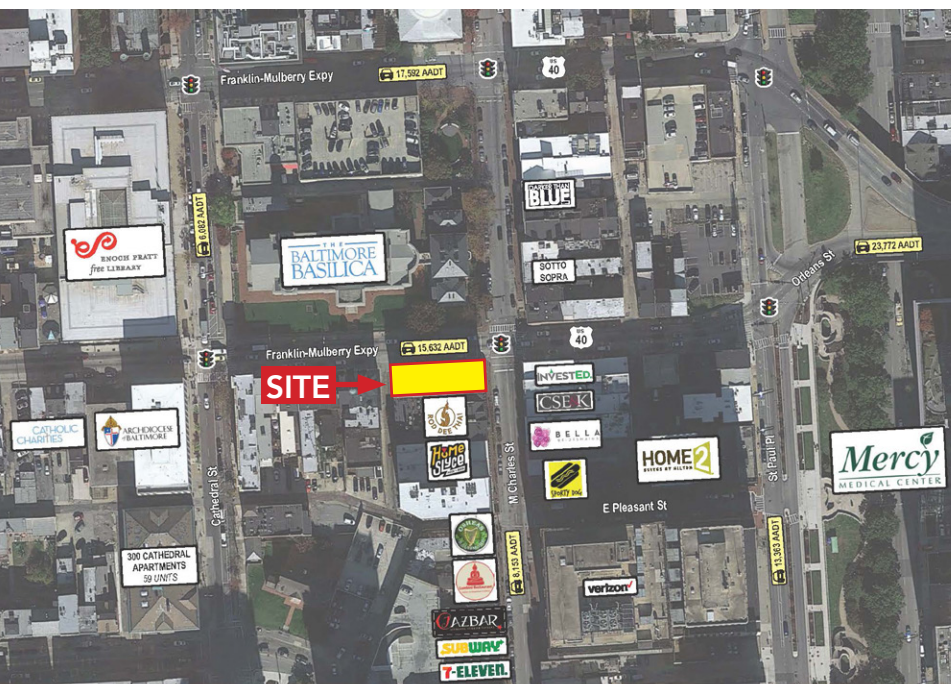


# FOR LEASE

2ND GEN RETAIL SPACE

# 344 N Charles Street

Baltimore, MD 21201



## Overview

Former bank branch available at the intersection of N Charles and Mulberry Streets in the heart of Mount Vernon with multiple opportunities for signage. The first floor retail space is located in close proximity to Mercy Medical Center, Archdiocese of Baltimore, The Baltimore Basilica, Enoch Pratt Free Library, apartments, and hotels. Nearby retailers include HomeSlyce, Rod Dee Thai, Sotto Sopra and more.

## Quick Facts

<b>Availability</b>	Original Lease Expiration: Spring 2023 (can be earlier)
<b>Size</b>	3,600 square feet
<b>Nets</b>	CAM: \$2.41 psf Taxes: \$1.26 psf Insurance: \$0.41 psf



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**Interested?**

**Contact:**

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**Jamie Lanham**

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☎ 804.336.2501

📞 410.336.0138

**Rachel Klein**

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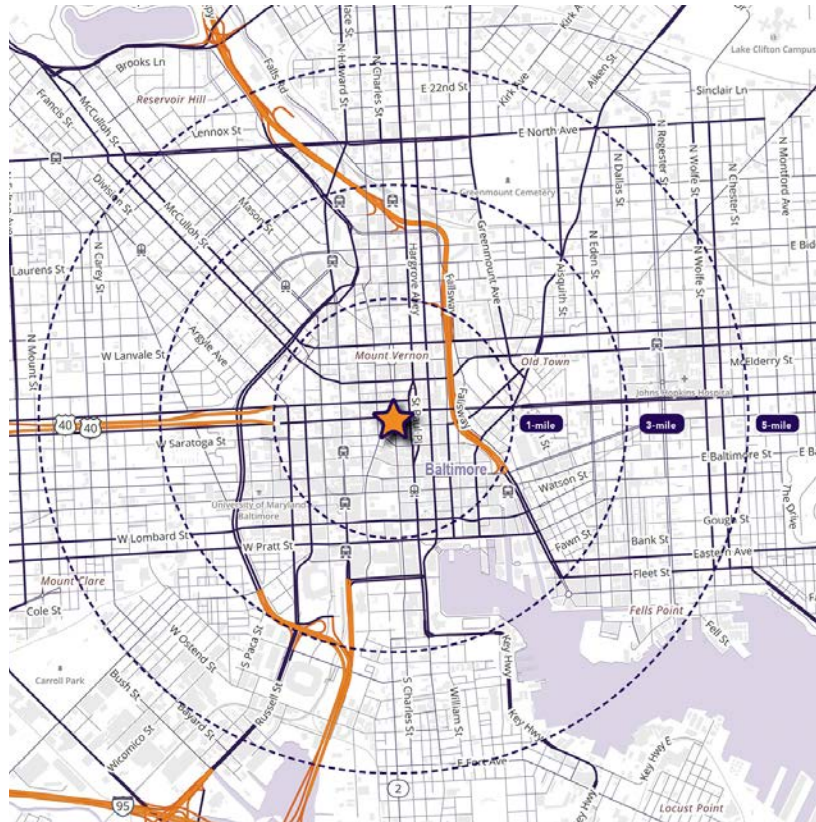
📞 410.236.2395

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