

120 W 21ST STREET

BALTIMORE, MARYLAND 21218

Historic Mixed-Use Building in the Heart of Station North Arts & Entertainment District

4,464 SF

GROSS LEASABLE AREA

3 Stories

+ BASEMENT

For Sale

OWNER/USER OR INVESTMENT

Rare opportunity to own a character-rich building in one of Baltimore's most creative and evolving neighborhoods — ideal for an owner-operator, creative enterprise, or savvy investor.

PROPERTY OVERVIEW

PROPERTY ADDRESS:

120 W 21st Street, Baltimore, MD 21218

PROPERTY TYPE:

Mixed-Use | Commercial / Residential

ZONING:

C-1 (Commercial) — Station North

OFFERING TYPE:

For Sale — Owner/User or Investment

YEAR BUILT:

c. 1900s

STORIES:

3 Above Grade + Basement

SPACE BREAKDOWN

Ground Floor — Commercial ~1,864 SF

Street-level retail/office with large display window and gated entry

2nd Floor ~1,000 SF

Open floor plan — ideal for office, studio, or live-work

3rd Floor ~1,000 SF

Light-filled creative studio space with multi-window exposure

Basement ~600 SF

Flex/storage space with interior access

Rear Flex / Artist Area ~800 SF

Dedicated rear structure — ideal for studio, workshop, or

TOTAL GLA 4,464 SF

*** Furniture and lighting shown are photo renderings for illustrative purposes*

KEY FEATURES

- ◆ Original brick construction
- ◆ Exposed sprinkler system on the main floor
- ◆ Dark hardwood flooring throughout upper floors
- ◆ Kitchen with stainless island & black cabinetry
- ◆ Multi-use rear flex / artist studio space
- ◆ Street-level visibility with gated security entry
- ◆ Ornate historic cornice & decorative brick façade
- ◆ Steps from Light Rail & major corridors



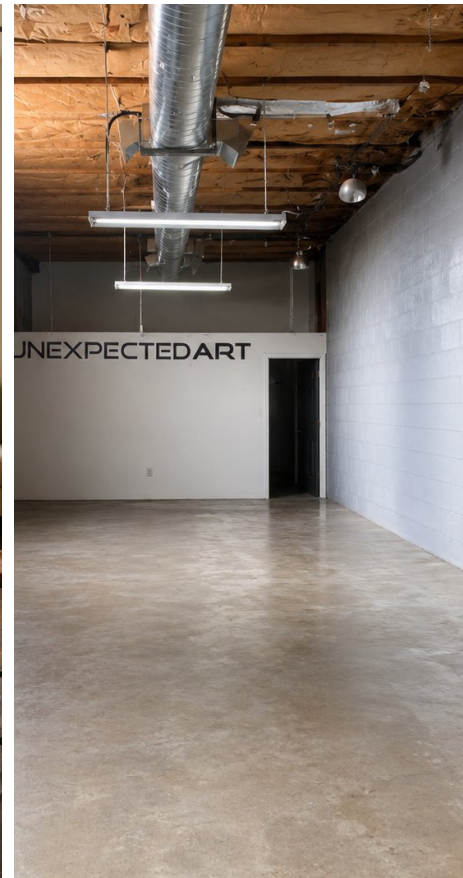
Living / Lounge Area — 1st Floor **



Chef's Kitchen — Stainless Island & Black Cabinetry **



Creative Studio Space — 3rd Floor **



Rear Flex / Artist Space

STATION NORTH — BALTIMORE'S CREATIVE HUB

Station North Arts & Entertainment District is Baltimore's officially designated arts district, spanning the neighborhoods of Charles North, Greenmount West, and Old Goucher. The district has emerged as one of the Mid-Atlantic's most dynamic creative communities, attracting artists, entrepreneurs, galleries, tech firms, and cultural institutions. Anchored by the historic Penn Station — a major Amtrak hub — and surrounded by Johns Hopkins University and the Maryland Institute College of Art (MICA), the area benefits from consistent foot traffic, young professional demographics, and a strong live-work culture that supports mixed-use commercial investment.

DEMOGRAPHICS (1-Mile Radius)

Population (1-mi)	~38,500
Median HH Income	\$52,400
College-Educated (25+)	58%
Median Age	32 years
Renter-Occupied Units	72%
Population Growth (5-yr)	+4.2%
Daytime Population	~65,000+
Unemployment Rate	~6.8%

TRANSPORTATION

Train:	Penn Station (Amtrak/MARC) — 0.3 mi
Bus:	MTA Bus Lines — Multiple stops on Charles St
Rail:	Light Rail — Mount Royal Station — 0.4 mi
Highway:	I-83 Jones Falls Expressway — 0.5 mi
Airport:	BWI Airport — ~12 miles (20 min)

NEARBY DESTINATIONS

EDUCATION & INSTITUTIONS

- Maryland Institute College of Art (MICA) — 0.2 mi
- Johns Hopkins University (Homewood) — 0.8 mi
- University of Baltimore — 0.5 mi
- Loyola University Maryland — 1.2 mi

ARTS & CULTURE

- The Parkway Theatre — 0.1 mi
- Area 405 Gallery & Event Space — 0.2 mi
- Single Carrot Theatre — 0.3 mi
- Copycat Building (Creative Studios) — 0.2 mi
- Charles Theatre (Historic Cinema) — 0.2 mi

DINING & RETAIL

- Woodberry Kitchen — 0.6 mi
- Clavel Restaurant & Mezcaleria — 0.4 mi
- Goat's Head Bar — 0.2 mi
- Artifact Coffee — 0.3 mi
- R. House Food Hall — 0.7 mi

MEDICAL & GOVERNMENT

- Johns Hopkins Hospital — 1.8 mi
- University of MD Medical Center — 1.5 mi
- Baltimore City Hall — 1.2 mi

Arts District Designation

Tax incentives & grant eligibility

University Proximity

MICA & JHU within 1 mile

Transit Oriented

Penn Station & Light Rail nearby

Strong Rental Demand

72% renters in 1-mile radius

Improving Corridors

Active development along N Charles St

USE CASE SCENARIOS

01 OWNER/USER — Creative Business or Professional Office

Ideal for a design firm, architecture studio, tech company, gallery, or wellness brand seeking a distinctive address in Baltimore's most vibrant creative corridor. Occupy the ground floor and lease upper floors to offset ownership costs. The rear flex space provides room for workshops, production, or expanded operations.

02 PURE INVESTMENT — Multi-Tenant Mixed-Use

Lease all floors independently to generate diversified income. Ground floor as retail or food & beverage; upper floors as creative offices or live-work lofts; rear studio to a local artist or fitness operator. Station North's strong renter demographics and low vacancy rates support stable occupancy.

03 ARTIST RESIDENCY / CULTURAL INSTITUTION

Leverage the Arts District designation for grant funding, tax credits, and partnership opportunities with MICA, the Parkway Theatre, and the Mayor's Office of Arts & Culture. Convert upper floors to live-work residencies and ground floor to gallery or event space. The rear 800 SF artist area is purpose-built for this vision.

04 SHORT-TERM / EXTENDED-STAY HOSPITALITY

The multi-floor layout lends itself to a boutique hospitality concept. Each floor functions as a self-contained suite or flat, catering to visiting faculty, artists, and professionals at nearby universities and institutions. The proximity to Penn Station makes this a natural extended-stay destination.

ILLUSTRATIVE FINANCIAL SNAPSHOT

Gross Leasable Area (GLA)	4,464 SF	
Market Gross Rent (Blended)	\$18-\$24 PSF/YR NNN	
Estimated Gross Annual Income	\$80,352 – \$107,136	At market occupancy
Estimated Cap Rate Range	6.5% – 8.5%	Depending on use mix & occupancy
Implied Value Range	\$945K – \$1.65M	Based on income approach

* Financial projections are illustrative estimates only. Buyer to verify all figures independently.

FOR MORE INFORMATION, CONTACT:

Avenue Real Estate LLC

Baltimore, Maryland | avenuerealestatellc.com

This marketing flyer is for informational purposes only and does not constitute an offer to sell or a solicitation to buy.
All information is believed reliable but not guaranteed. Buyer/tenant to verify all facts and figures.

EXCLUSIVELY LISTED BY

Kyle Leibowitz

Commercial Real Estate Advisor

Avenue Real Estate, LLC

- | | |
|--------|--|
| CELL | • 410-303-2721 |
| OFFICE | • 410-342-5263 x 2 |
| EMAIL | • kyle@avenuerealestatellc.com |

Licensed in the State of Maryland | avenuerealestatellc.com

This marketing flyer is for informational purposes only and does not constitute an offer to sell or a solicitation to buy.
All information is believed reliable but not guaranteed. Buyer/tenant to verify all facts and figures.