

Office Building for Sale

200 East Lexington Street, Baltimore, MD 21202



Court Square Building



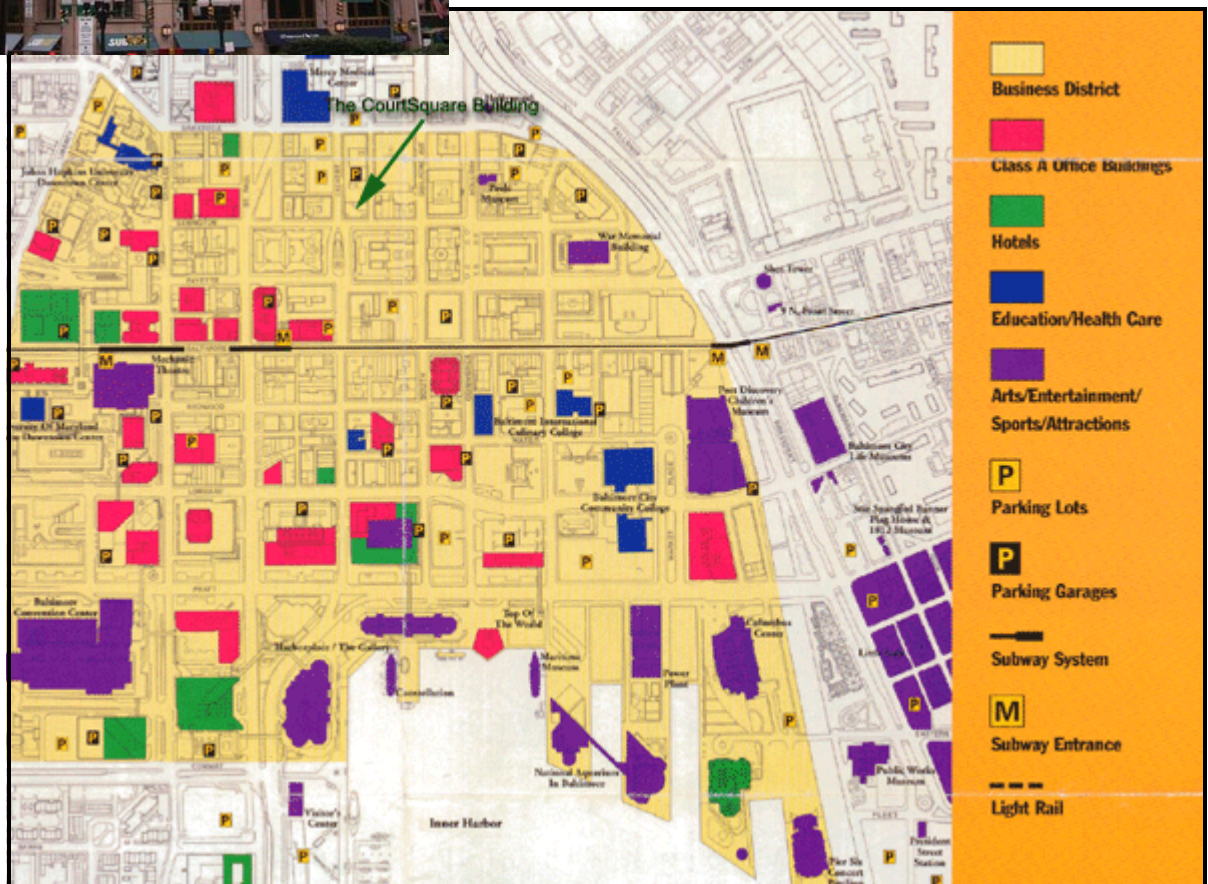
The **Court Square Building** is conveniently located in the heart of Downtown Baltimore near the Baltimore City and Maryland State governmental offices. It is also opposite the Baltimore Circuit Courthouse and Annex which contribute to its high occupancy. The investment property represents a stable income stream with limited risk.

- ◆ 94 % leased to multiple tenants
- ◆ Assumable conduit financing (5.7 % interest rate)
- ◆ Historic designation - Built 1929 and renovated 2007
- ◆ New Roof Installed 2008
- ◆ First floor retail features Subway, Lobby Store etc.
- ◆ 2009 Net Operating Income of \$ 494,106.00
- ◆ Eligible for City, State Federal Tax Credits

For Additional information, Please Contact:

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THE COURT SQUARE BUILDING

- ◆ 127,996 gross square feet; (17.8 FAR);
- ◆ 102,568 square feet of net rentable area
- ◆ 18 Story Limestone building (including lower level)
- ◆ Average floor plate of 5,465 square feet.
- ◆ Historic Entrance Lobby with Marble Detail and Interior Garden, High-end quality materials (marble, granite, brick & block, brass)
- ◆ Historic Façade
- ◆ Historic Architectural Detail Throughout Building
- ◆ Handicapped Accessibility
- ◆ Three 2,000 lb Passenger Elevators with Ceramic floors
- ◆ One 3,000 lb Freight Elevator
- ◆ Aluminum windows throughout
- ◆ Many offices recently renovated
- ◆ Utilities consist of Electric, Natural Gas, Central Stream Heat
- ◆ 1st Floor Retail fully leased



Typical Floor Plan

(3rd Floor Thru 13th Floor)

