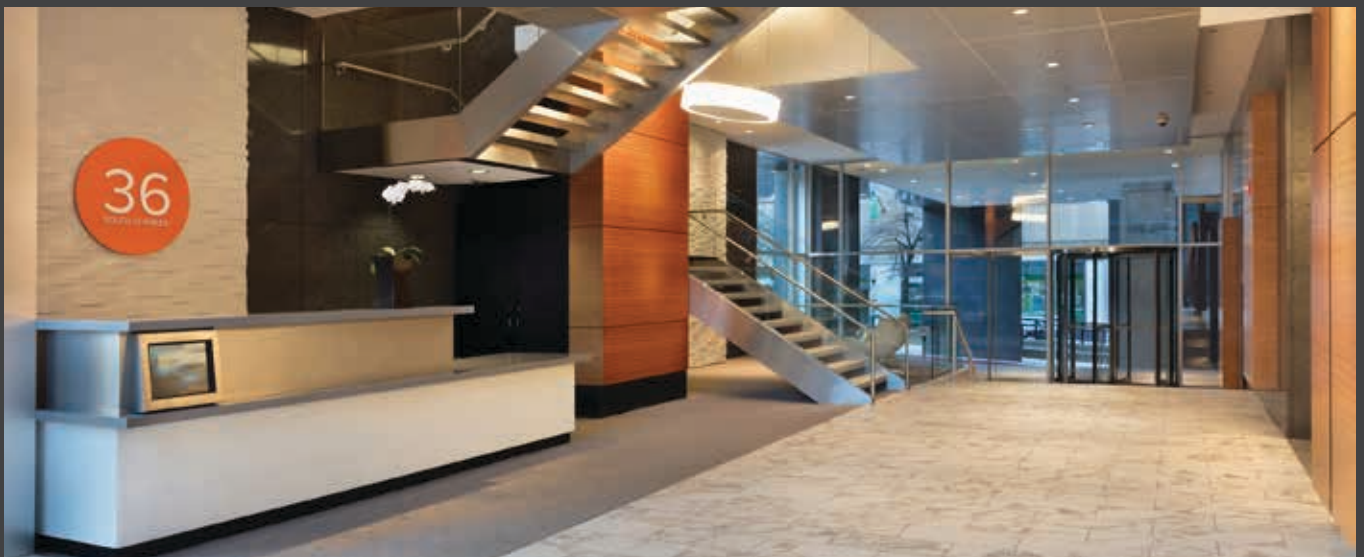


36

SOUTH CHARLES

36





36 SOUTH CHARLES STREET

BALTIMORE, MARYLAND

BUILDING FEATURES

- 318,684 square foot 25-story building
- Class A office space in the CBD
- Recently completed common area renovations
- Conference center
- Modernization of the elevators
- On-site property management
- 24/7 lobby attendant
- Full service on-site fitness center
- On-site garage and ample parking available in adjacent garages
- Two on-site deli café operations
- 13,040 square foot typical floor size
- Total of 114,363 square feet available immediately
- Full floors available
- Retail space available on the lower level and first floor
- Concierge service

LOCATION FEATURES

- Located only one block from the Inner Harbor, the #1 tourist attraction in the state of Maryland, with 14 million visitors annually
- Situated one block from the Charles Center Metro Station, one half-mile from I-395, and one mile from I-83, the building benefits from excellent access to multimodal transportation
- Located in HUB and Enterprise Zones
- Walking distance from countless restaurants, business services and other amenities

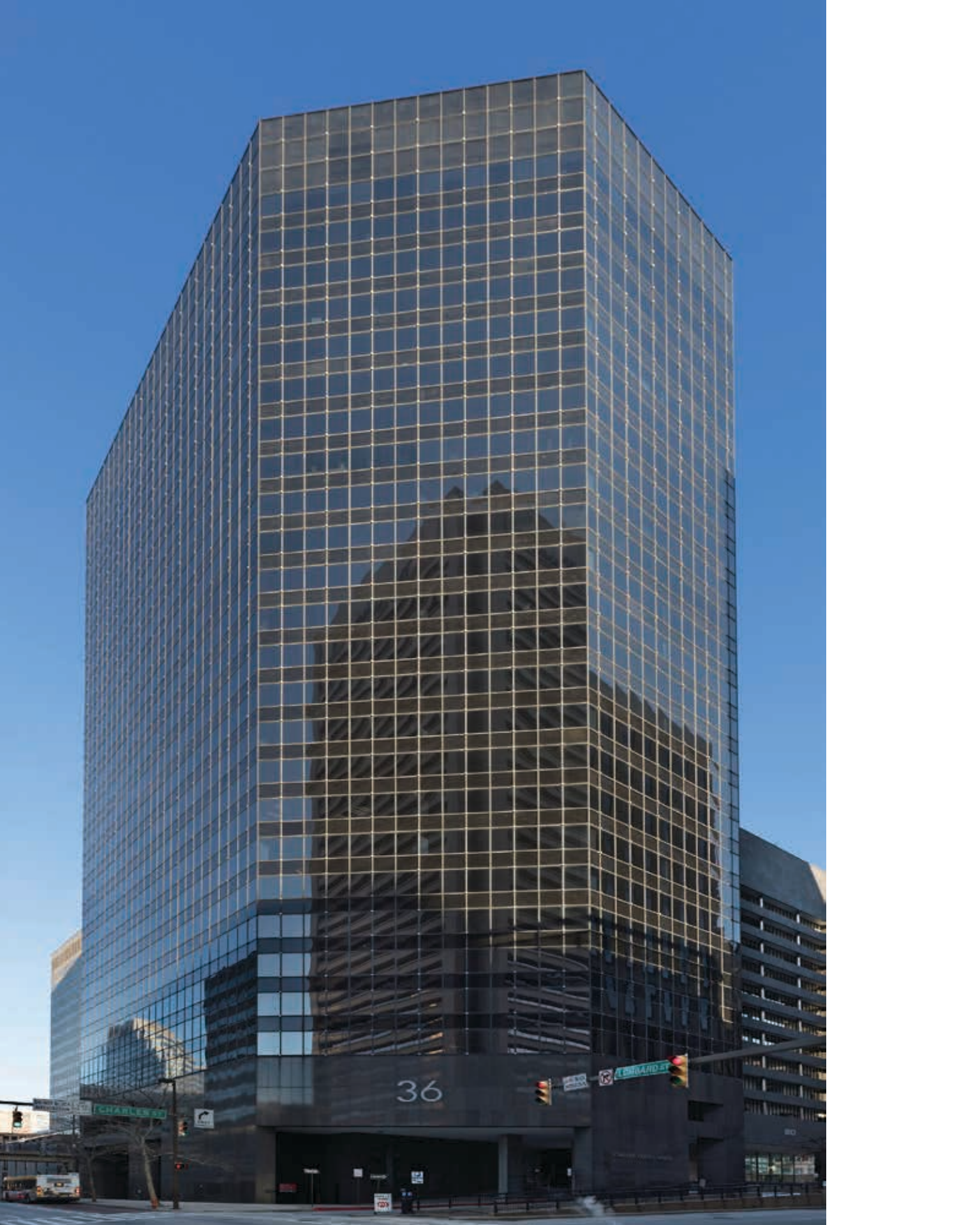
CBD / DOWNTOWN



36
SOUTHDALES

INNER HARBOR / HARBOR EAST

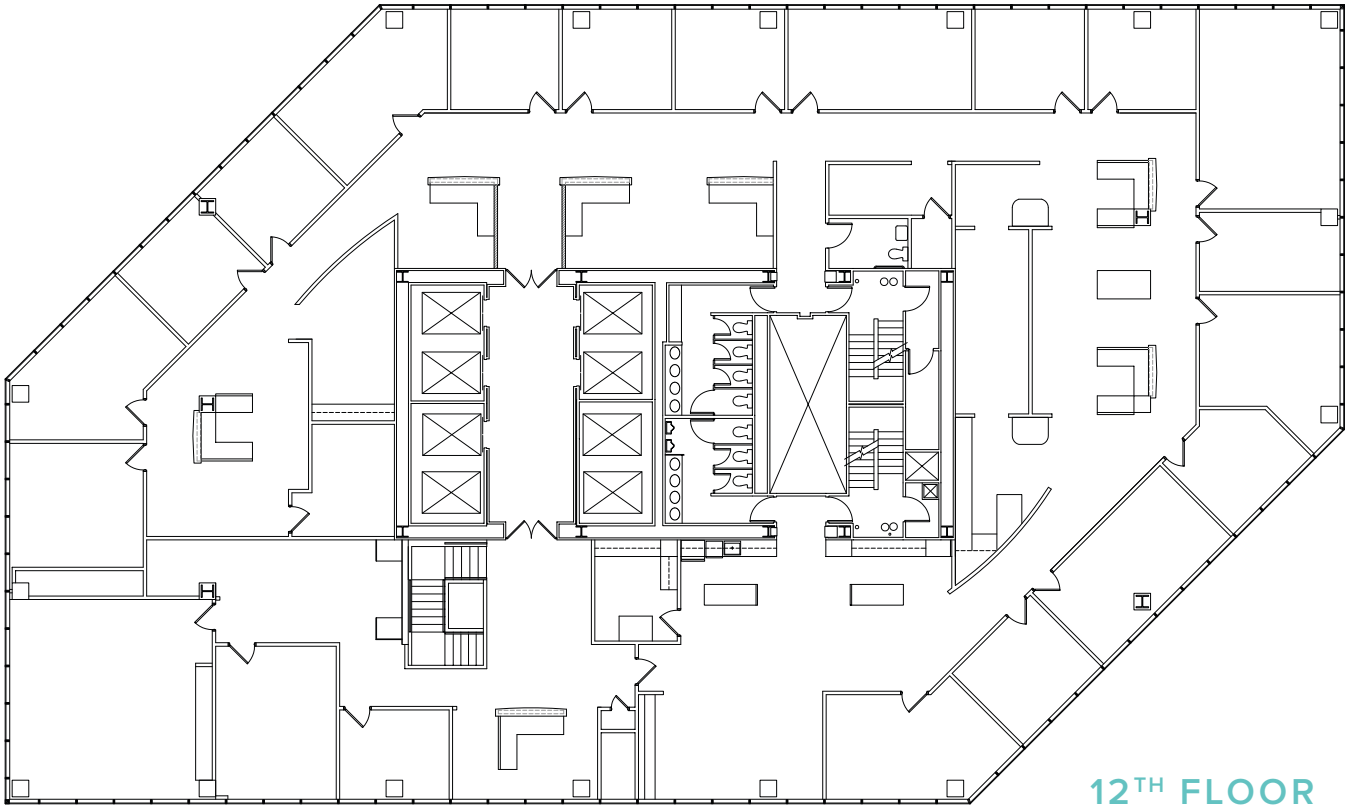




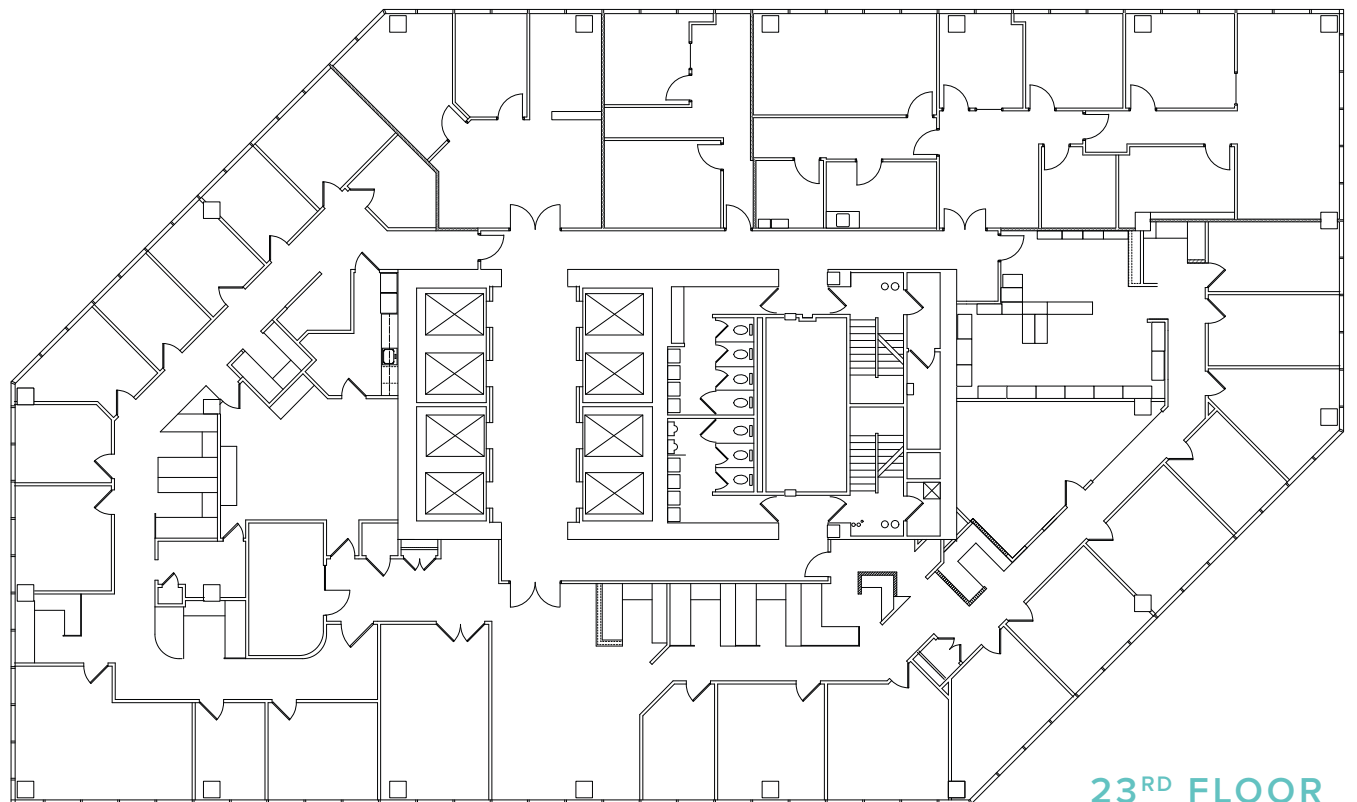
36

CHARLESTON

EDMUND ST



12TH FLOOR



23RD FLOOR

OWNED BY



LEASED BY



TOM GENTNER

Senior Vice President
443.285.7671

Tom.Gentner@transwestern.com

BRIAN SIEGEL

Senior Vice President
443.285.7661

Brian.Siegel@transwestern.com

JOE JOHNSON

Senior Associate
443.285.7662

Joe.Johnson@transwestern.com

MATT LYNCH

Managing Director, GSA
202.775.7021

Matt.Lynch@transwestern.com