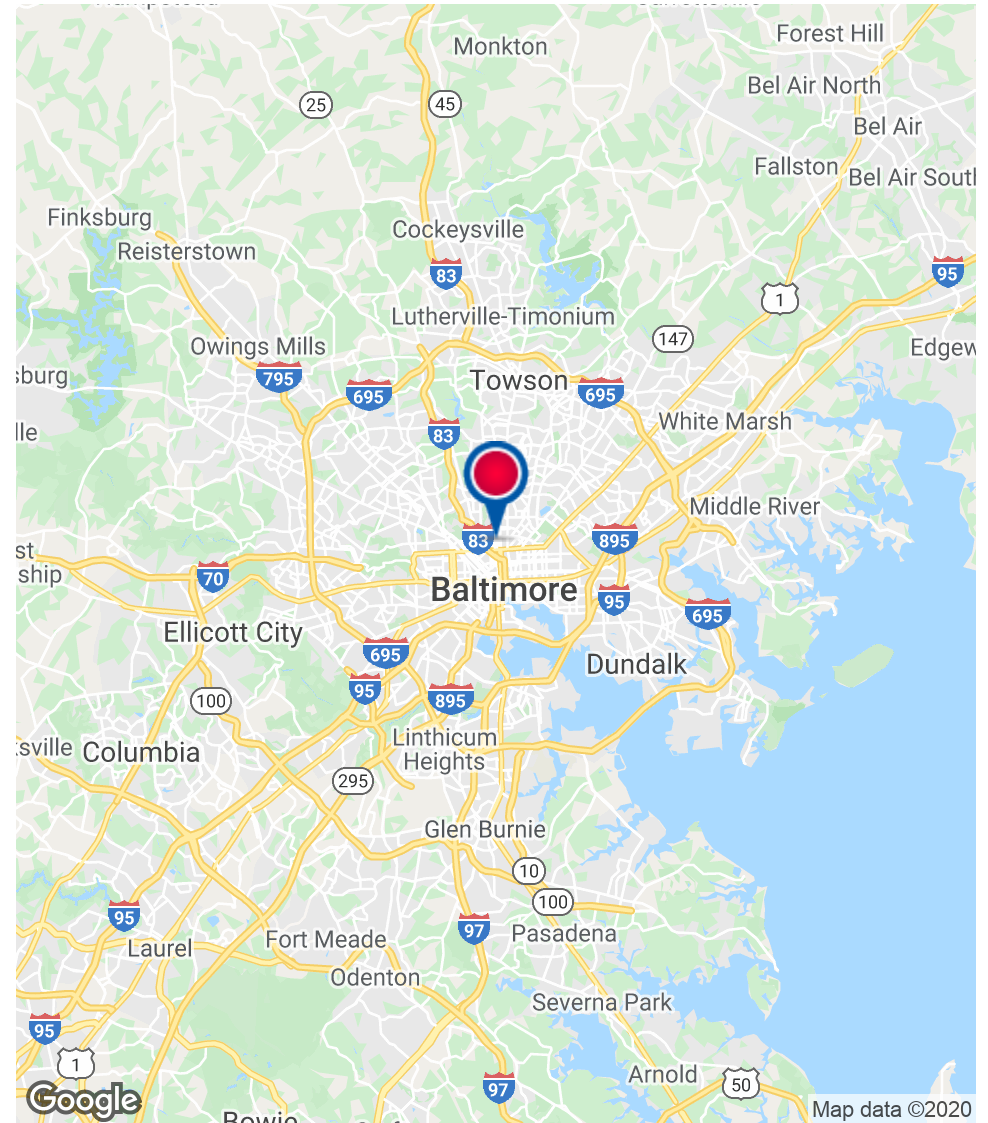
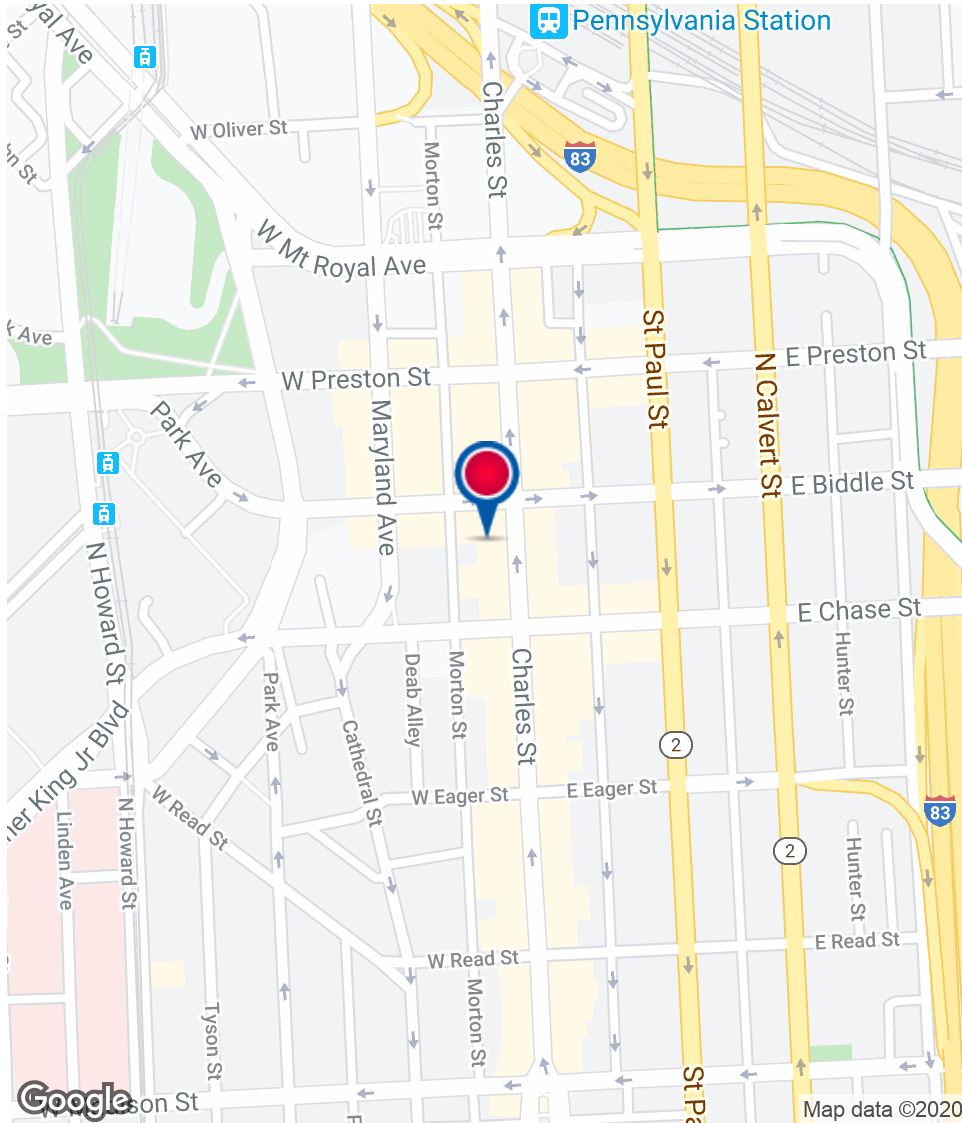
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## Location Maps



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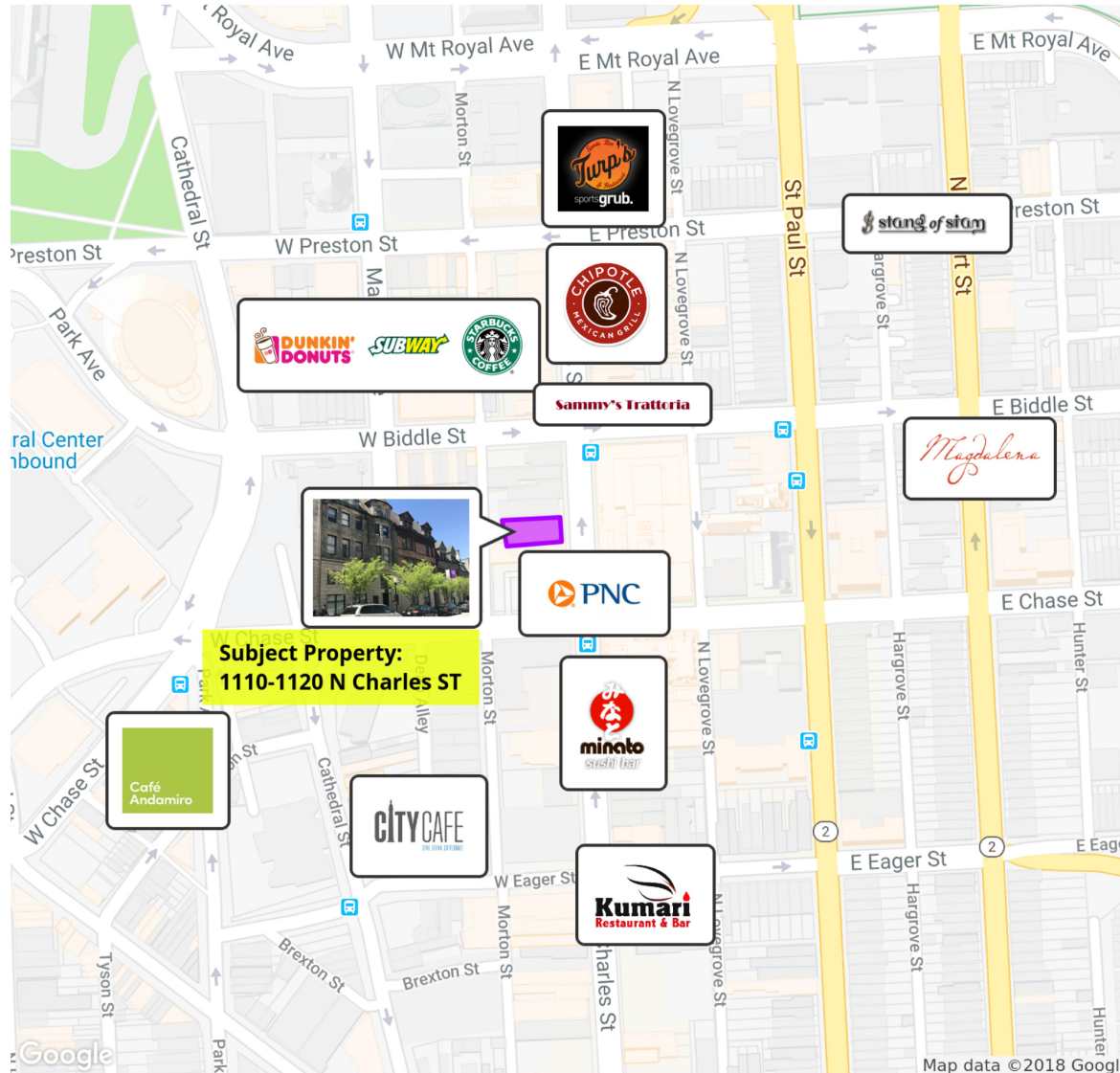
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Retailer Map



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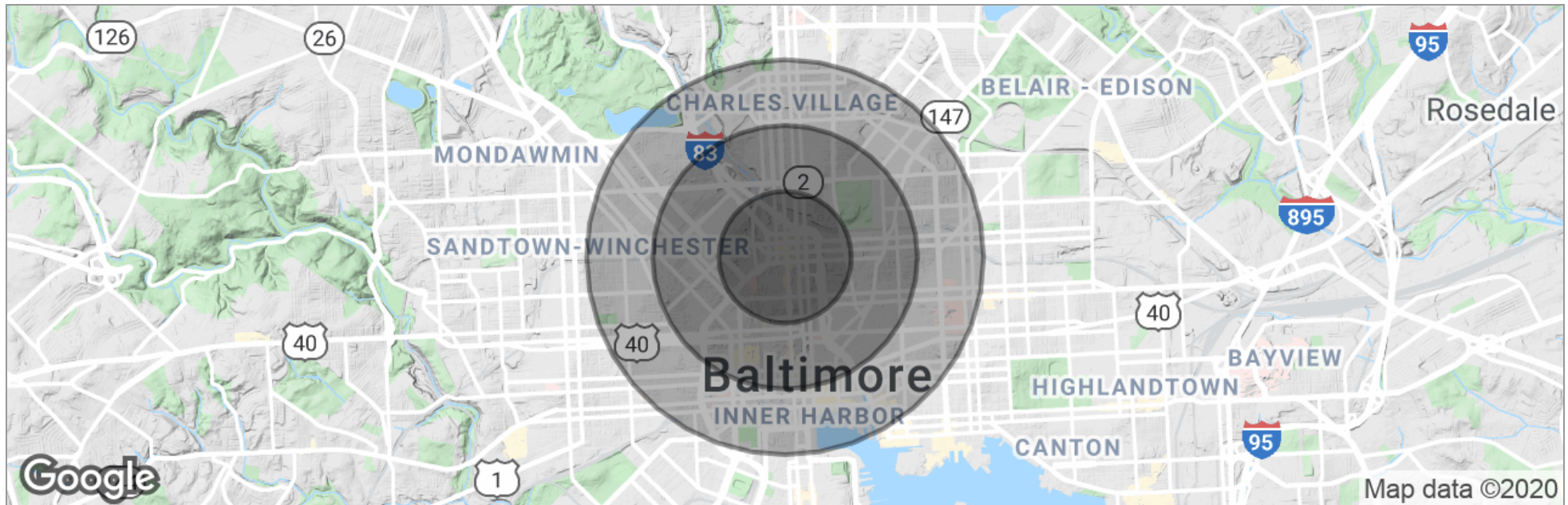
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## Demographics Map



	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 2010 US Census

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