



HIGHLIGHTS

- 12- story office building with 11,000 SF floor plates. Strategically located in the heart of Downtown Baltimore and just blocks away from Baltimore’s famous Inner Harbor and Court Houses.
- Easy access to major highways including I-83 and I-95—Less than 3/4 of a mile to both
- Great views of Downtown Baltimore with ample natural light
- Full time lobby attendant along with an on-site deli
- Blocks away from MTA Bus Lines, Baltimore Metro, and Light Rail
- On-site parking with direct access to the building
- Walkable to some of Baltimore’s finest restaurants, gyms, and retail

Recent Building Upgrades:

- » Newly renovated lobbies & bathrooms
- » New HVAC recently installed in 2017
- » Elevator modernization in 2018-2019

Rental Rate: Negotiable

Parking Ratio:

- » 1 per 1,000 SF in the building with direct access to Tenant’s floor

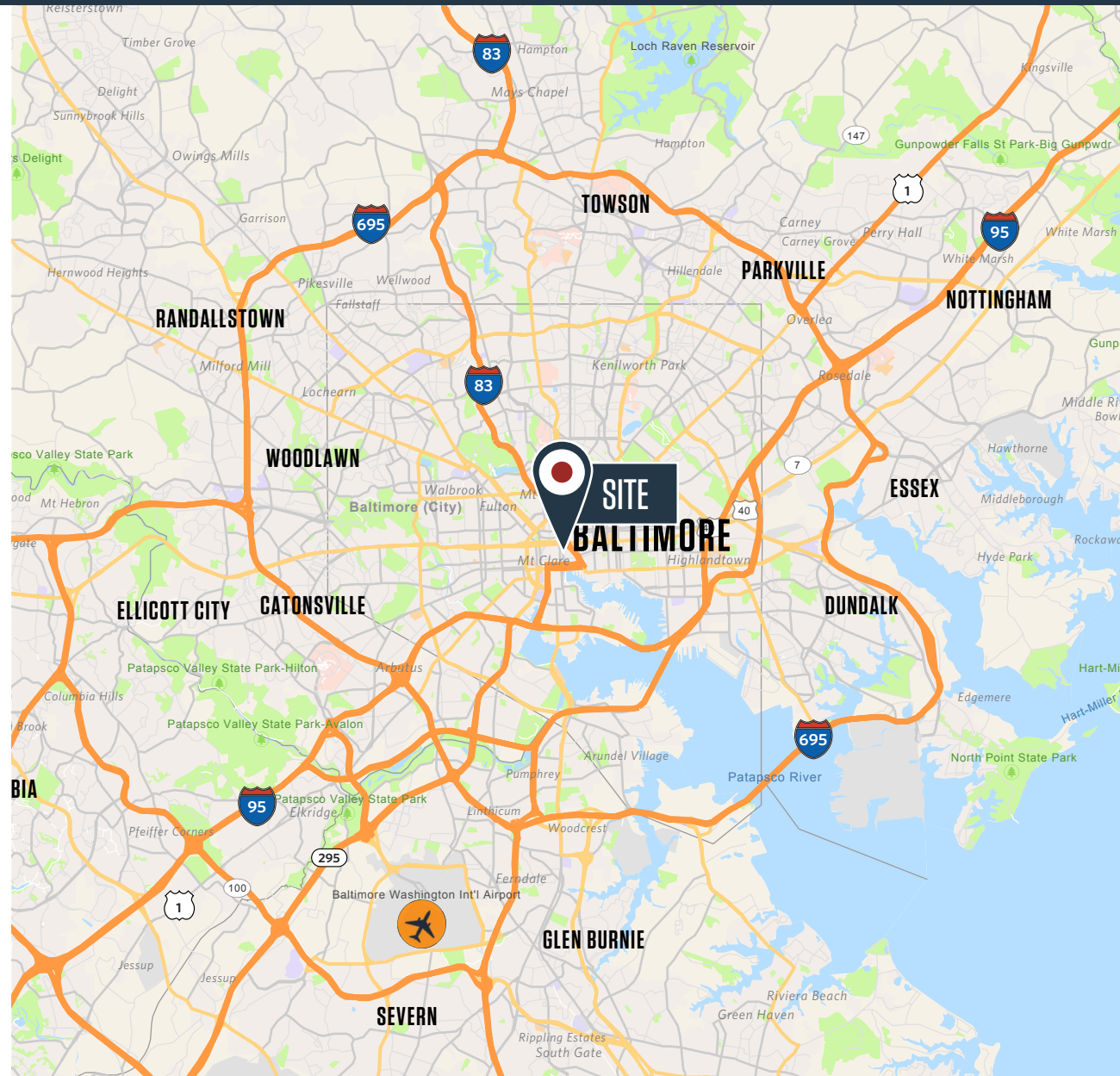
HIGHLIGHTS

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

AVAILABLE

- Unit 300: 4,366 SF
 - Unit 321: 1,797 SF
 - Unit 405: 1,780 SF
 - Unit 501: 3,560 SF
 - Unit 702: 936 SF
 - Unit 800: 11,000 SF
 - Unit 901: 3,450 SF
 - Unit 903: 5,640 SF
 - Unit 1100: 866 SF
- 6,163 SF contiguous
- 9,090 SF contiguous



FLOOR PLANS

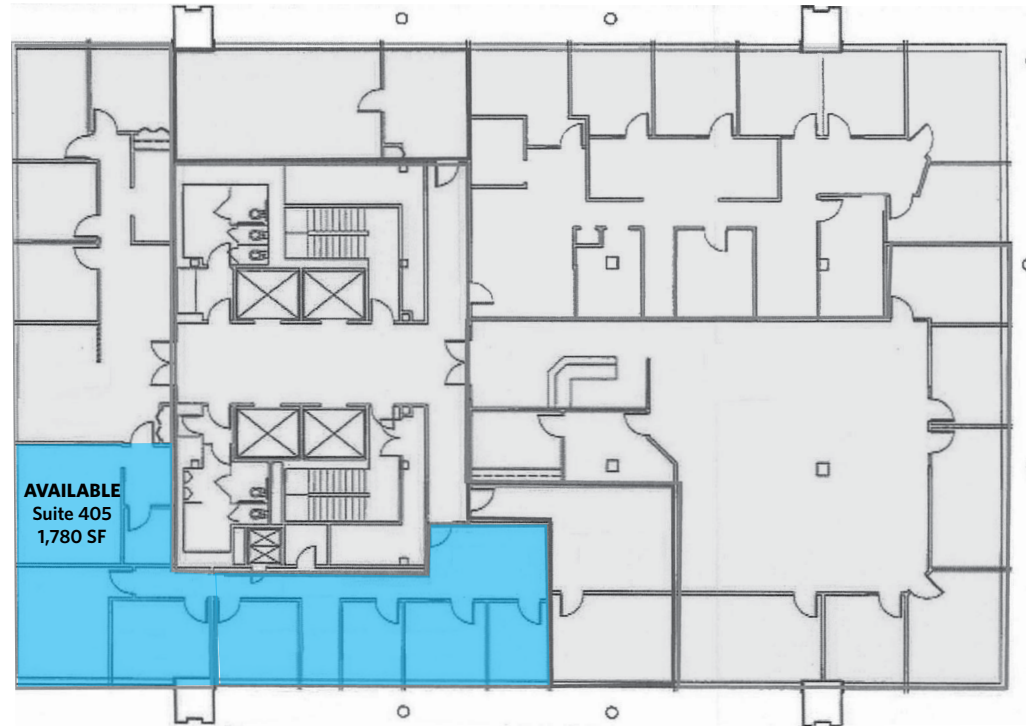
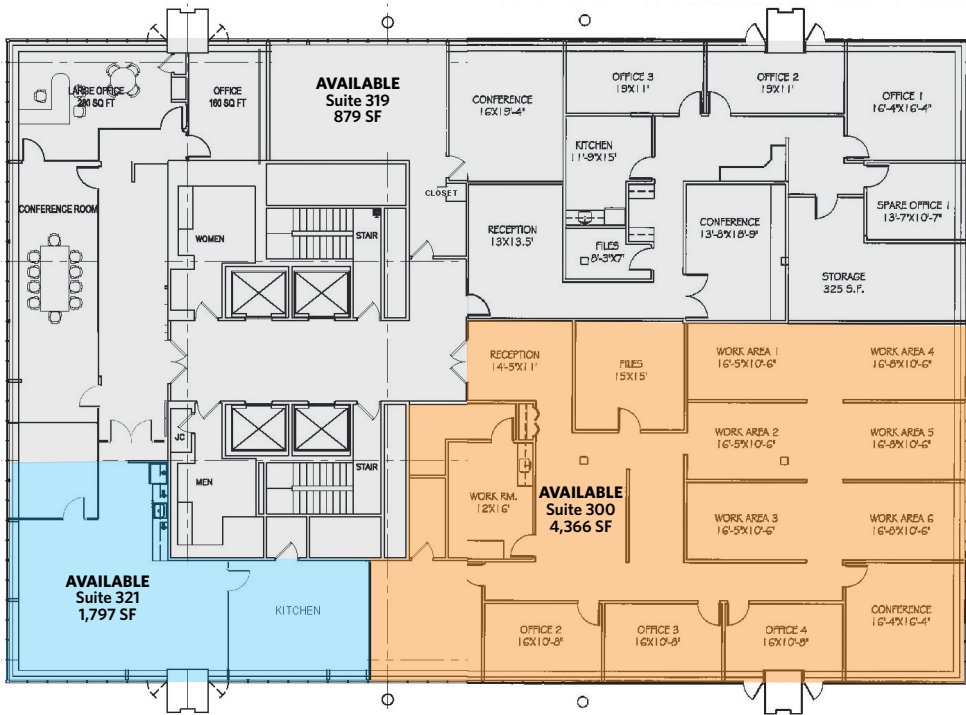
SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

3rd FLOOR
1,797 - 4,366 SF

300 = 4,366 SF
321 = 1,797 SF } 6,163 SF contiguous

4th FLOOR
1,780 SF

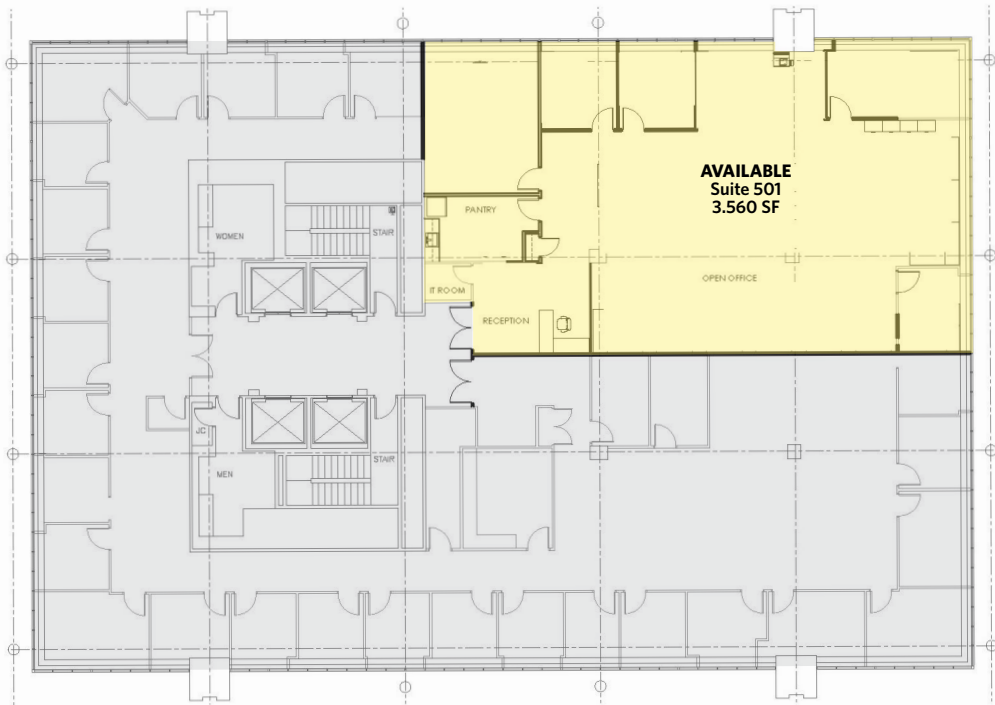


FLOOR PLANS

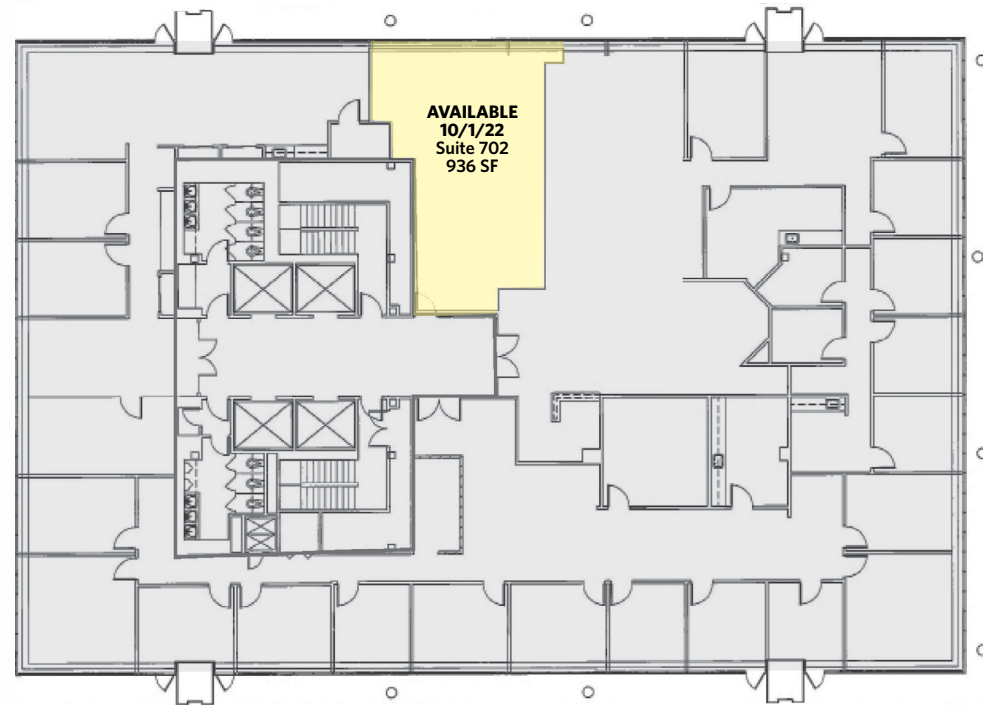
SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

5th FLOOR
3,560 SF



7th FLOOR
936 SF



FLOOR PLANS

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

8th FLOOR
11,000 SF

AVAILABLE
Suites 800/801
11,000 SF

9th FLOOR
3,450 - 9,090 SF

901 = 3,450 SF }
903 = 5,640 SF } 9,090 SF contiguous

AVAILABLE
Suites 901
3,450 SF

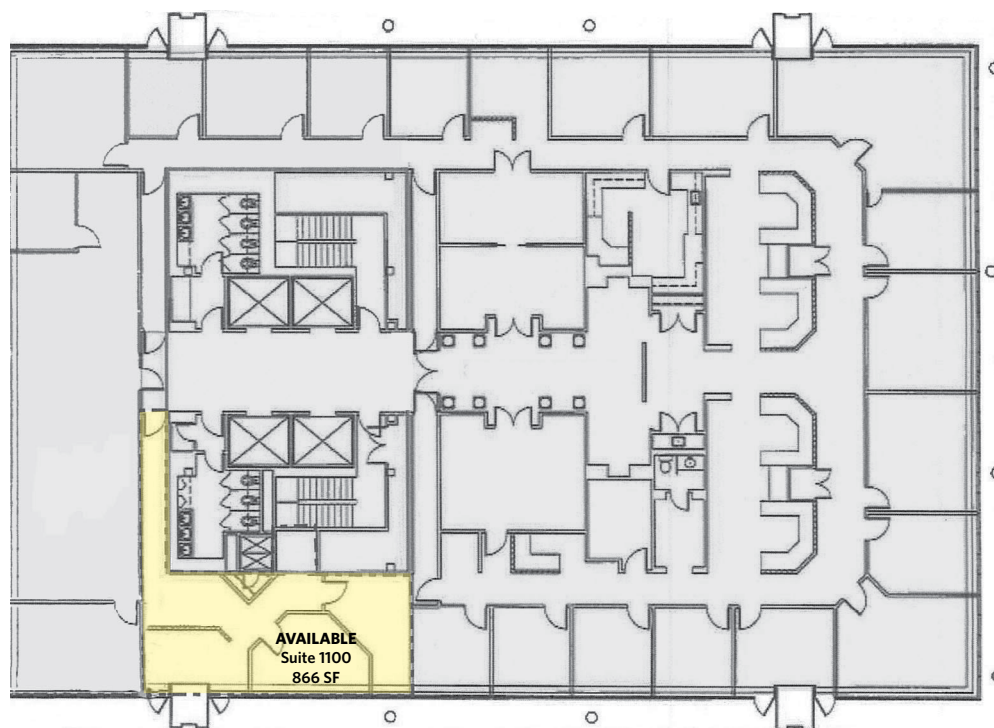
AVAILABLE
Suite 903
5,640 SF

FLOOR PLANS

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

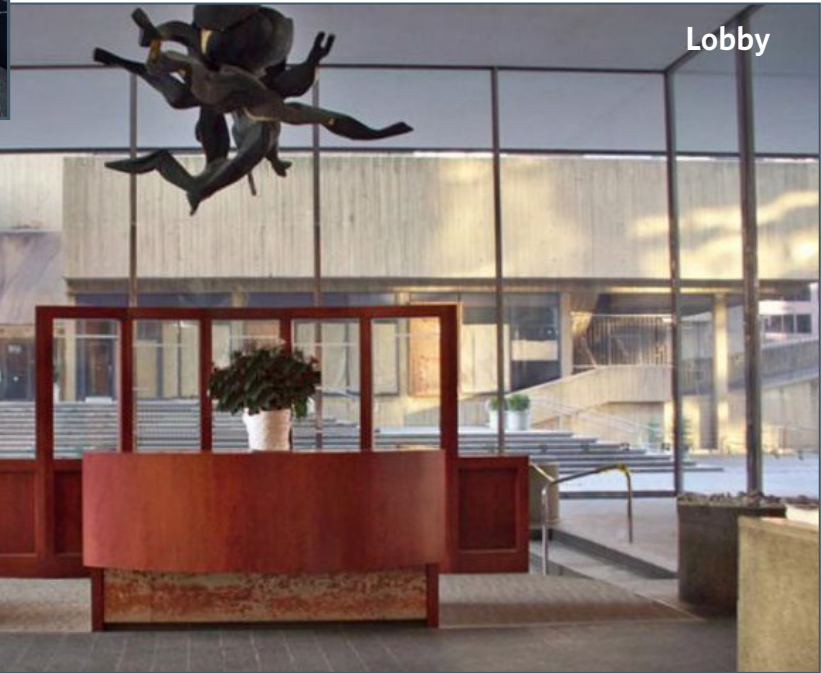
11th FLOOR
866 SF



PHOTOS

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY



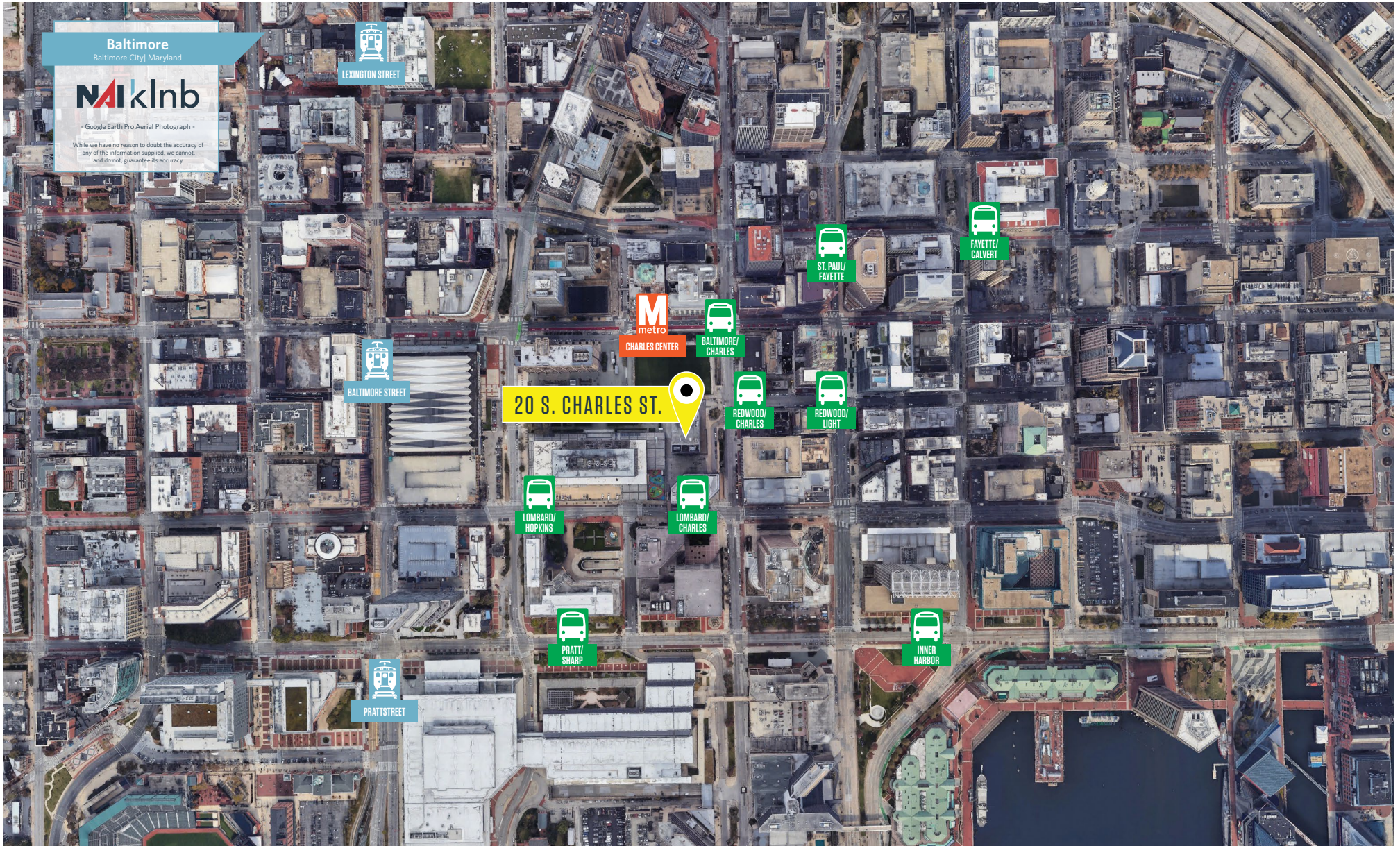
AMENITIES AERIAL

SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY



20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY





SUN LIFE BUILDING | FOR LEASE

20 S. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

FOR MORE INFORMATION, PLEASE CONTACT:

ABBY GLASSBERG

aglassberg@kInb.com

443-574-1433

9881 Broken Land Parkway, Suite 300, Columbia, MD 21046



[instagram.com/kInbcre](https://www.instagram.com/kInbcre)



[linkedin.com/company/kInb](https://www.linkedin.com/company/kInb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

[CLICK TO VIEW PROPERTY WEBSITE](#)

[kInb.com](https://www.kInb.com)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.