

REDEFINING DOWNTOWN BALTIMORE

36
SOUTH
CHARLES



ZAMIR EQUITIES



Scheer Partners

A Reputation for Results

BUILDING HIGHLIGHTS

ALLURING AMENITIES

The Evolution of Hybrid Working

36 S. Charles is one of downtown Baltimore’s iconic office buildings situated in the heart of the city’s business district. Totaling nearly 310,000 sf, the building offers unrivaled tenant amenities.

Our conference center offers a large board room, multiple meeting rooms, and a modern high-end tenant lounge to provide a more flexible work environment for our tenants.



300,000+ SF
Class A Building



WiFi Equipped Tenant
Lounge & Conference
Center



26 Stories



State-Of-The-Art
Fitness Center



~13,000 SF
Floor Plates



On-Site Property
Management &
Engineers



Stunning 360° Views of
Downtown Baltimore &
The Inner Harbor



24/7 Security



Parking Ratio of
0.33/1,000 SF



Electric Car
Charging Station



High-End Tenant Lounge



Tenant Fitness Center



Conference Facility



LOCATION & AMENITIES MAP

Drawn to the Hustle & Bustle



2 turns / 4 min to
I-395/I-95



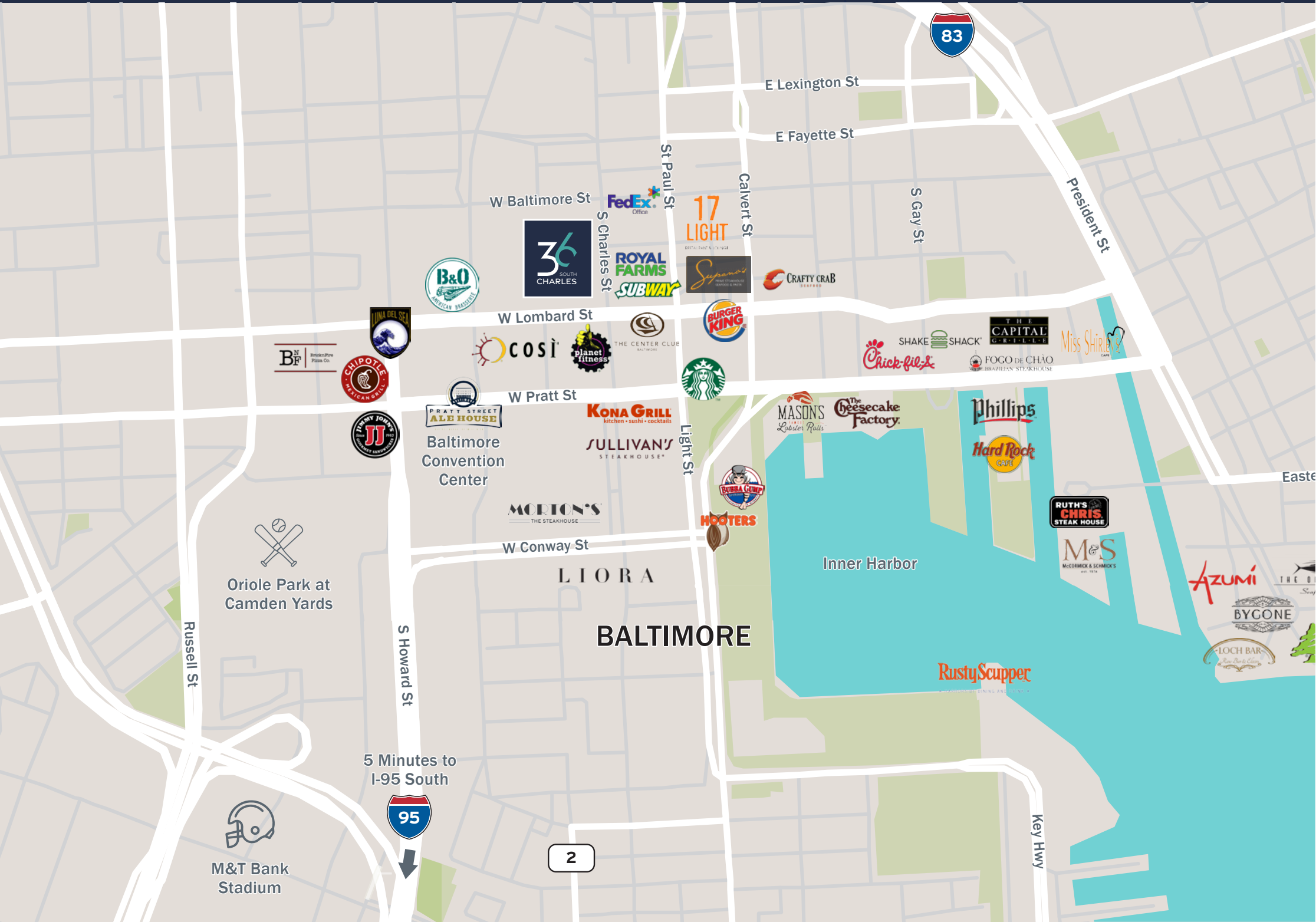
Two blocks from
the Inner Harbor



One block from
the Metro



Two blocks from
the Light Rail



FIND YOUR SUITE SPOT

Fully Equipped to Accomodate a Variety of Tenants



BIG BLOCKS AVAILABLE

READY-TO-GO SPEC SUITES

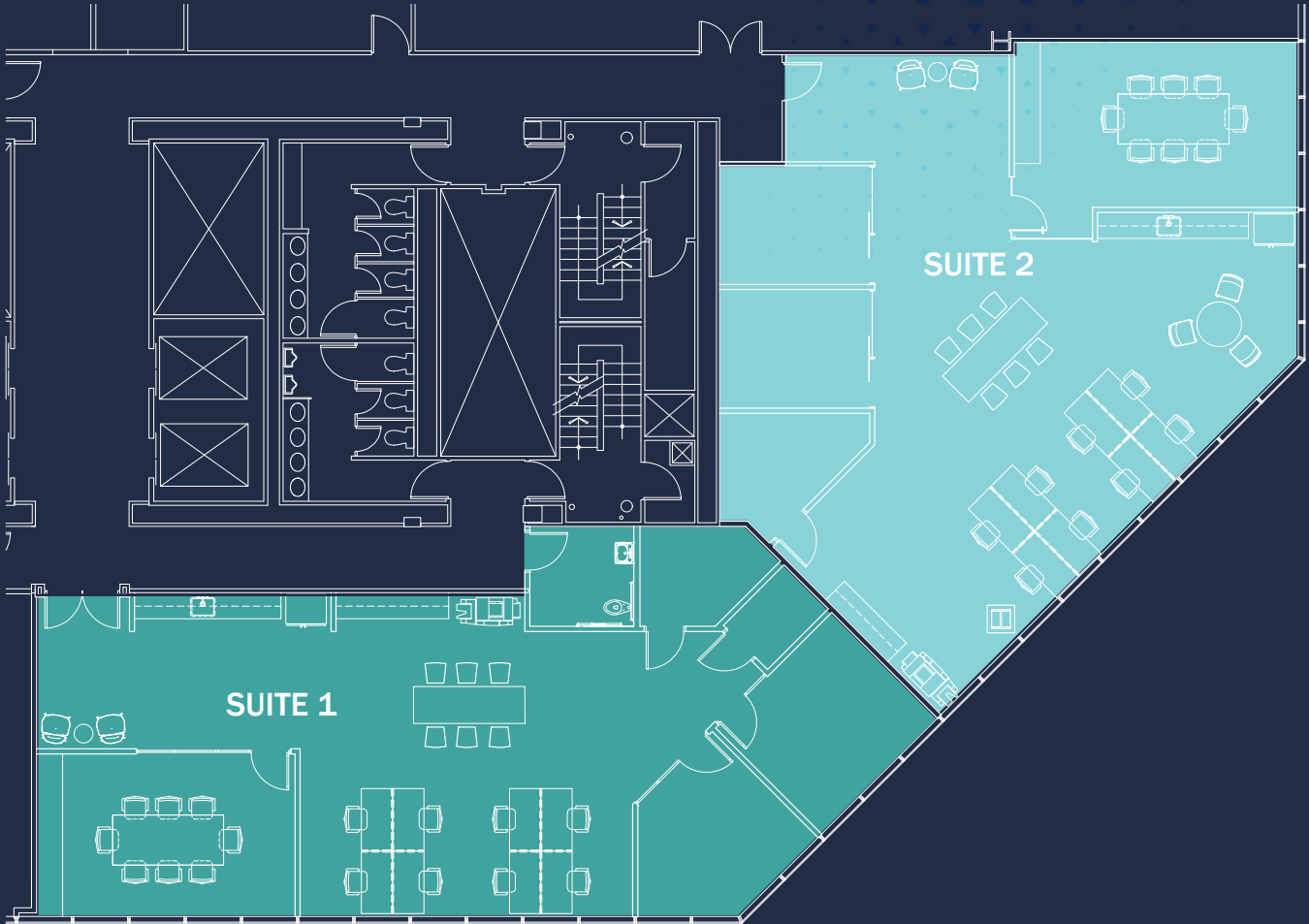
Full Floor Available

26,080 SF contiguous

15,805 SF contiguous
internal stairwell

32,458 SF total
internal stairwell

Full Floor Available



The logo for 36 South Charles features a large, stylized '36' in white and teal, with 'SOUTH CHARLES' in white capital letters below it.

36 SOUTH CHARLES

**FOR LEASING INQUIRES,
PLEASE CONTACT:**

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