

FOR LEASE

“The Sun Life Building”

20 S Charles St

Baltimore, MD 21201

LEASE RATE: \$20/SF-\$25/SF FS

Property HIGHLIGHTS

- ▶ Class A Office Building
- ▶ The Sun Life Building features floor-to-ceiling window lines that deliver abundant natural light and sweeping city views, while flexible suite configurations accommodate a variety of office users.
- ▶ Total Building size is 120,000 SF with 11,000 SF floor plates and 12 stories high.
- ▶ Additional offerings include 137 parking spaces, negotiated separately.
- ▶ Building amenities include an on-site deli, concierge service, and recently renovated elevators, lobby areas, and restrooms.
- ▶ Ownership has invested over \$7 million since 2012.
- ▶ Located just one block from Baltimore’s Inner Harbor and CFG Arena, the building is also within walking distance to Camden Yards, major hospitals, dining, retail, hotels, and numerous downtown attractions.
- ▶ This is an excellent option for tenants seeking flexibility, value, and a prestigious downtown presence.
- ▶ Upgrade from a Class B/C building to a Class A building for a similar or cheaper price!
- ▶ Ownership is highly motivated and willing to consider creative deal structures!

AVAILABLE:

- 2nd floor: 8,127 SF
- 3rd floor: 1,482-8,531 SF
- 4th floor: 2,900 SF - 8,030 SF
- 5th floor: 1,482 SF -3,560 SF
- 8th floor: 11,000 SF
- 9th floor: 1,995 SF - 11,085 SF
- 10th floor: 1,665 SF - 2,802 SF
- 11th floor: 866 SF
- 12th floor: 8,870 SF

TOTAL SF: 63,807 SF





20 S CHARLES ST
BALTIMORE, MD 21201

CONTACT

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