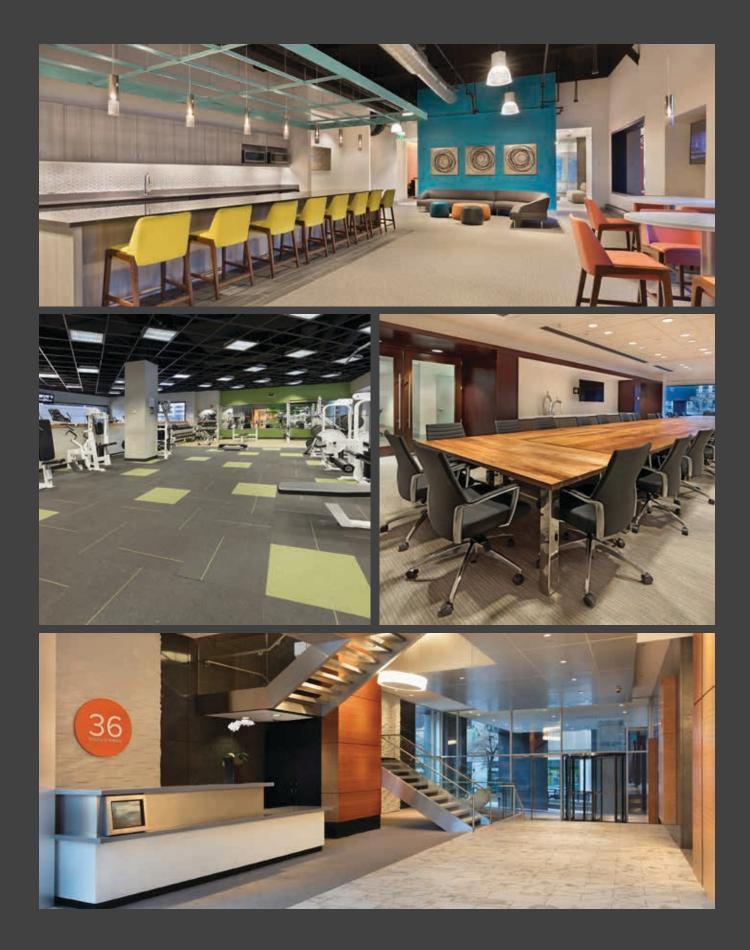
500TH CHARLES

EARLY BIRD \$10

TRANSWESTERN®



LAT RATE



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









COSÌ

RITE AID



FIVE GUYS BURGERS and FRIES



ALB HOUSE







Bank of America.

ROYAL FARMS A R E N A



Walgreens

PNC

HIPPODROME

IANCE-MERAICK



MORTON'S

THE STEAKHOUSE

















LORD BALTIMORE HOTEL







INNER HARBOR / HARBOR EAST









INALLEY FRESH









JOHNSTON & MURPHY PANDÖRA FOREVER 21 <u> Iululemon</u> ANTHROPOLOGIE

POWER PLANT

HYATT REGENCY

WHÔLE FOODS

Madewell ARHAUS J.CREW

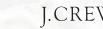
QG

PIER SIX

BROOKSHIRE

HOTEL RL

south moon under





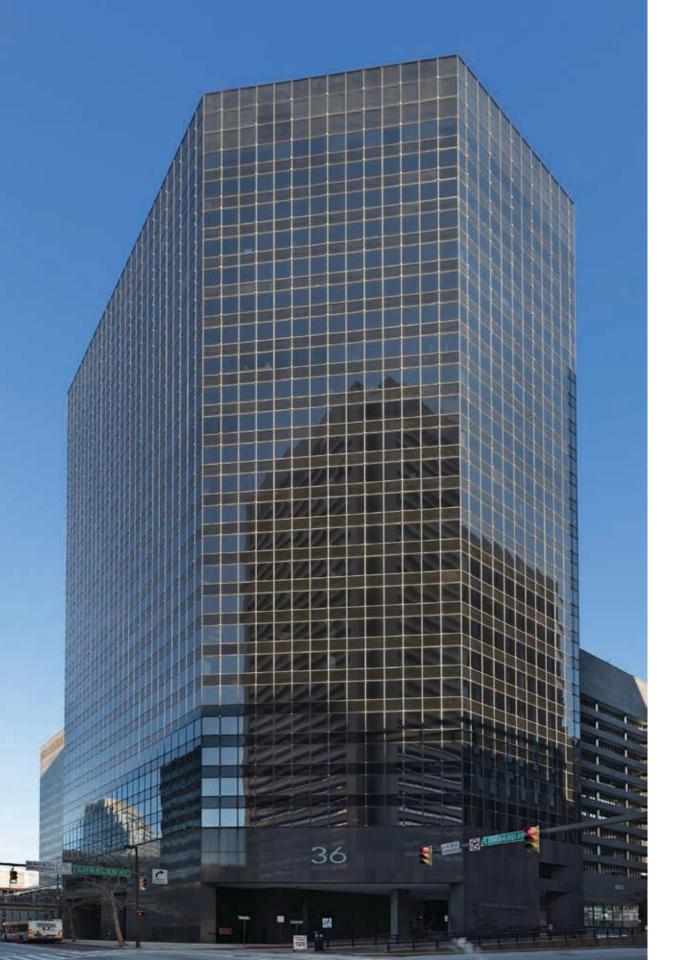


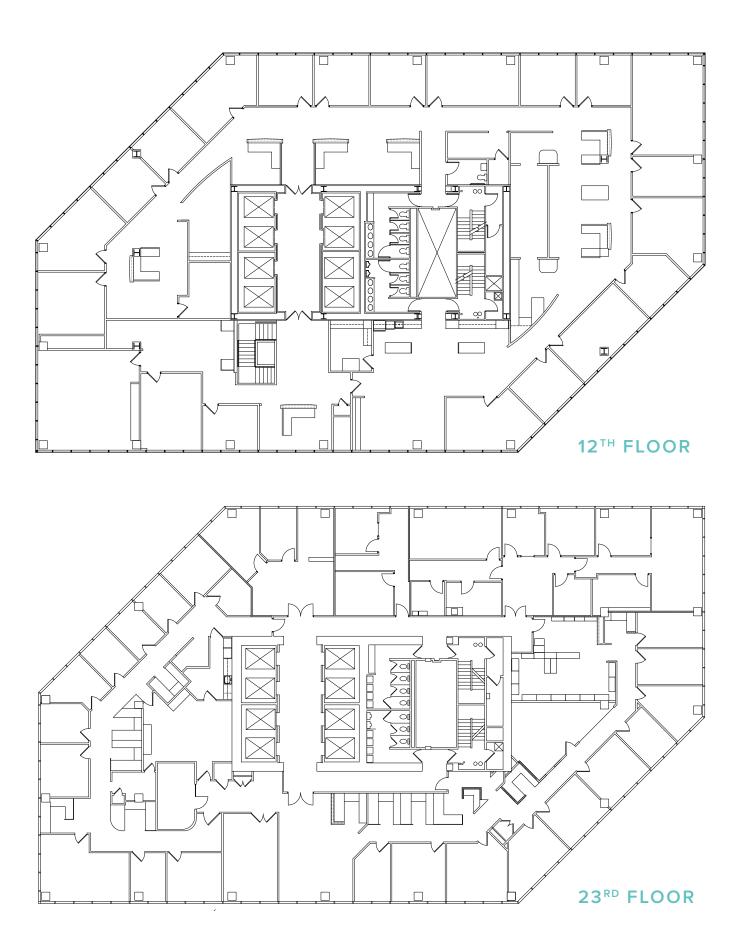












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