



CITY HOUSE
CHARLES

INCENTIVES AVAILABLE
for 5-year deal or more!
Call for details!

1001

N. CHARLES STREET | BALTIMORE, MD 21201

NAIklnb

DESIGN. VALUE. LOCATION.

DESIGN

Create office space right for you

VALUE

Choose the most competitive pricing

LOCATION

Join the most accessible business community in Baltimore



1001 N. CHARLES STREET

1001 N. Charles Street is one of Baltimore's most iconic spaces. Located in the stately, vibrant neighborhood of Mount Vernon, 1001 N. Charles Street is an innovative and modern work/retail venue known as City House Charles.

With a total of seven stories of floor-to-ceiling windowed office space and new ground-floor mixed-use retail space, City House Charles is setting a new standard for the conversion of a historic property into attractive and highly-desirable business and leisure accommodations. Design plans have included high-end lobby and common area finishes with a quality café amenity that will open directly into the lobby, creating a vibrant and engaging central core.

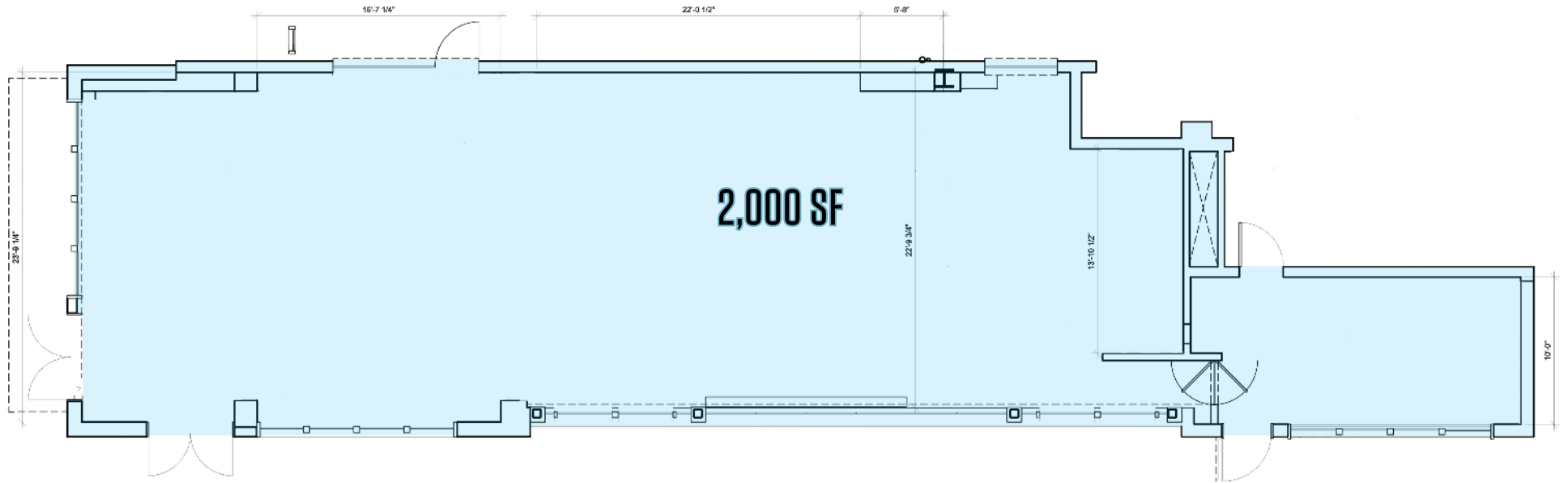
Roggenart and Allora are two restaurants that recently signed on for the main level of City House Charles, contributing to the variety of restaurants and bar options of the character-rich Mount Vernon-Belvedere district. At the end of the work day, tenants, their clients and guests will be able to take full advantage of the rich dining, shopping, cultural and artistic amenities of Baltimore's premier historic neighborhood.



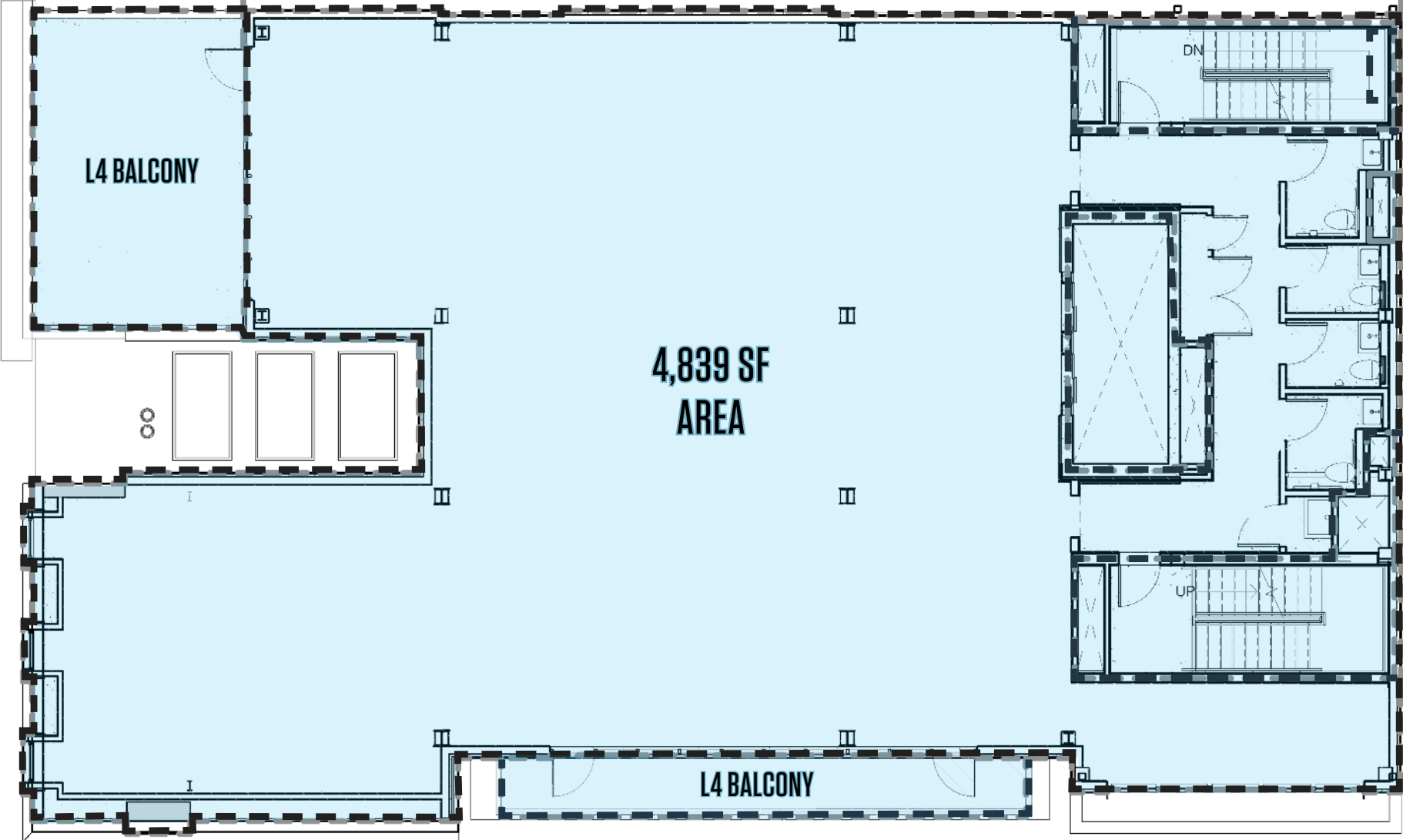
PROPERTY HIGHLIGHTS

- Newly Constructed Class A Office Building
- Entire 4th Floor For Lease; 4,839 SF Floor Plate Available
- 2,000 Square Feet Available on 1st Floor
- Lease Rate: Negotiable
- Bonus Outdoor Space with Amazing City Views of CBD
- On-Site Management
- One (1) Parking Spot Per 1,000 SF Rented
- Parking Lot Across The Street
- Ground Floor Restaurant & Cafe Space
- Exterior Facade Renovated 2022
- 24/7 Access for Building Tenants
- Multiple Balcony Spaces and a Rooftop Amenity Space
- Excellent Access to I-83, I-95, I-695, Rt. 295 and I-895
- BWI, MARC Train, Light Rail & Major Hotels Located Nearby

1ST FLOOR PLAN



CURRENT 4TH FLOOR PLAN



PROPOSED 4TH FLOOR PLAN (WITH PERMIT)





10.8 Miles
TO BWI AIRPORT



1.3 Miles
TO DOWNTOWN/
INNER HARBOR



2.8 Miles
TO I-95



.4 Miles
TO MARC STATION/
AMTRAK

NEARBY AMENITIES



Mount Vernon
Place
Conservatory

THE WALTERS
ART MUSEUM

REVIVAL

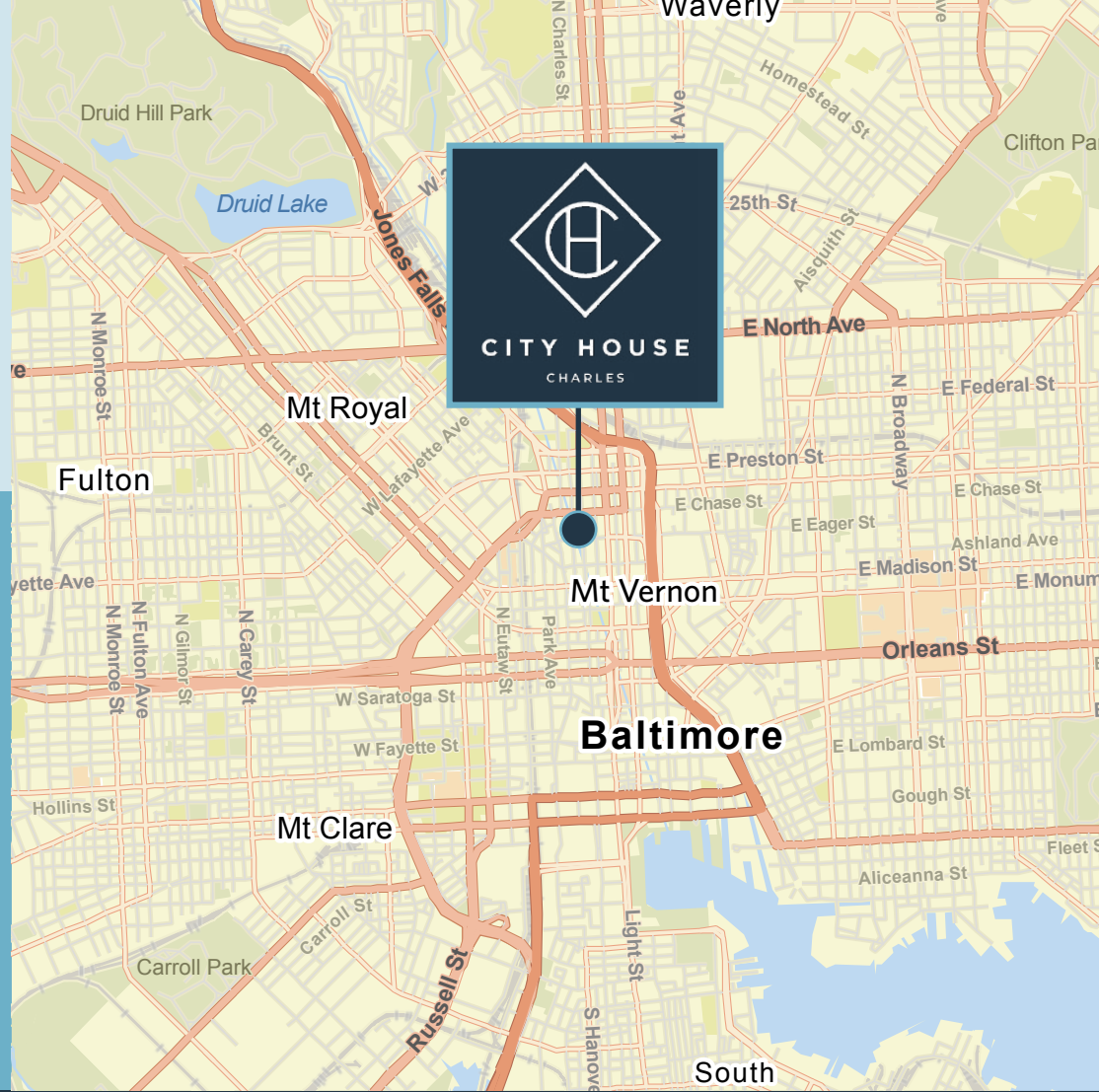
DOOBY'S

ESTD BALTIMORE 1911
PENN STATION

SUGARVALE

JOHNS HOPKINS
PEABODY CONSERVATORY

ALLORA



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