

AFFORDABLE • FLEXIBLE-TERM • EXECUTIVE SUITES

FOR LEASE



Central Baltimore

201 N. Charles Street
Baltimore, MD



Towson

305 Washington Avenue
Towson, MD



Dundalk

19 Shipping Place
Dundalk, MD

443.278.9338
blueocean.com

Professionally managed by:

BLUE OCEAN



Building Information

The 28-story, 264,000 sq. ft. structure stands as one of the tallest in the state of Maryland. As a result, 201 N. Charles boasts breathtaking views of the Baltimore skyline and the Inner Harbor. With close proximity to Baltimore's courthouses, municipal buildings, Inner Harbor and Mount Vernon neighborhoods, the location cannot be beat.

From a state of the art fitness and conference center, to discounted parking, on-site document and bicycle storage, a gourmet restaurant and more, 201 goes above and beyond to accommodate the busy professional.



Highlights

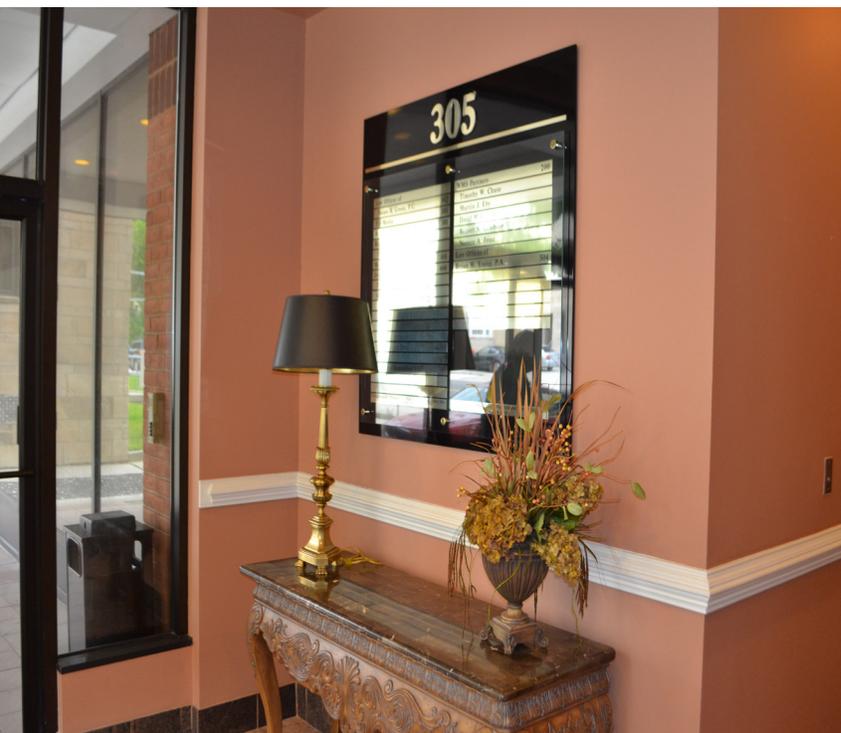
- Class A amenities; below market rental rates
- Only CBD building awarded LEED® Gold EB certificate
- New 3rd floor conference and fitness centers
- Less than one block from the City Courthouse
- Recent common area renovations - Entrance lobby, floor lobbies and bathrooms
- On-site parking garage with direct access to the lobby
- On-site banking and restaurant
- Full-time lobby attendant and on-site management
- One block from the Metro/Subway



Building Information

305 Washington is a 6-story, 21 year young, Class B office building. It offers our tenants excellent amenities such as a Class-A lobby, dual elevators, outdoor patios and ample parking.

The building is conveniently located in the Central Business District of Towson, MD, a major northern suburb of Baltimore metro area. The property is within immediate proximity to major government and educational institutions and sits just 1 block from the County Courthouse, 2 blocks from the District Courthouse, and 2 blocks from Towson University.



Highlights

- Flexible lease term options
- Low monthly lease rates
- Located in the heart of downtown Towson
- Nearby to county courthouses, shopping and entertainment
- Utilities and high speed internet included
- Daily office cleaning
- Shared breakroom and conference facility
- Direct access to off-street parking

305 Washington Avenue • Towson, MD



Building Information

Dundalk Village is an area covering 3 consecutive blocks in the historic downtown Dundalk neighborhood. As a mixed use property, Dundalk Village consists of 69,000 square feet of commercial space (60,000 sf of retail space and 9,000 sf of office space) and 67 apartments. Commercial tenants include M&T Bank, Rite Aid, Subway, Cricket Wireless and Davita Dialysis among others.

Nestled between two municipal parks, Dundalk Village is located just off the bustling Dundalk Ave transportation artery. The property is walking distance to Port of Baltimore entrance, and only 3 miles to the I-95 interchange.

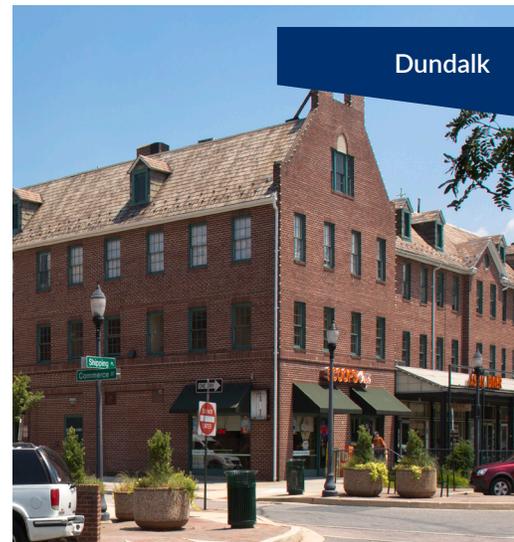
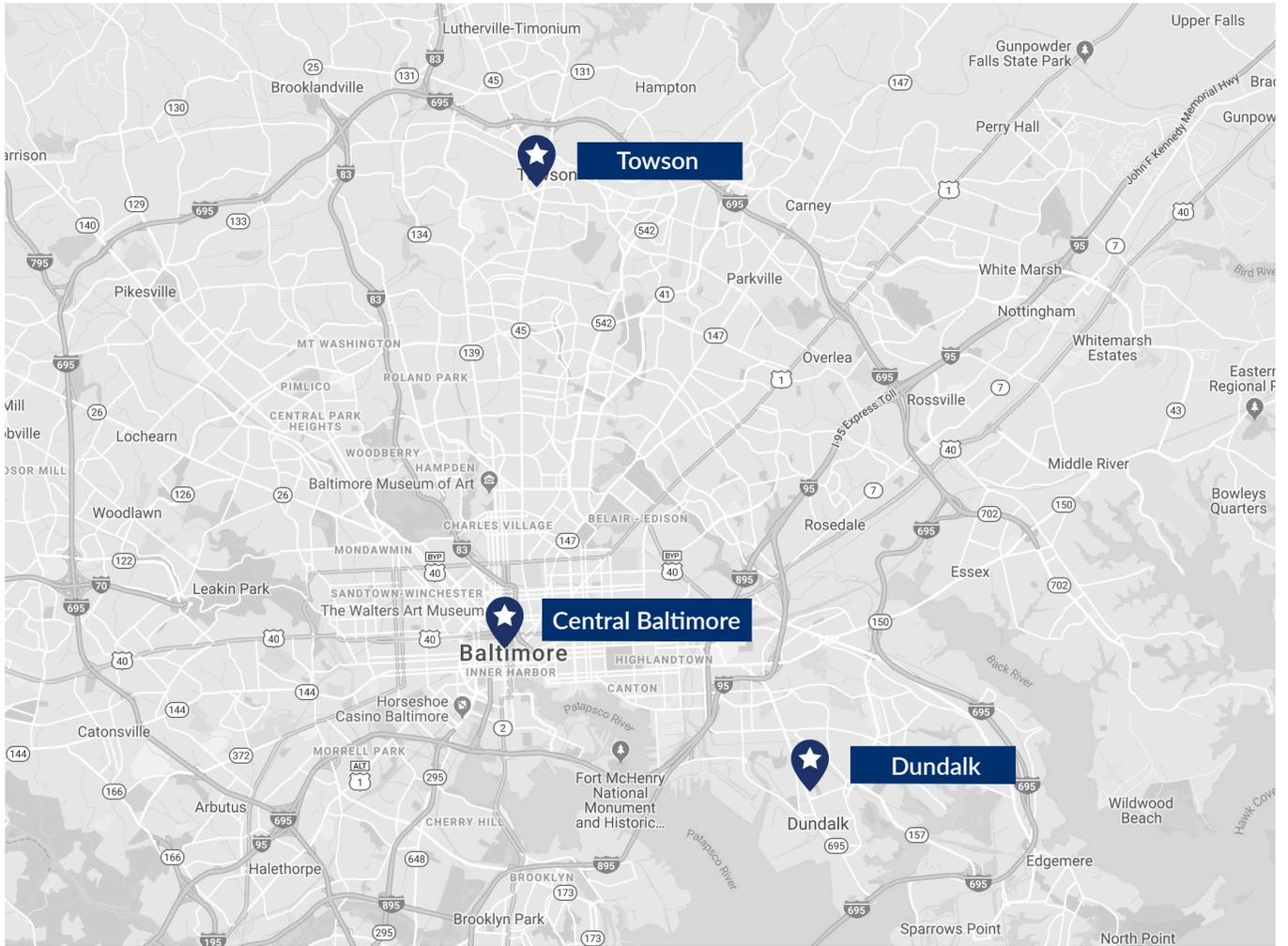


Highlights

- Wall-to-wall carpeting
- Refrigerator
- Stove
- Dishwasher
- Microwave
- Air conditioning
- Elevators



CONVENIENTLY LOCATED FOR BUSINESS!



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