



MIDFIELD
REAL ESTATE

Offering Memorandum



315 N Charles St, Baltimore, MD 21201

Offering Guidelines

Property Visitation & Communication

Please contact any of the individuals noted on the Offering Memorandum to arrange a site visit. Please address all communications, inquiries and requests to the Midfield team, as representatives of the Seller. On-site management and residents should not be contacted as to accommodate the property's ongoing operations.

Offer Submission

Please direct offers to Yaakov Kanevsky. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



Yaakov Kanevsky
Managing Director

410-498-5408

yaakov@midfieldre.com



Executive Summary



Property Qualities

Located in the historic Midtown/Mount Vernon district of downtown Baltimore, 315 North Charles Street is a charming low-rise brick building featuring a traditional storefront façade typical of early 20th-century construction.

While primarily occupied by commercial tenants such as law offices and sales firms including M Power Direct and Fisher & Winner Estate Litigation attorneys—the structure sits within a vibrant residential and cultural corridor, just steps from the renowned Station North Arts & Entertainment District. It offers solid visibility, tenant stability, and flexibility to adapt to evolving urban use trends.

Financial Highlights

Given the prime city-core location—with high walk and transit scores and frequent professional tenancy—the building commands rent rates typical for central Baltimore office/retail space, which average in the \$28–\$29/sq ft/year range.

Assuming full occupancy, that implies annual gross rental income between \$224,000 to \$232,000. With a modest cost basis of around \$1.1 million and annual rent roll in that band, the asset would yield a gross rent multiplier near 4.7–5.0x, delivering a 6–7% cap rate before expenses.

While specific expense or net income data wasn't publicly detailed, this mix of rental income and favorable tax structuring makes 315 N Charles St a solid commercial investment candidate.

Executive Summary



Location Highlights

315 N Charles Street is located in the heart of Downtown Baltimore's Mount Vernon neighborhood, a highly walkable, transit-connected, and culturally rich district. Just a few blocks north of the Inner Harbor and adjacent to Baltimore's Central Business District (CBD), the property benefits from its position along a main commercial corridor surrounded by restaurants, historic landmarks, and office hubs.

The area boasts a Walk Score of 98 ("Walker's Paradise"), with everything from banking and coffee shops to fine dining and residential lofts within easy reach.

The site lies within Baltimore's Downtown Management Authority (DMA) boundary and enjoys excellent access to public transportation, including proximity to Charles Center Metro Station, Light RailLink, Penn Station (Amtrak & MARC), and multiple bus routes. It is also near the University of Maryland-Baltimore, Peabody Conservatory, and Johns Hopkins University's downtown campuses, which help drive consistent daytime and evening foot traffic.

Address

315 N Charles St
Baltimore, MD 21201

Units

4

Stories

4

Buildings

1

Land SF

8,800 SF

Investment Highlights



Property Qualities

315 North Charles Street is a historic low-rise building in Baltimore's Midtown/Mount Vernon district. It houses commercial tenants, including law offices and sales firms, within a vibrant cultural corridor near the Station North Arts & Entertainment District. The property offers strong visibility, tenant stability, and adaptability to changing urban trends.

Financial Highlights

With a prime location and high walkability, the building commands rents of \$28–\$29/sq ft/year. Full occupancy generates \$224,000 to \$232,000 in annual gross rental income. At a cost of \$1.1 million, this yields a gross rent multiplier of 4.7–5.0x and a cap rate of 6–7% before expenses, making it a solid commercial investment.

Location Highlights

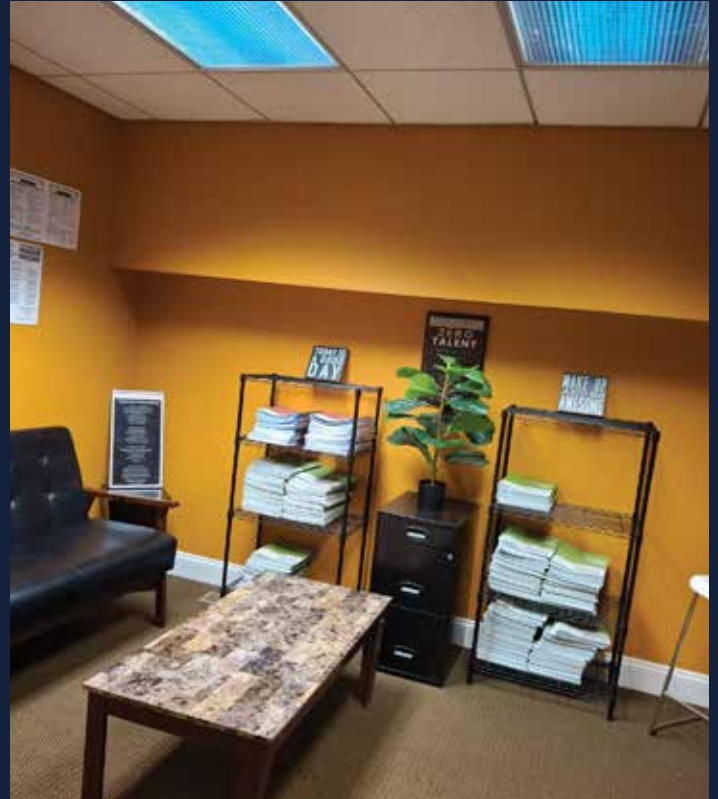
Located in a "Walker's Paradise," 315 N Charles St offers excellent access to public transportation and is surrounded by dining, shopping, and historic landmarks. It's near major educational institutions, including the University of Maryland-Baltimore and Johns Hopkins University, ensuring consistent foot traffic.



Property Photos



Property Photos



Location Overview



Banks

1. Bank of America Financial Center
2. The Harbor Bank of Maryland
3. Truist
4. M&T Bank
5. Well Fargo Bank

Mail Courier Services

1. Expedited Courier Group
2. Allegra Baltimore
3. ABB360
4. United States Postal Service

Groceries

1. Streets Market & Café
2. Po Tung Oriental Grocery
3. Elsa Grocery Store
4. Lexington Market

Mall

1. Lockwood Place
2. Pratt Street Pavilion - Harbor Place

Restaurants

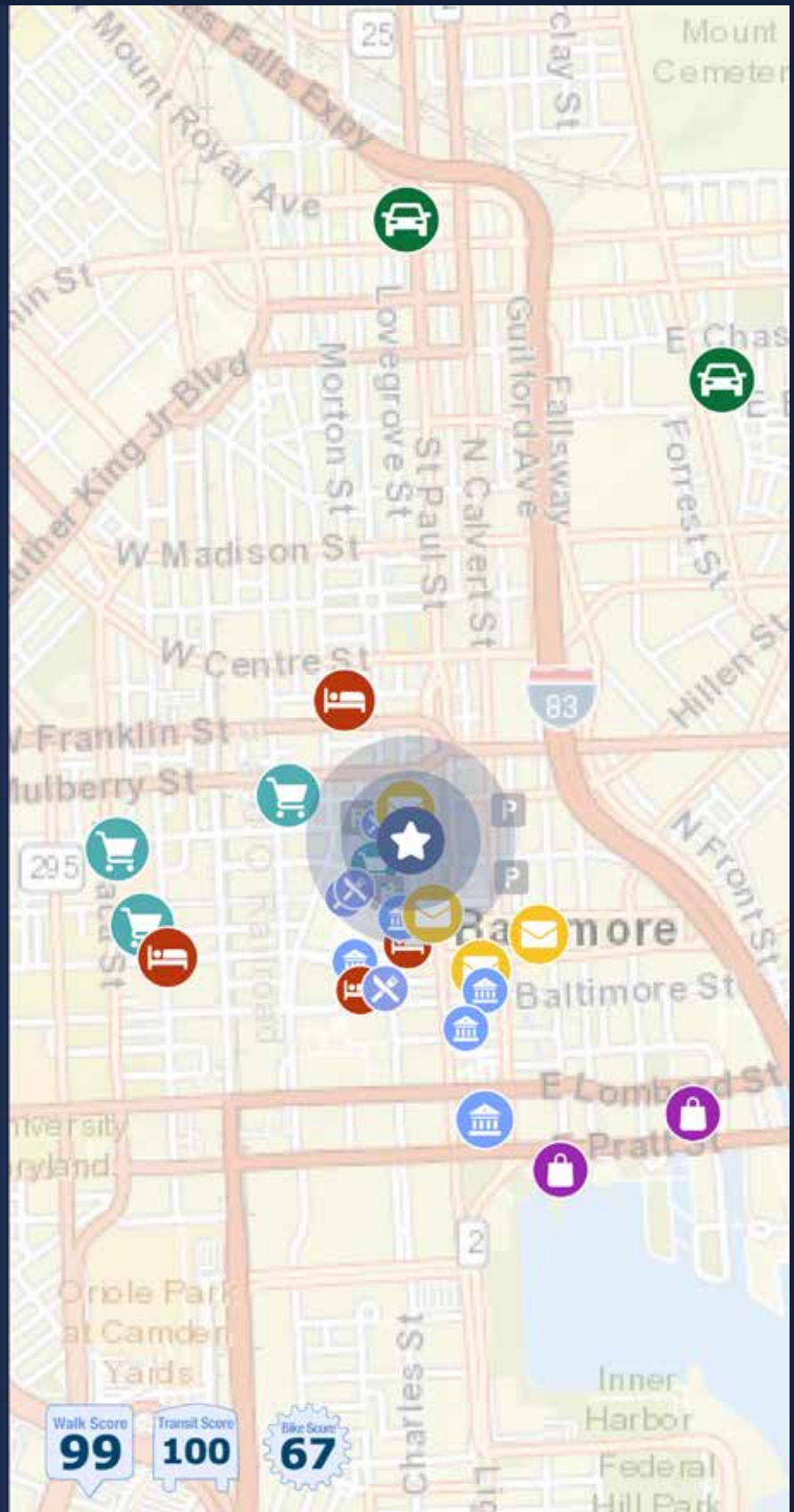
1. Cazbar - Baltimore
2. Habibi Shawarma
3. Sugarbee's Cafe & Grill
4. B&O American Brasserie

Hotels

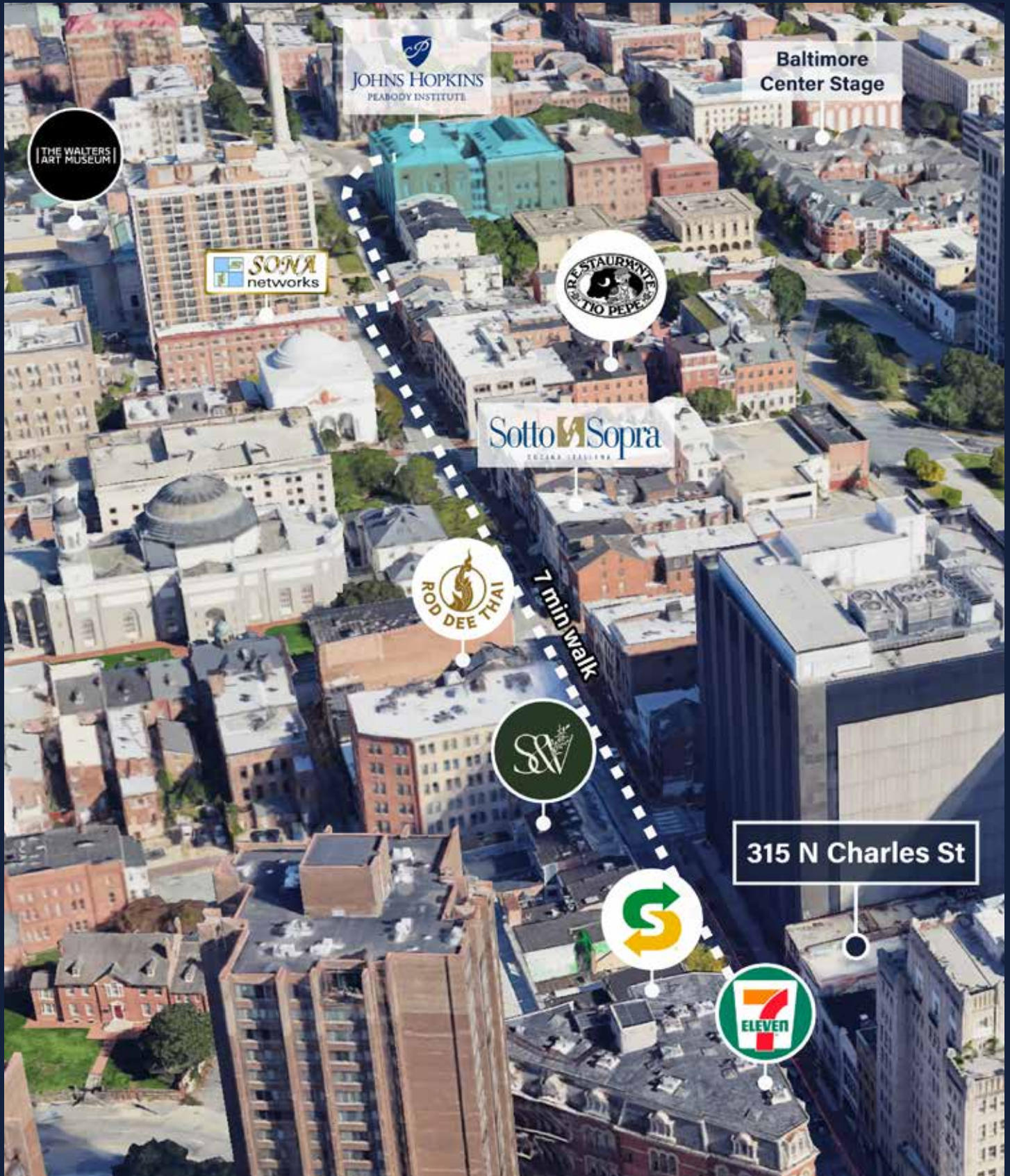
1. Candlewood Suites
2. Hotel Indigo
3. SpringHill Suites
4. Kimpton Hotel Monaco

Auto Mobile

1. JT Automotive
2. Bnh Auto & Tire Services



Location Overview



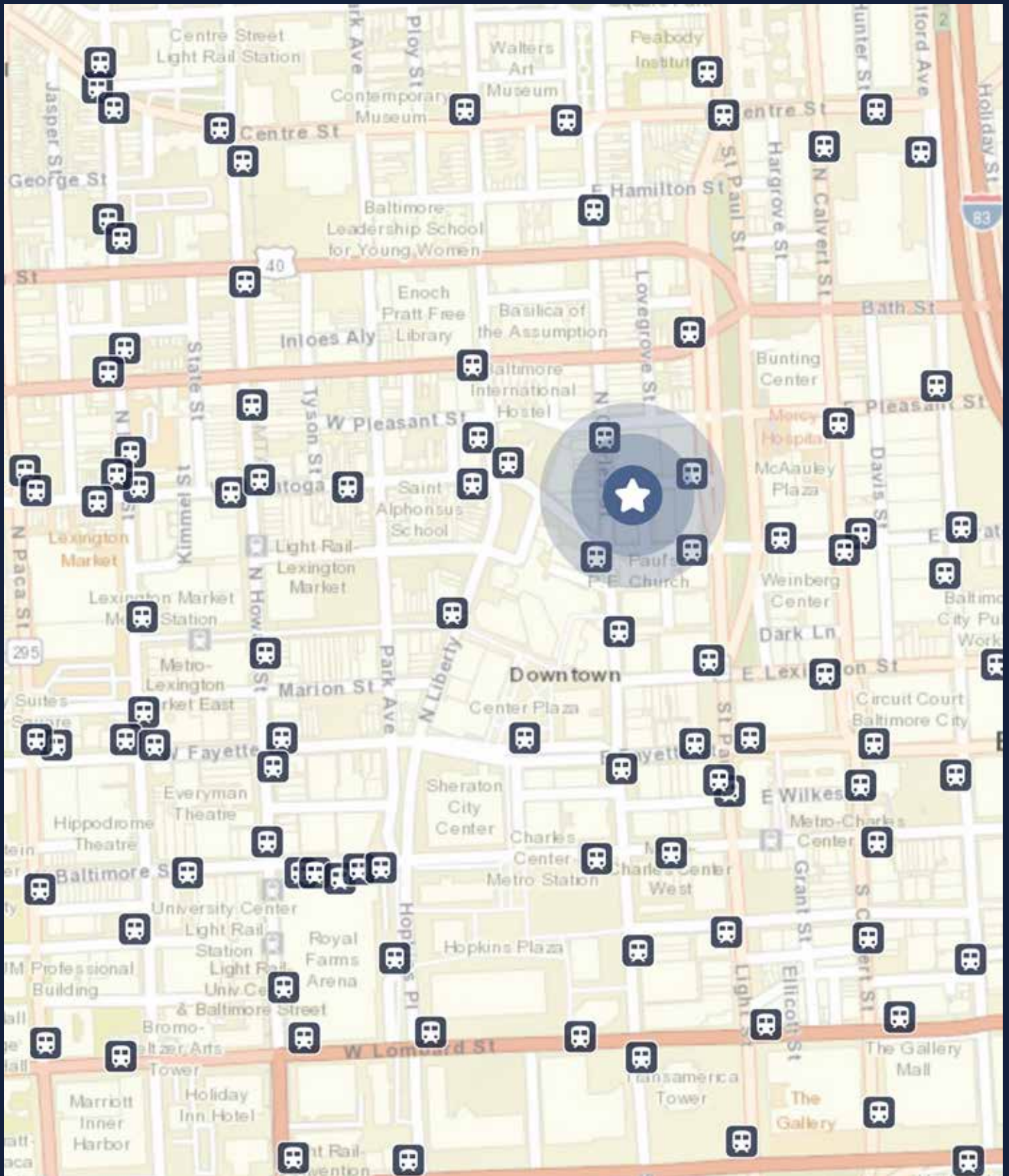
Location Overview



Location Overview



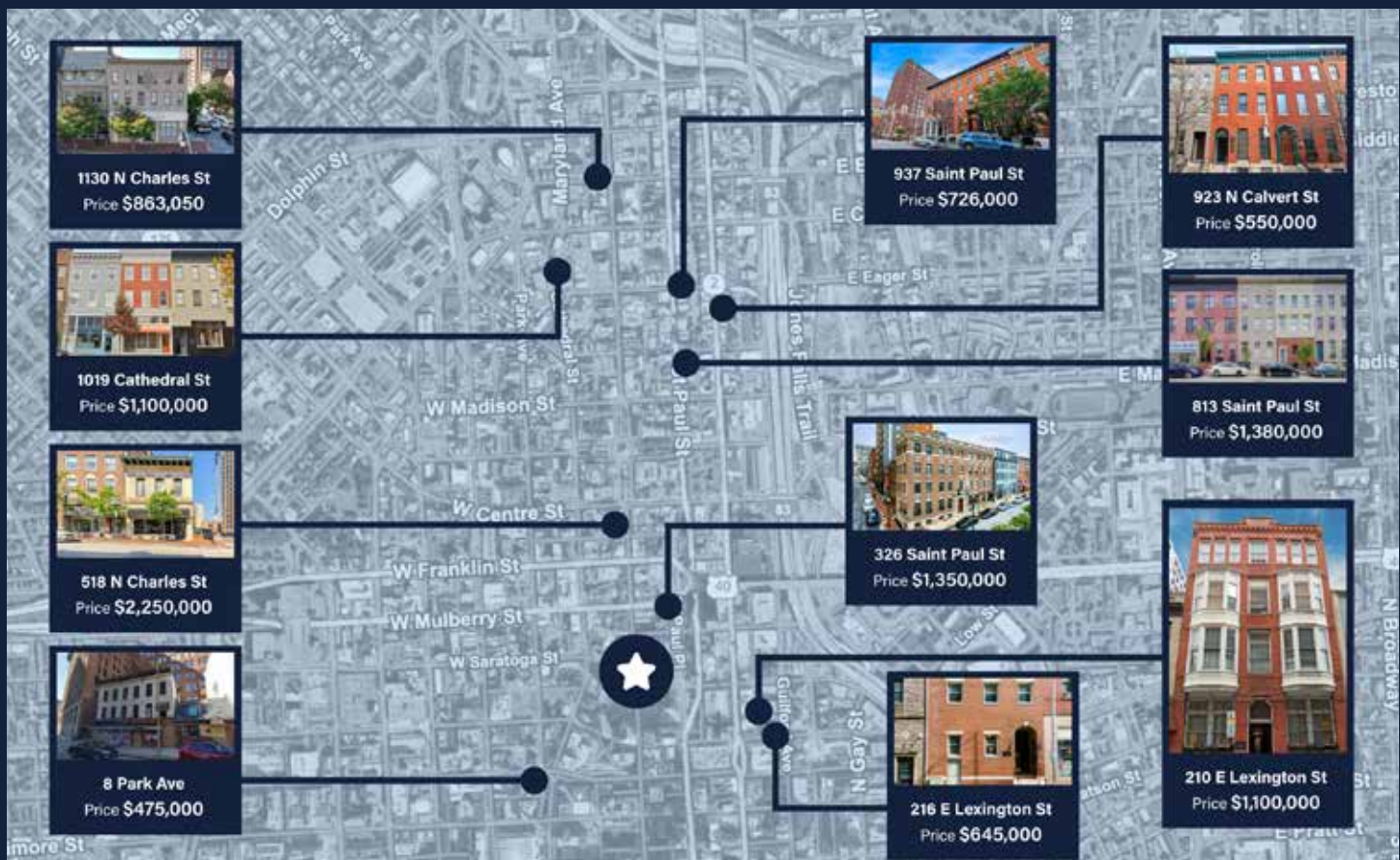
Location Overview



Sale Comparables



Address	Price	Units	\$/Sqft	Floor Area	Built	Distance
1019 Cathedral St	\$1,100,000	1	\$196	5,601	1900	0.8 mi
1130 N Charles St	\$863,050	1	\$149	5,799	1900	0.7 mi
216 E Lexington St	\$645,000	1	\$93	6,963	1900	0.3 mi
210 E Lexington St	\$1,100,000	1	\$85	13,000	1890	0.3 mi
326 Saint Paul St	\$1,350,000	1	\$113	11,907	1922	0.1 mi
923 N Calvert St	\$550,000	2	\$104	5,292	1900	0.7 mi
813 Saint Paul St	\$1,380,000	1	\$120	11,532	1900	0.5 mi
937 Saint Paul St	\$726,000	1	\$111	6,514	1900	0.7 mi
518 N Charles St	\$2,250,000	1	\$257	8,760	1900	0.2 mi
8 Park Ave	\$475,000	2	\$57	8,394	1920	0.3 mi



Rent Comparables



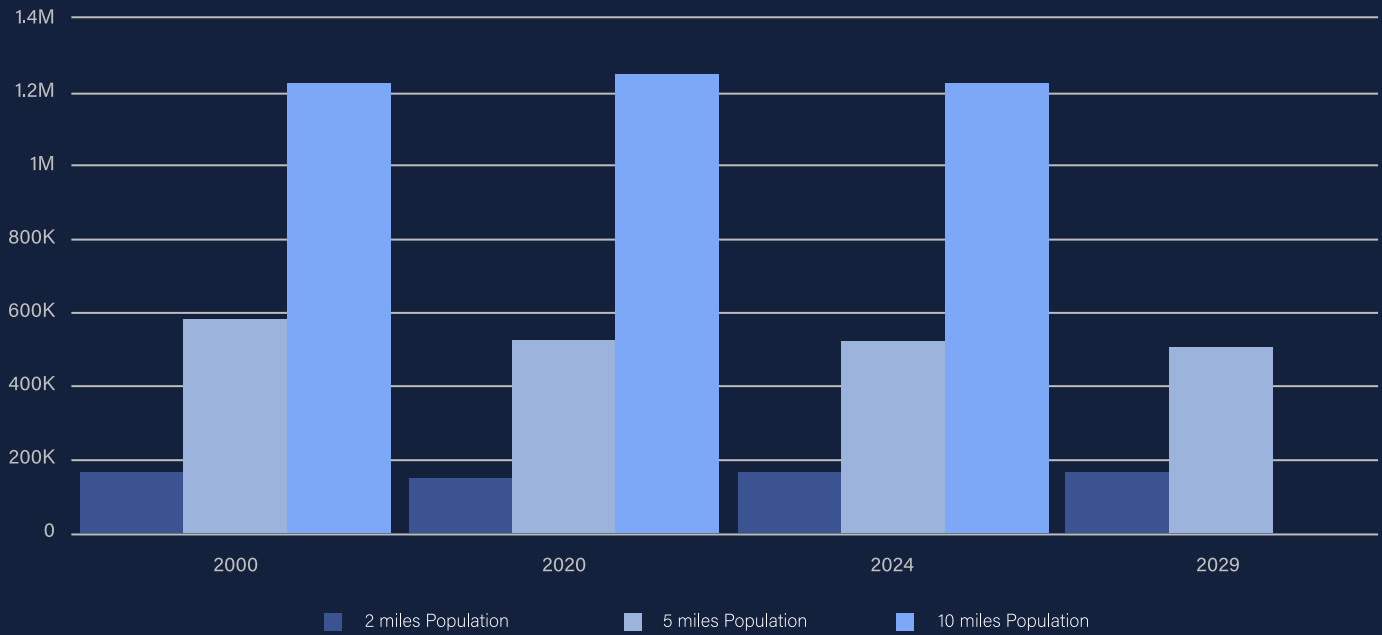
Address	Type	Bulding Sqft	SQFT/Unit	Monthly Rent	Distance
306 W Franklin St	Office	38,912	4,350	\$5,438	0.4 mi
808 Guilford Ave	Office	30,783	3,160	\$4,500	0.6 mi
2115 Eastern Ave	Retail / Office	10,000	7,500	\$30,000	2.3 mi
2115 Eastern Ave	Retail / Office	10,000	2,500	\$10,000	2.3 mi
1509 E Baltimore St	Retail / Office		1,860	\$2,325	1.3 mi



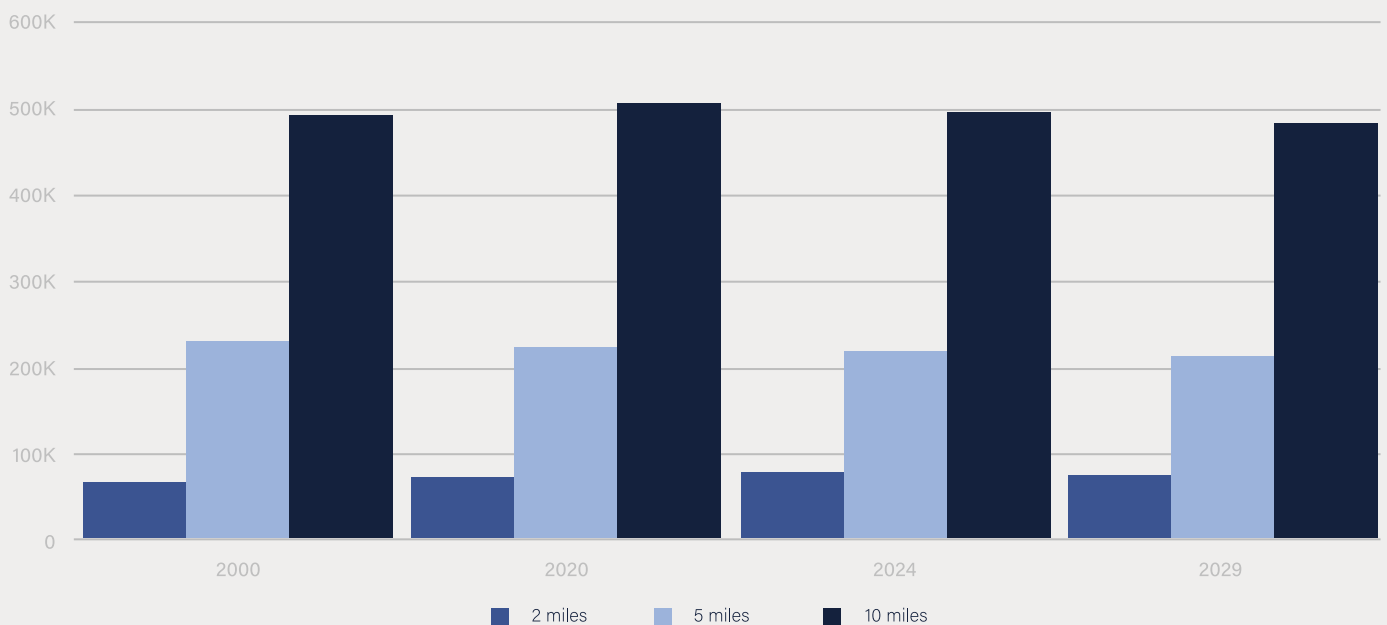
Demographics



Population



Households

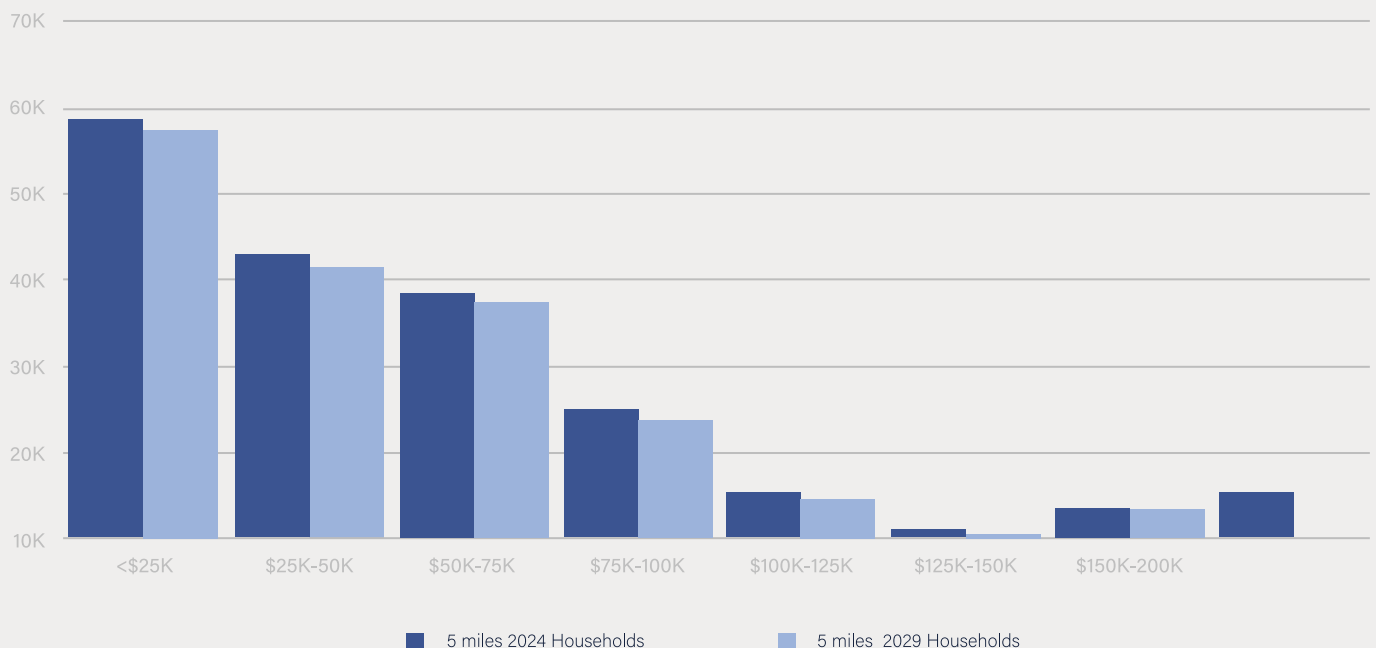


Demographics

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$79,964	\$78,021	\$90,532
Median Household Income	\$53,697	\$54,508	\$65,538
<\$25,000	23,804	58,578	99,618
\$25,000 - 50,000	12,963	42,942	91,570
\$50,000 - 75,000	12,311	38,566	84,733
\$75,000 - 100,000	8,278	24,895	60,358
\$100,000 - 125,000	5,257	15,171	43,580
\$125,000 - 150,000	3,767	10,819	30,875
\$150,000 - 200,000	4,974	13,434	39,354
\$200,000+	6,405	15,221	43,362

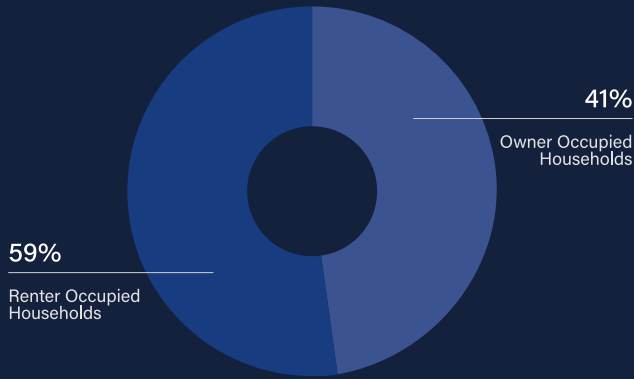
Household Income



Demographics

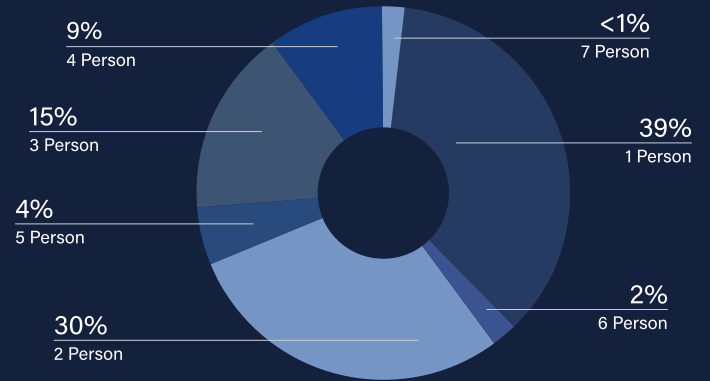


Housing Occupancy



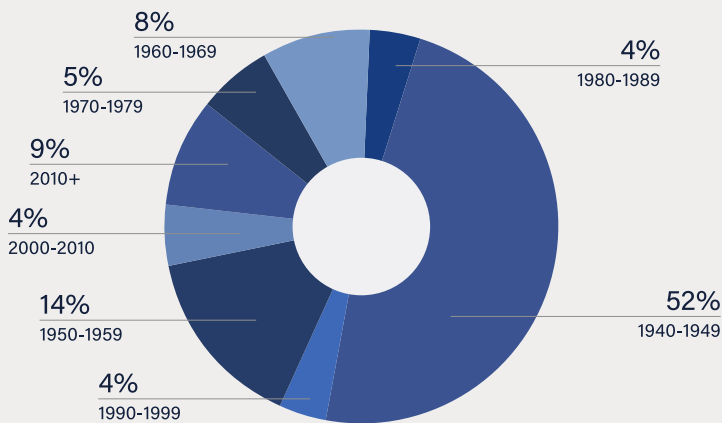
5 miles 2024 Housing Units

Household Size



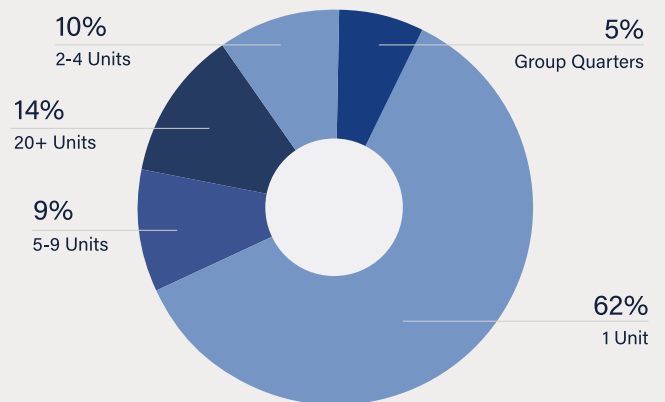
5 mile 2024 % of households

Homes By Year Built



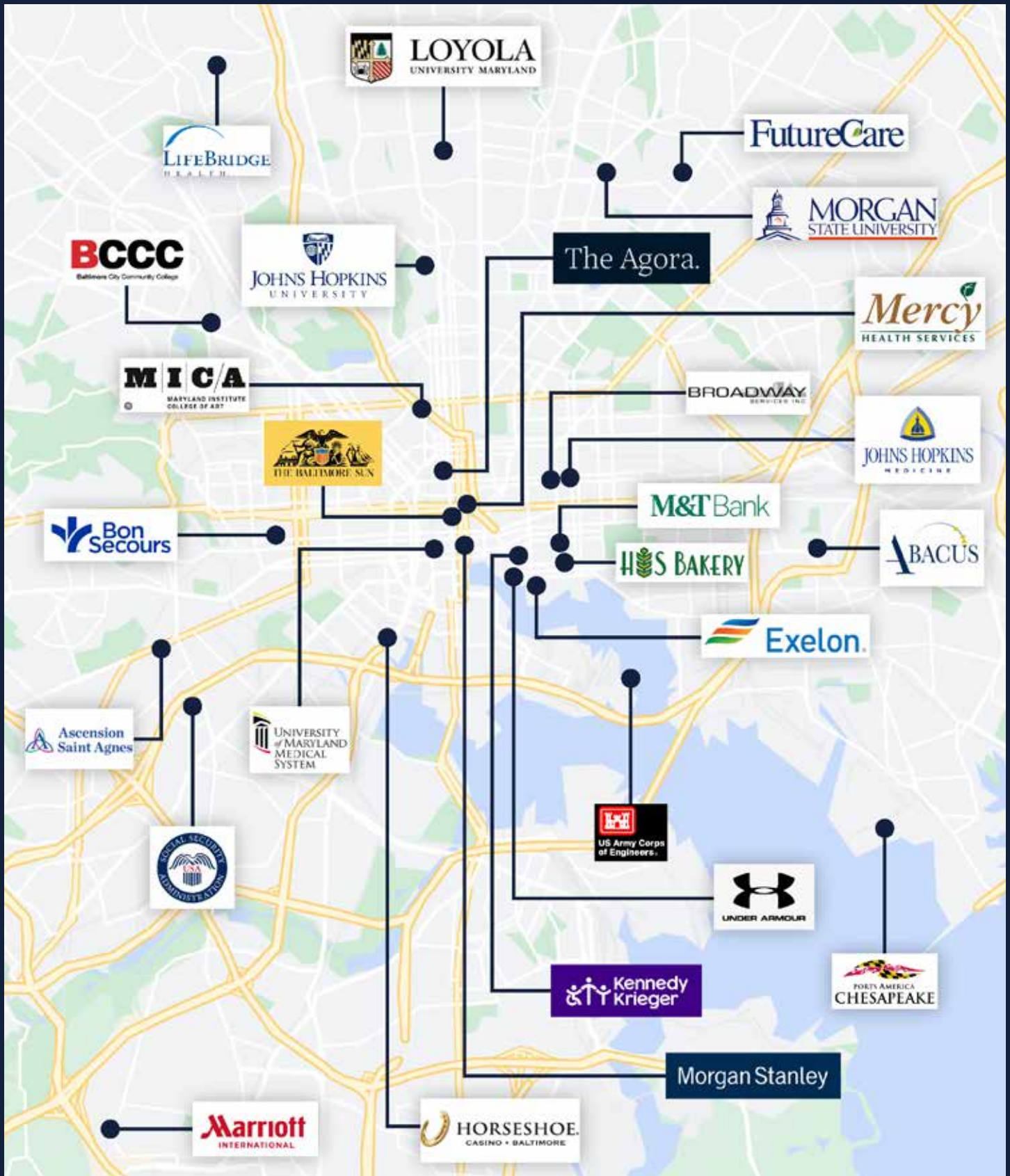
5 mile 2024 Housing Units

Housing Type



5 mile 2024 Housing Units

Top Employers



Showing Request Calendar

To request a Showing, please click here:

<https://calendly.com/showings-midfieldre/30min?month=2024-06>

IMPORTANT NOTE

Attention prospective viewers:

Step 1: If you do not have an account on our website yet, you need to execute a CA at <https://midfieldre.com/execute-confidentiality-agreement/>

Step 2: Submit a showing request at <https://calendly.com/showings-midfieldre/30min>

Step 3: Please upload your Proof of Funds (POF) on this Form so that we can forward it to the owner and confirm your request.

Note: Failure to submit your Proof of Funds (POF) within 24 hours of making your request will result in the automatic cancellation of your request, giving others the opportunity to book.

Please note that we require a 48-hour notice for scheduling showings. Proof of funds (POF) is necessary to confirm the showing and facilitate a smooth transaction. We will contact the owner before finalizing the schedule. Please await further confirmation via email. Your cooperation is appreciated.

If you need further assistance, you may send an email to showings@midfieldre.com



Showing Request

Midfield Showing Request (Commercial)

🕒 30 min

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Select a Date & Time

< June 2024 >

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22

Recent Sold Deals



3602 Monterey Rd

Sale Price \$3,000,000

Price Per Unit \$83,333

Units 36



E Madison St

Sale Price \$2,597,000

Price Per Unit \$129,850

Units 20



Near Charles Village

Sale Price \$3,250,000

Price Per Unit \$180,555

Units 18



Station North

Sale Price \$1,980,000

Price Per Unit \$165,000

Units 12

Confidentiality Agreement



We are prepared to furnish you ("Prospective Purchaser" or "Purchaser") with certain material, data and information (herein referred to as the Evaluation Material) in connection with negotiations concerning a possible sale, but only on the condition that you treat such Evaluation Material confidentially as detailed below and confirm certain representations to us. Prospective Purchaser acknowledges that MIDFIELD REALTY is acting on behalf of Owner as exclusive broker in connection with the sale and acknowledges that MIDFIELD REALTY is not the agent of the Purchaser.

1. Confidentiality: Prospect acknowledges that all information and materials provided by Broker regarding the above-referenced Property is confidential and may not be used for any purpose other than evaluation. Prospect's dissemination of any information and materials provided by Broker will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with the above-referenced Property. In the event the transaction is not successful, Prospect will immediately return to the Broker any information and materials provided by the Broker.

2. Non-Disclosure: Prospect agrees not to disclose to any other person the fact that any discussions or negotiations are taking place regarding the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

3. Non-Circumvention: Prospect agrees not to contact the owner, employees of the management company, employees of owners company or tenants currently residing at the property.

4. Verification of Data: No representation is made by Broker as to the accuracy of the information and materials provided. Prospect agrees to thoroughly review and independently verify the information and materials provided. Broker advises Prospect to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.

5. Disputes: This agreement will be construed in accordance with the laws of the State of Maryland. The Broker will be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. In any litigation arising out of this agreement, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorney's fees, costs, and expenses.



MIDFIELD
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This memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. Investors should conduct their own due diligence, and the information provided is not guaranteed for accuracy or completeness. The offering involves significant risks, and past performance is not indicative of future results. The Company reserves the right to withdraw or modify the offering at any time