



201

NORTH CHARLES

PRIME OFFICE SPACE

FOR LEASE



201 North Charles Street
Baltimore, MD 21201

www.201NCharles.com



Building information

Rental rate

Office - \$20.50 full service

Available Space

Wide variety of office sizes for small and mid-size tenants

Parking

1/1,000 s.f. of adjacent parking available for vacant spaces

Highlights

- Class A office space and tenant amenities below \$21.00 rents
- LEED® Gold EB Certified
- Recent common area renovations to main lobby, floor lobbies and restrooms
- Full time lobby attendant and on-site property management
- Less than one block from the city courthouse and Charles Center Metro station

The 28-story, 264,000 sq. ft. structure stands as one of the tallest in the state of Maryland. As a result, 201 N. Charles boasts breathtaking views of the Baltimore skyline and the Inner Harbor. With close proximity to Baltimore's courthouses, municipal buildings, Inner Harbor and Mount Vernon neighborhoods, the location cannot be beat.

But it's not just about views and convenient location. At 201, it is all about the tenant experience. From a state of the art fitness and conference center, to special parking rates, on-site document and bicycle storage, a gourmet restaurant and more, 201 goes above and beyond to accommodate the busy professional.

201 currently offers its tenants a variety of office spaces. From single office executive suites to 'Class A' spaces ranging from just under 1,000 SF to 7,000 SF. With unbeatable rates, at 201, your business could reach all new heights.



Renovated lobby and tenant amenity spaces



Available space

Floor	Suite	SF
1	101	6,077
3	320	4,575
3	330	1,431
3	340	2,750
7	720	1,349
8	803	901
8	810	855
9	910	4,321
9	920	1,245
10	1001	1,154
11	1102	1,459
11	1106	904
12	1201	5,904
12	1202	1,233
12	1212	1,424
15	1506	624
15	1508	1,074
16	1660	1,087
17	1717	2,018
17	1730	1,411
18	1801	3,196
19	1910	1,356
19	1920	1,344
21	2102	1,228
23	2301	977
23	2303	639
24	2406	1,251

Amenities



\$4M in capital expenditures coming soon



State-of-the-art conference center



Executive Suites coming soon



Special parking rates available



Exclusive fitness center



Baltimore's only LEED® Gold certified office tower



Secure bicycle parking



On-site storage



On-site restaurant



Banking and ATM in lobby

The Neighborhood



- | | | |
|----------------------------|--|---|
| 1. HomeSlyce | 10. David and Dad's Cafe | 18. Walgreens |
| 2. Jack and Zach Food | 11. The Daily Special | 19. Wells Fargo Bank |
| 3. Mick O'Shea's Irish Pub | 12. CorCycle | 20. FedEx Office Print & Ship Center |
| 4. Lumbini Restaurant | 13. Embassy Suites by Hilton
Baltimore Inner Harbor | 21. Clarence M. Mitchell, Jr.
Courthouse |
| 5. Cazbar | 14. Kimpton Hotel Monaco Baltimore
Inner Harbor | 22. Baltimore City Hall |
| 6. Subway Restaurants | 15. Lord Baltimore Hotel | 23. Charles Center Metro Station |
| 7. Maisy's | 16. Bank of America Financial Center | 24. Brick Bodies |
| 8. 7-Eleven | 17. Envy Hotel | 25. Under Armour Performance
Center |
| 9. Streets Market & Cafe | | |

Tony Gross
Senior Vice President
443 931 3333
tony.gross@am.jll.com

Peter Jackson
Senior Associate
443 931 3329
peterm.jackson@am.jll.com

Office Leasing by:



Property Management by:



Newly Owned by:

