

STOREFRONT RETAIL | For Lease or Sale



2 North Charles St

The B&O Building - Kimpton Hotel Monaco



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RETAIL SPACE SUMMARY

Suite Size:	3,657 SF
Subdivided Sizes:	1,947 SF & 1,710 SF
Lease Rate:	Negotiable
Landlord Contribution:	Negotiable
Sale Price:	Call Agent
Interior Features:	M & W restroom, A/C & Heat, drop ceiling, incandescent lighting, large storefront windows
Zoning:	C-5 (Downtown District)
Retail Uses:	Hair Salon/Spa, Banquet Hall, Art Gallery, Health & Fitness Center

PROPERTY DESCRIPTION

The B&O Railroad Headquarters Building (now the Kimpton Hotel Monaco) is perhaps the most iconic commercial building in downtown Baltimore. The architectural gem's entrance is adorned by two sculptures: Mercury, the Roman god for commerce, and a figure named Progress of Industry, which holds a torch and a locomotive. The building's beauty and elegance of its marbled lobbies, ornate stairs and Tiffany stained-glass windows has made it a downtown landmark. The Kimpton Hotel Monaco enjoys a prime location on historic Charles Street within the densely populated zip code of 21201. The location is convenient to service retail, residential apartments, offices and local, state and federal government headquarters.

PROPERTY HIGHLIGHTS

- Corner retail suite with direct access from hotel lobby and Charles & Baltimore streets
- Great name and location recognition within the Kimpton Hotel Monaco
- Architecture of building screams quality, history, and luxury
- Captured demand from nearby apartment residents, office tenants, & hotel guests
- Join Inner Harbor Dental, B&O American Brasserie & Kimpton Hotel Monaco Guests



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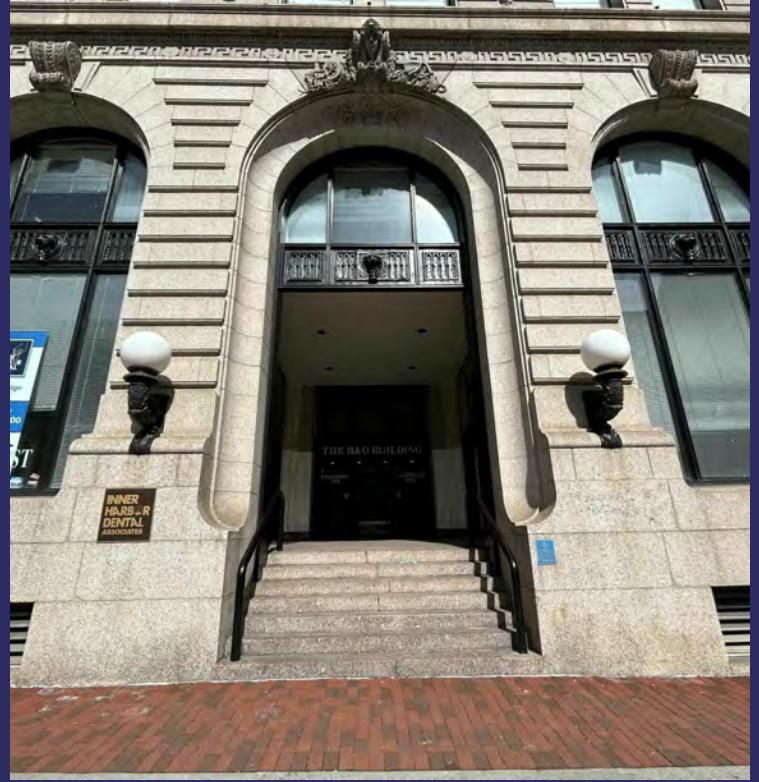
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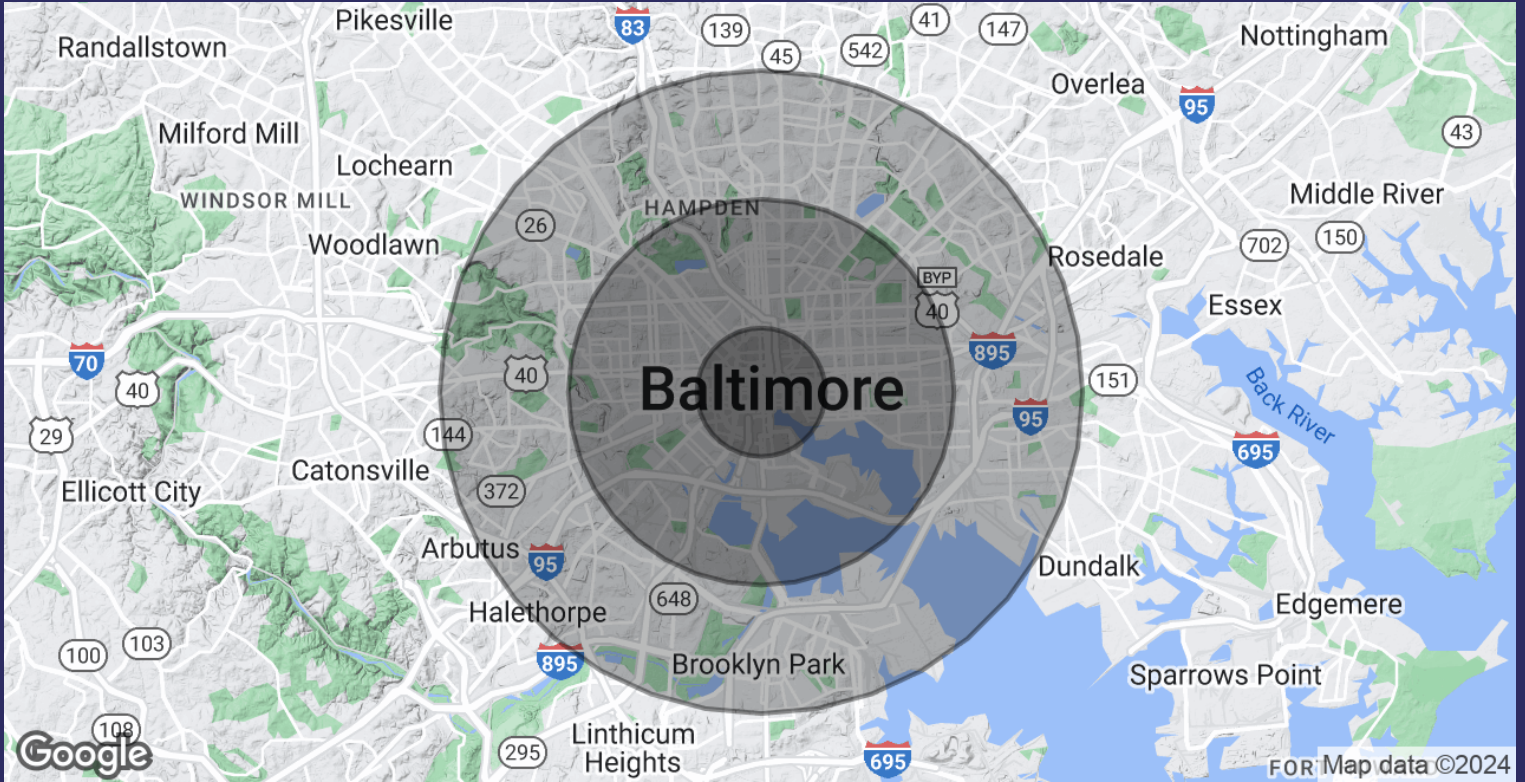
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,871	246,634	504,929
Average Age	38	38	39
Average Age (Male)	38	37	38
Average Age (Female)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	24,281	114,378	217,890
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$83,352	\$86,674	\$87,378
Average House Value	\$315,325	\$268,560	\$265,103

Demographics data derived from AlphaMap



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