

## Rent Office Space in Charles Village



### 2509 North Charles Street

**Across from CVS, Safeway, PNC Bank, and Subway**

- Location:** 2509 North Charles Street, at 25th.  
Charles Village Retail and Historic District.
- Join:** Safeway Supermarket, CVS, PNC Bank, Subway, and GameStop.
- Lot:** 16'6" frontage x 90' deep.
- Zoning:** C-1 Neighborhood Business District allows most retail and office uses.
- Utilities:** Heat with central air conditioning. Electric water heater.  
100 Amp single-phase power. City water, city sewer.
- Parking:** Metered parking in front. One off-street parking space in rear.
- Topography:** Level lot.
- Building:** Reception Area, 3 private offices. 1 bathroom.  
Laminate flooring, drywall, lead-free building.
- Lease Terms:** \$1,000 rent  
Tenant pays electric.  
Tenant pays 25% of water/sewer bill for the building (about \$32 per month).  
Security Deposit is \$1,000



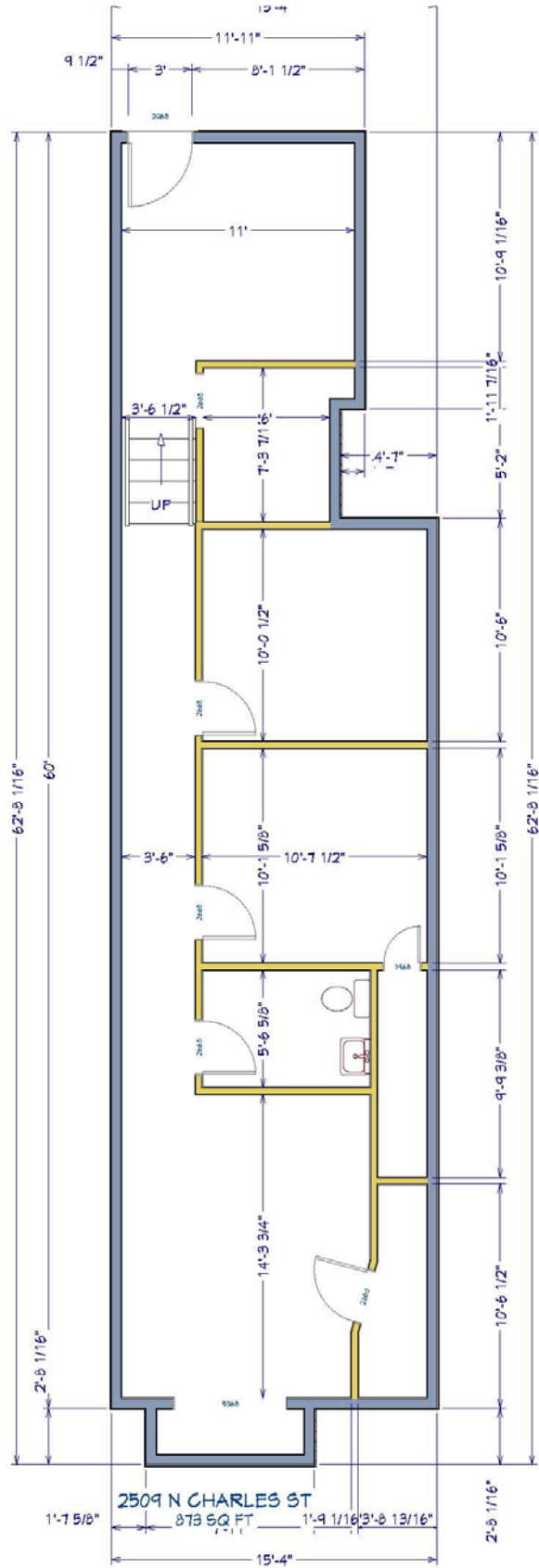
**Call Ben Frederick, III, CCIM**

**410 752 6400** Seller's Exclusive Agent

**www.BenFrederick.com**

**\$1,000 monthly rent**  
\$15 per sq.ft.

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