

REDEFINING DOWNTOWN BALTIMORE

36
SOUTH
CHARLES



ZAMIR EQUITIES



BUILDING HIGHLIGHTS

36 S. Charles is one of downtown Baltimore's iconic office buildings situated in the heart of the city's business district. Totalling nearly 310,000 sf, the building offers unrivaled tenant amenities.

Our conference center offers a large board room, multiple meeting rooms, and a modern high-end tenant lounge to provide a more flexible work environment for our tenants.



300,000+ SF
Class A Building



WiFi Equipped Tenant
Lounge & Conference
Center



26 Stories



State-Of-The-Art
Fitness Center



~13,000 SF
Floor Plates



On-Site Property
Management &
Engineers



Stunning 360° Views of
Downtown Baltimore &
The Inner Harbor



24/7 Security



Parking Ratio of
0.33/1,000 SF



Electric Car
Charging Station

ALLURING AMENITIES

The Evolution of Hybrid Working



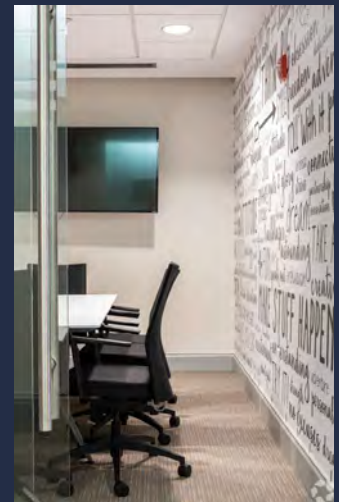
High-End Tenant Lounge



Tenant Fitness Center



Conference Facility



LOCATION & AMENITIES MAP

Drawn to the Hustle & Bustle



2 turns / 4 min
to I-395/I-95



Two blocks from
the Inner Harbor

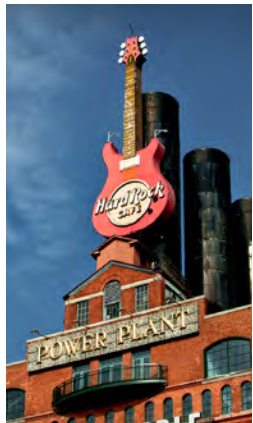
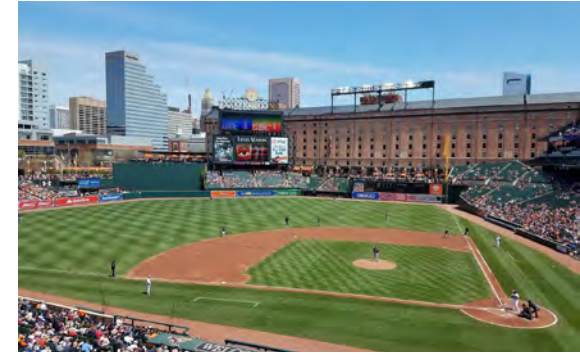
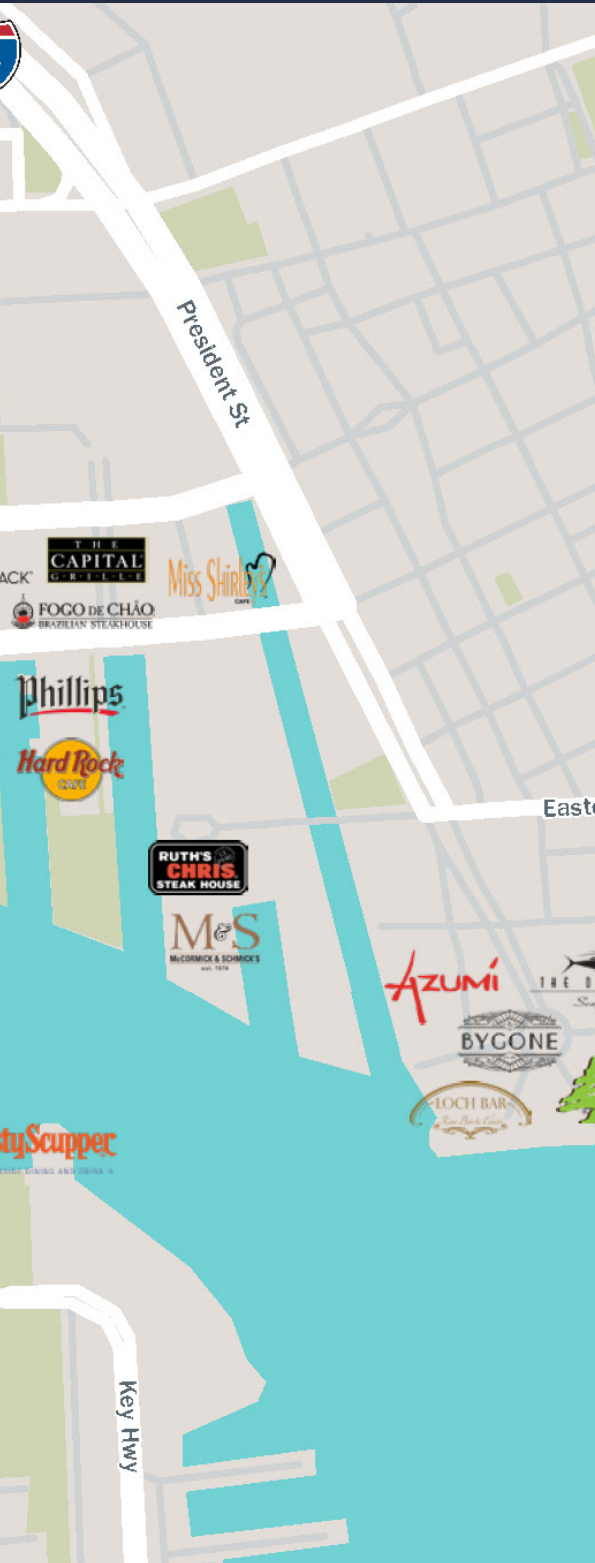


One block from
the Metro



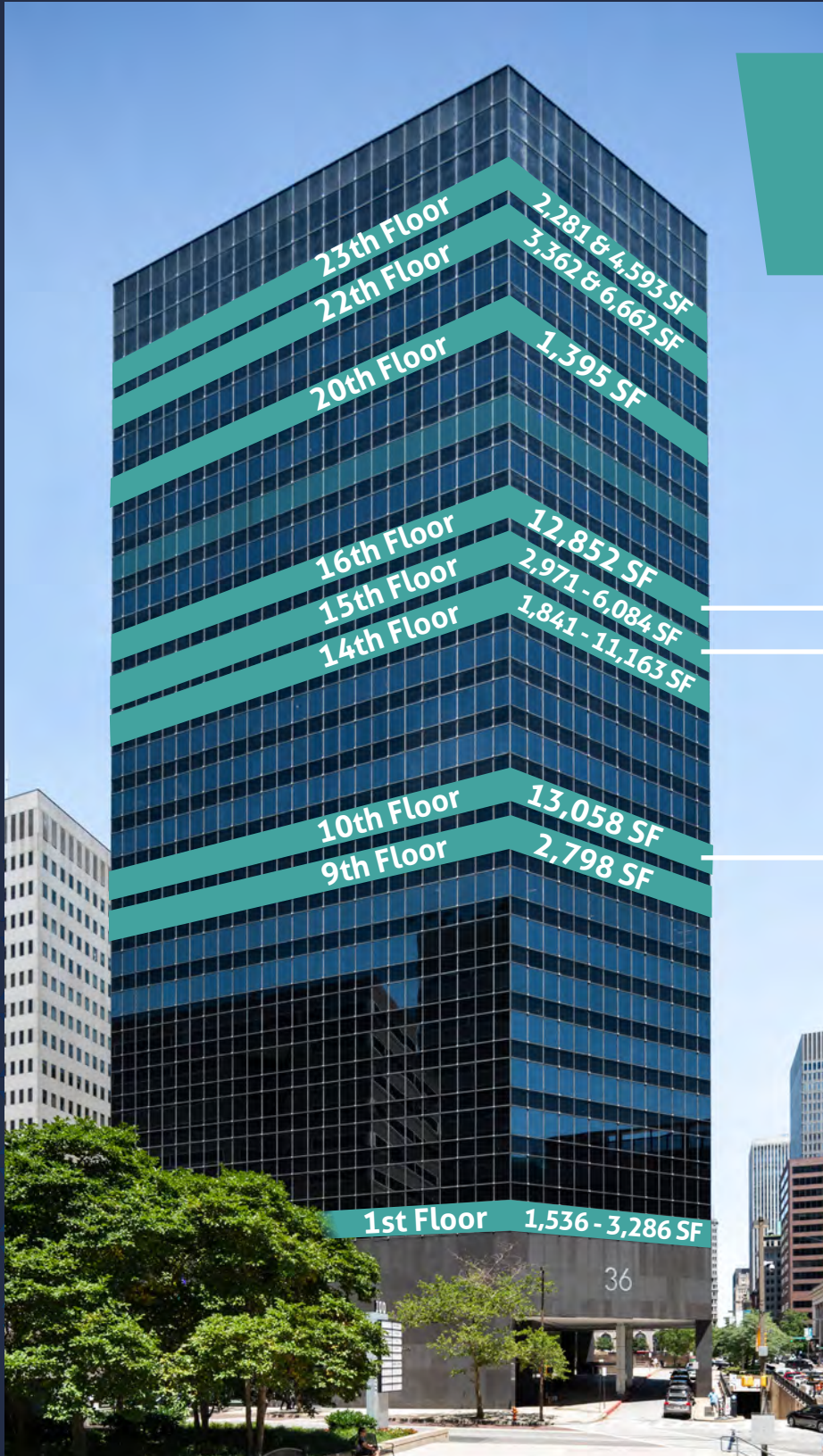


Two blocks from
the Light Rail



FIND YOUR

Fully Equipped to Accommodate



**BIG BLOCKS &
SMALL SUITES
AVAILABLE**

23th Floor 2,281 & 4,593 SF
22th Floor 3,362 & 6,662 SF

20th Floor 1,395 SF

16th Floor 12,852 SF
15th Floor 2,971 - 6,084 SF
14th Floor 1,841 - 11,163 SF

10th Floor 13,058 SF
9th Floor 2,798 SF

1st Floor 1,536 - 3,286 SF

15,805 SF contiguous
internal stairwell

Full Floor Available -
high-end finishes



SUITE SPOT

Update a Variety of Tenants



36

SOUTH
CHARLES

FOR LEASING INQUIRES,
PLEASE CONTACT:

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