

# Office Building for Sale

10 North Calvert Street, Baltimore, MD 21202



## The Equitable Building



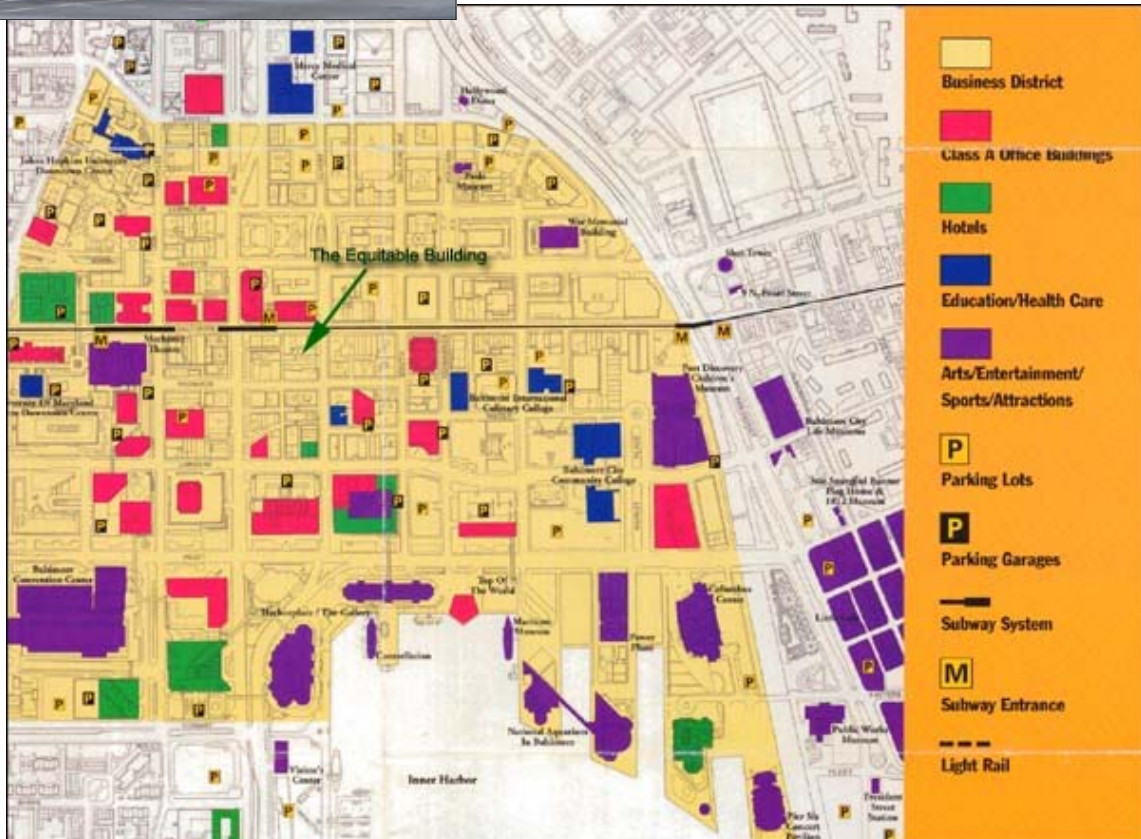
**The Equitable Building** is a National Historic Landmark constructed in 1891, making it eligible for City, State and Federal historic tax credits. The property is strategically located in downtown Baltimore City, near the Baltimore City and Maryland State government offices which are responsible for its historically high occupancy level. The investment property represents a stabilized cash flow with positive growth potential from below market leases and the repositioning of current vacant space for retail use.

- ◆ Opposite the Circuit Courthouse and Annex
- ◆ Free standing office building with retail on 2 floors
- ◆ 91 % leased to multiple tenants
- ◆ Assumable Conduit Financing (6.325 % interest rate)
- ◆ Baltimore's First Skyscraper-built in 1891
- ◆ 2 story atrium lobby with arched ceiling
- ◆ New retail facade renovation planned for 2009

**For Additional Information, Please Contact:**

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## THE EQUITABLE BUILDING

- ◆ 193,700 Gross Sq.Ft
- ◆ 10 Stories, 176,532 rentable Sq.Ft.
- ◆ Brass Main Entrance Trim including Brass Revolving Door
- ◆ Historic Facade; 180,000 Sq.Ft. unused FAR
- ◆ Historic Architectural Detail Throughout Building
- ◆ Limestone, Marble, Granite & Brick Construction
- ◆ Three entrances (Calvert, Fayette and Wilkes)
- ◆ Men's & Women's restrooms on each floor
- ◆ Handicapped Accessibility
- ◆ 9' Ceiling Heights (11' 3" slab-to-slab height)
- ◆ Four 2,000 lb Hydraulic Passenger Elevators
- ◆ One 3,000 lb Freight Elevator
- ◆ Flat Roof Replaced in 2001
- ◆ Utilities consist of Electric, Natural Gas, Central Steam Heat



### Typical Office Floor Plan

(16,410 Avg. Sq.Ft.)

