

ONE CHARLES CENTER



100 NORTH CHARLES STREET

Over 170,000 SF Available in Iconic Baltimore Tower



TRADEMARK
PROPERTIES



CUSHMAN &
WAKEFIELD



BECOME A PART OF BALTIMORE HISTORY

Designed by world-renowned architect **Ludwig Mies Van Der Rohe** in 1962, One Charles Center stands as a staple of Baltimore's Central Business district, representing the first office building in downtown Baltimore and a symbol the city's early urban revival efforts.

An icon of Baltimore's architectural history, this 22-story, mid-century, high-rise tower anchors the city's Charles Center sub-market, with nearly 350,000 square feet of Class "A" office space, surrounded by endless walkable amenities that will all soon benefit from the city's highly anticipated \$6.7 billion redevelopment project.

While major renovations in 1993 have restored One Charles Center to its original design and condition, the building has also added modern spaces and tenant amenities to meet the evolving demand of today's employees.



ONE CHARLES CENTER

ELEVATING THE TENANT EXPERIENCE

One Charles Center is committed to offering a modern, elevated experience that pays homage to the storied history of the building. In addition to maintaining its original mid-century design and materials, One Charles Center features a renovated outdoor plaza and WiFi-enabled balcony, directly connected to an upgraded lobby, along with a new amenity floor that includes fitness and conferencing amenities.

PROPERTY HIGHLIGHTS



Over 170,000 SF
Available including
60,000 contiguous SF



Typical Floor Plate:
14,486 SF



Listed on the National
Register of Historic Places



Major renovations
including floor-to-ceiling
windows & marble accents



New amenity floor
with fitness and
conference centers



Complimentary, heated
underground parking
for all clients and guests



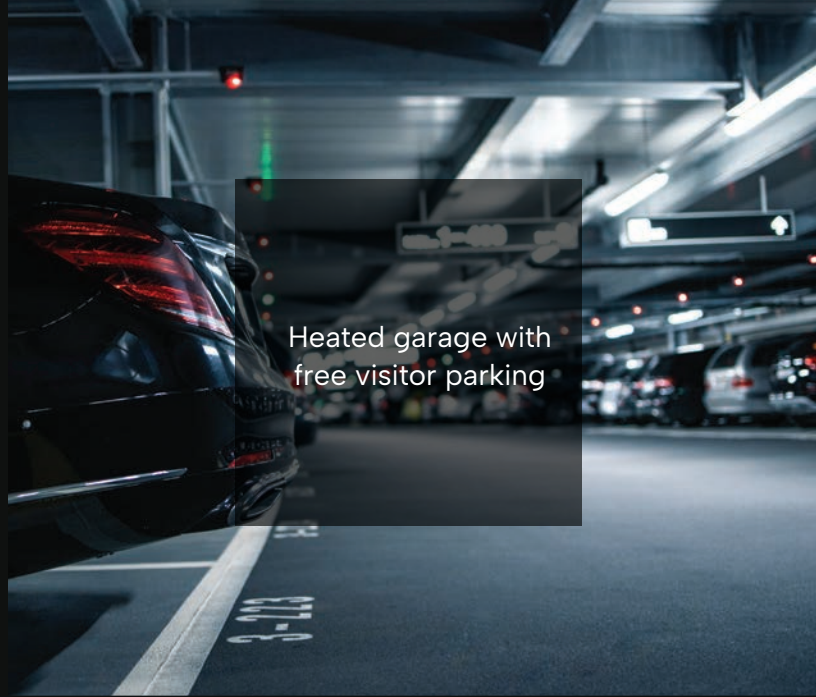
Walking distance to area
amenities and Charles
Center Metro Station



Recently acquired by
Trademark Properties



BUILDING AMENITIES



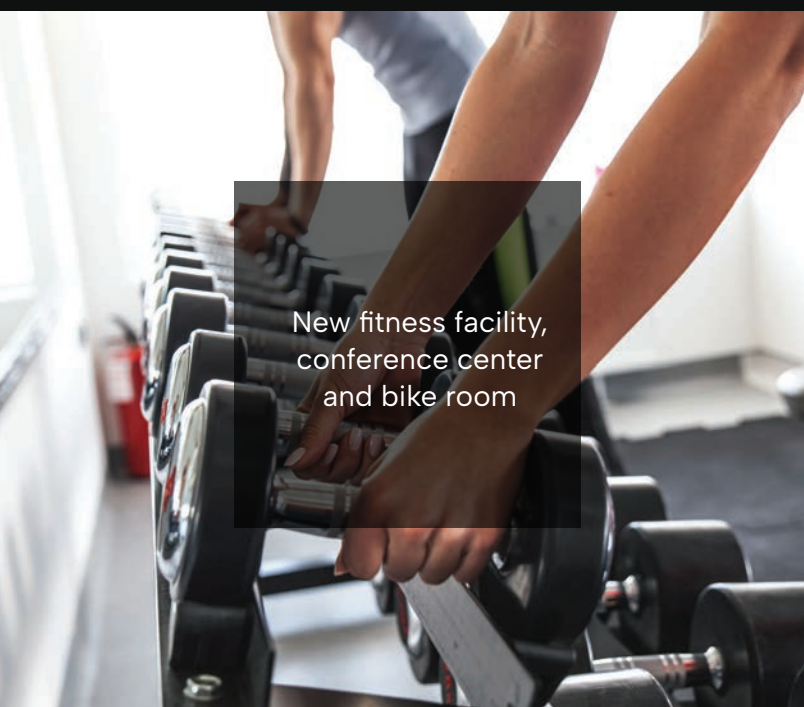
Heated garage with
free visitor parking



Renovated
outdoor plaza



Wifi-enabled
outdoor balcony
with water fountain



New fitness facility,
conference center
and bike room



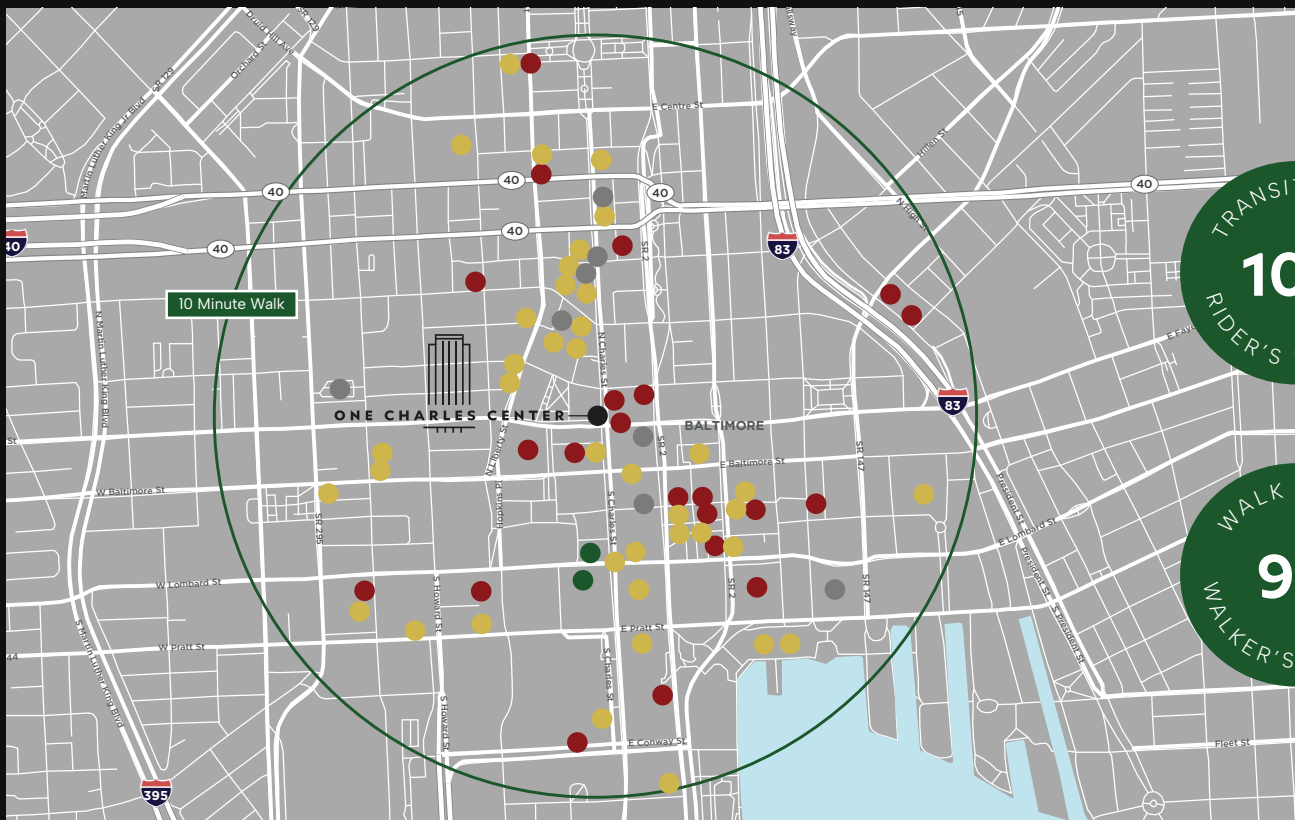
Controlled building
and floor access
with 24-hour
security monitoring

CONNECT TO THE CHARM OF BALTIMORE

Positioned at the virtual heart of the Baltimore's central business district, within the charming Mount Vernon neighborhood, One Charles Center offers walking access to convenient city transit and the Charm City's favorite entertainment, dining and retail destinations, including the Baltimore Inner Harbor, a prominent focus of the city's redevelopment initiative.

AMENITIES WITHIN A 10 MINUTE WALK

- 2 Health Clubs / Gyms
- 23 Hotels
- 39 Restaurants
- 8 Retail



3 MIN WALK
to Charles Center
Metro Station



7 MIN WALK
to Baltimore Arena
Light Rail Station



9 MIN WALK
to McKeldin Park



9 MIN WALK
to the Inner Harbor



10 MIN WALK
to Convention Center



15 MIN WALK
to the National
Aquarium



15 MIN WALK
to Oriole Park at
Camden Yards



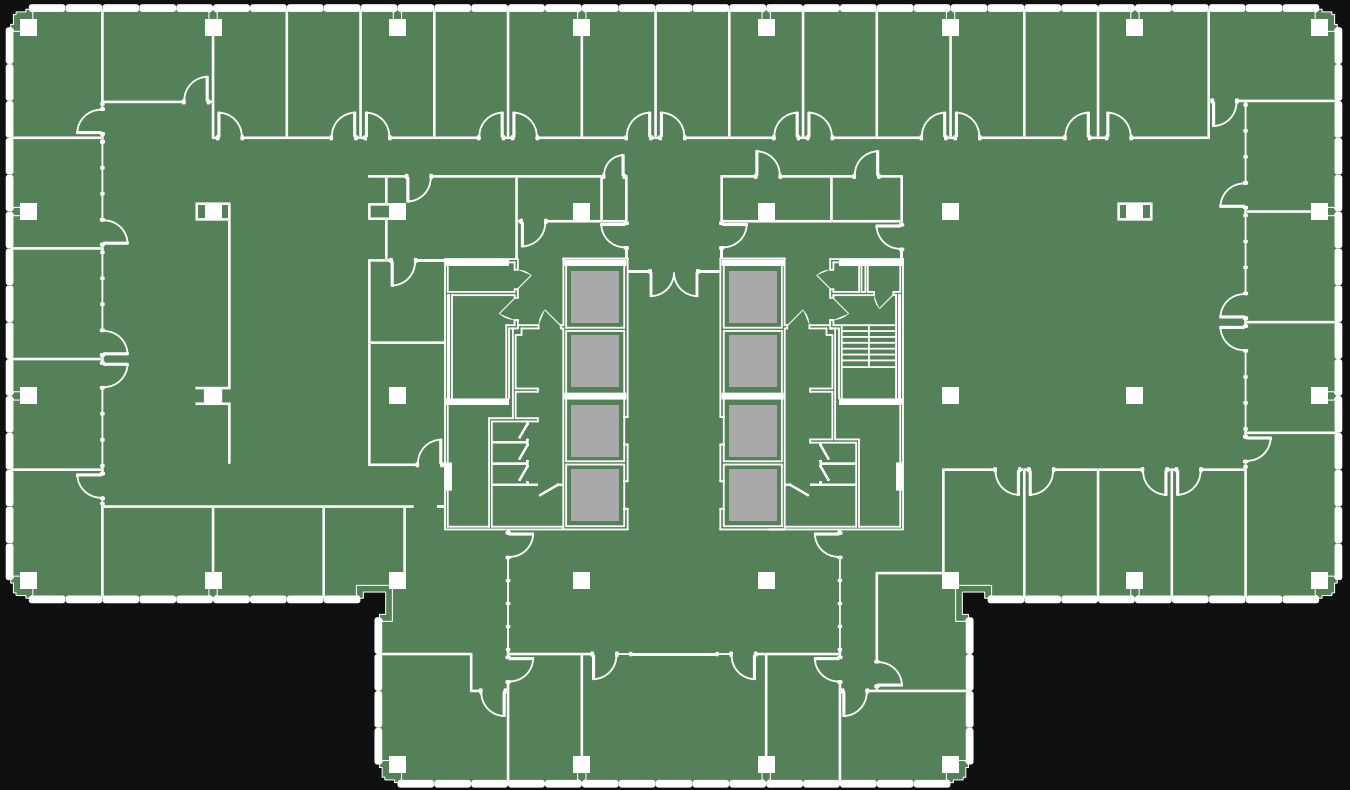
10 MIN DRIVE
drive to I-95



40+ RESTAURANTS
and cafes within 10
blocks

TYPICAL FLOOR PLAN

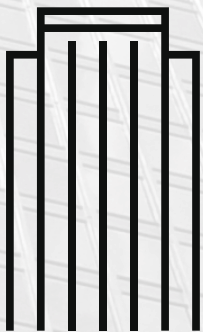
14,486 SF



STACKING PLAN

| | |
|----------|-------------------------|
| Floor 19 | 14,788 SF |
| Floor 17 | 3,896/5,618 SF/6,608 SF |
| Floor 16 | 14,788 SF |
| Floor 13 | 14,486 SF |
| Floor 12 | 14,486 SF |
| Floor 11 | 14,486 SF |
| Floor 10 | 14,486 SF/5,595 SF |
| Floor 9 | 3,159 SF/4,442 SF |
| Floor 8 | 14,486 SF |
| Floor 7 | 14,486 SF |
| Floor 6 | 14,486 SF/4,833 SF |
| Floor 5 | 14,486 SF |
| Floor 4 | 14,486 SF |
| Floor 3 | 14,486 SF |
| Retail | 6,402 SF/16,414 SF |
| Basement | 12,369 SF |





ONE CHARLES CENTER



100 NORTH CHARLES STREET

FOR MORE INFORMATION PLEASE CONTACT

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TRADEMARK
PROPERTIES



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