

LANCASTER SQUARE – OFFICE

1820 Lancaster St., Baltimore, MD 21231
Office Space For Lease



HISTORY

The Union Box Company building (A/K/A Lancaster Square) was constructed in 1880 to house the company that bears the building's namesake. Used for box making until the early 20th century, the building then went through a series of commercial uses before becoming an antique furniture supplier. A local developer acquired the building and embarked on a full renovation in 1997. The award-winning results include exposed brick, original wood columns and a number of original mechanical features. Union Box Company is a special home for businesses and residents who seek modern amenities in a historic location.

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★ Property Overview



Part of the Fells Point Boutique Collection

Lease Rate

NEGOTIABLE

PROPERTY HIGHLIGHTS

| | |
|----------------|---------------------|
| Building Size: | 44,230 SF |
| Available SF: | 1,000 - 7,280 SF |
| Lot Size: | 0.28 Acres |
| Year Built: | 1880 |
| Renovated: | 1999 |
| Zoning: | C1 |
| Market: | Baltimore |
| Submarket: | Baltimore Southeast |

ABOUT THE PROPERTY

Formerly a box manufacturing plant, Union Box Company has since been converted into a 44,230 square foot mixed-use property comprised of Class A office space, retail (U.S. Post Office), and 10 residential apartments. Office suites range in size from 1,000 sf up to a full floor of 7,280 sf. Office interiors feature open floor plans with perimeter offices, LED lighting, modern buildouts and an abundance of natural light. The Union Box Building is approximately one block from the waterfront and is part of a vibrant, revitalized neighborhood where residents can walk or take water taxis to just about any downtown attraction, amenity, or service.

ADDITIONAL HIGHLIGHTS

- Historic Building with Wood Timber Framing & Columns
- ABC Awards of Excellence Award Winner For Adaptive Re-use
- Modern Interior Updates Featuring Glass Walls & High Ceilings
- Abundance of Natural Light
- Garage Parking Available
- Building Within 50 Feet of The Thames Street Park Which Is Wi-Fi Enabled For Tenant Use

★ Lease Spaces



LEASE INFORMATION

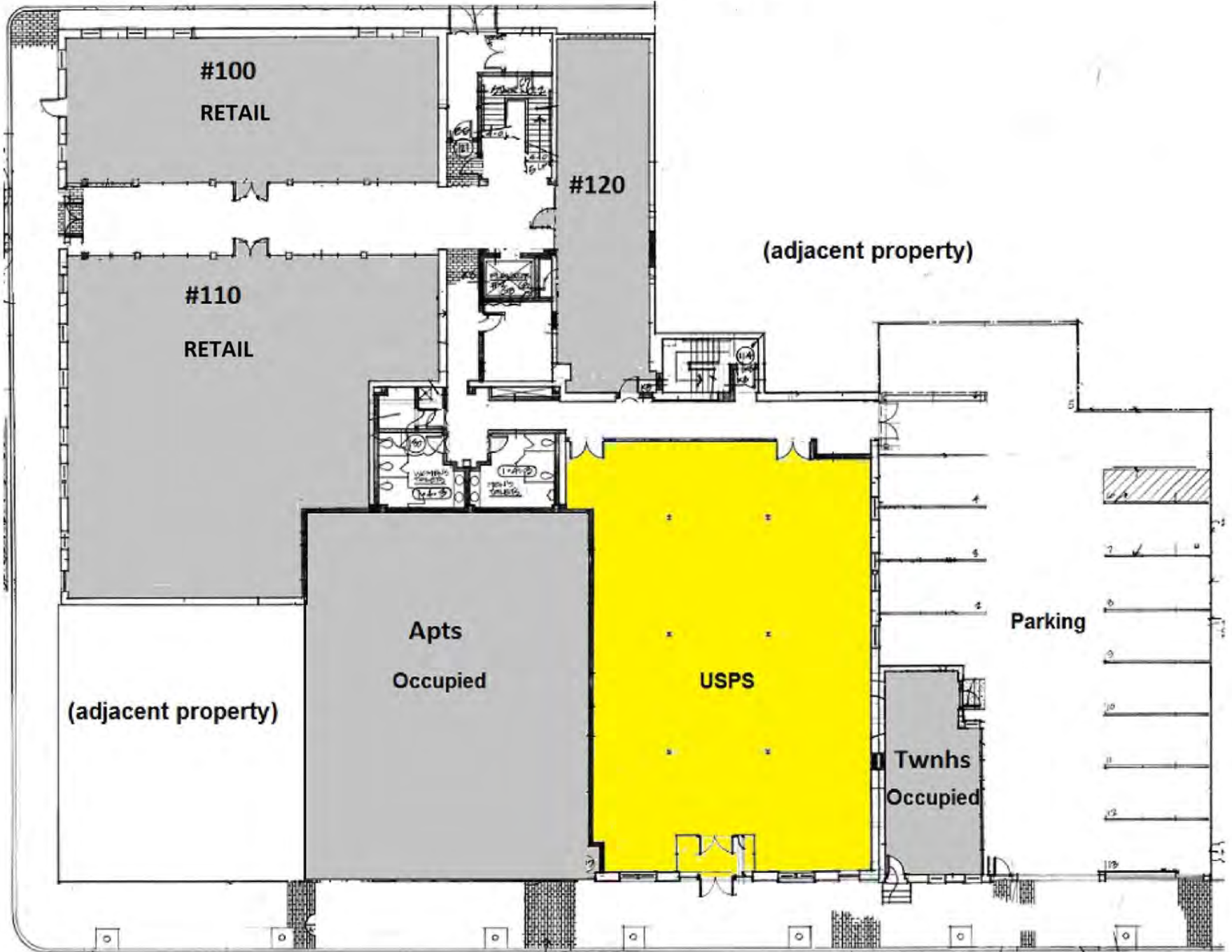
| | | | |
|--------------|------------------|-------------|------------|
| Lease Type: | NNN; MG | Lease Term: | Negotiable |
| Total Space: | 1,000 - 7,280 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------------------------|-----------|-----------|----------------|------------|
| Suite 100 - Retail/Medical | Available | 1,680 SF | NNN | Negotiable |
| Suite 110A - Retail | Available | 1,490 SF | NNN | Negotiable |
| Suite 110B - Retail | Available | 1,500 SF | NNN | Negotiable |
| Suite 120 - Retail | Available | 1,000 SF | NNN | Negotiable |
| Suite 200 - Office | Available | 6,279 SF | Modified Gross | Negotiable |
| Suite 210 - Office | Available | 1,000 SF | Modified Gross | Negotiable |
| Suite 300 - Office | Available | 7,280 SF | Modified Gross | Negotiable |

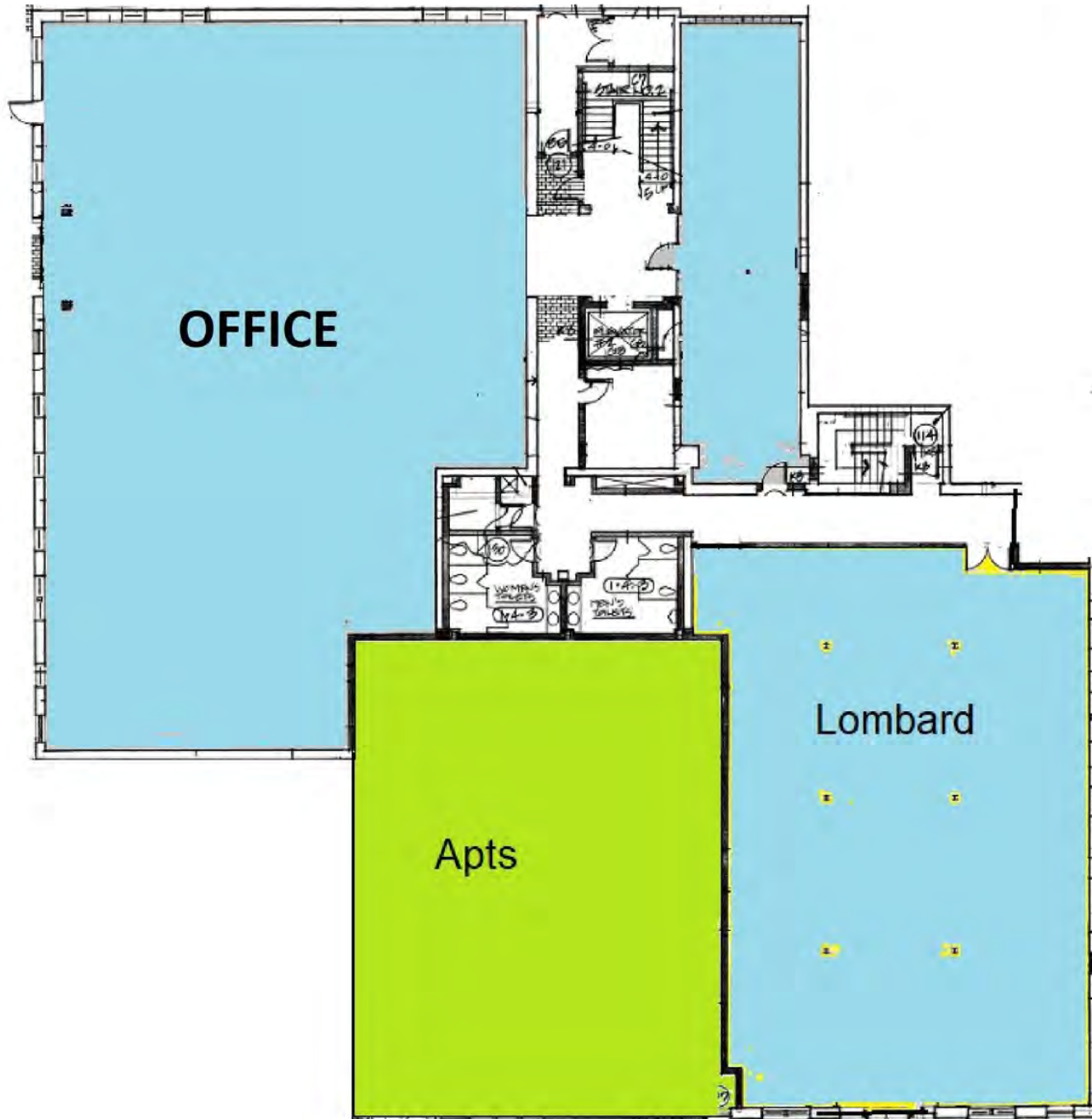
★ Floor Plan - First Floor

UNION BOX BUILDING 1ST FLOOR



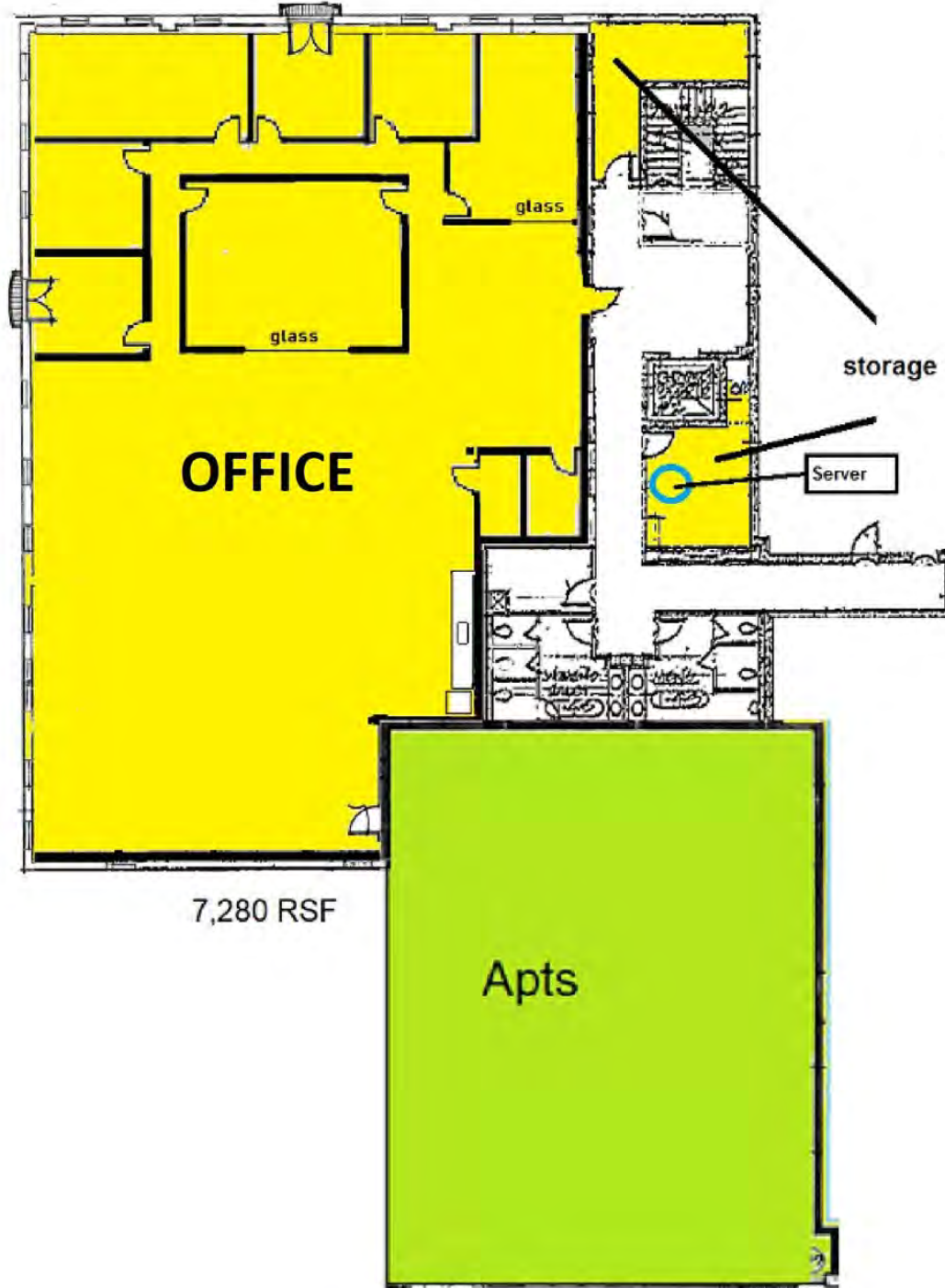
★ Floor Plan - Second Floor

UNION BOX BUILDING 2ND FLOOR



★ Floor Plan - Third Floor

UNION BOX BUILDING 3RD FLOOR



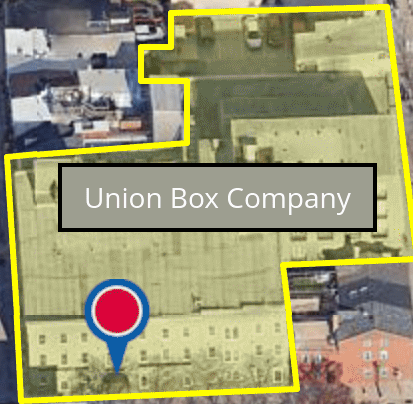


Additional Photos





Aerial Map



Union Box Company

Thames Street Park



★ Retail Map



Circuit Court for BALTIMORE CITY



JOHNS HOPKINS MEDICINE

THE CAPITAL GRILLE

Bank of America

PNC

SP+

Hilton Garden Inn

Thames Point Apts

SP+

UNION WHARF

WELLS FARGO

The Crescent at Fells Point

SP+

SAGAMORE PENDRY BALTIMORE

INN AT HENDERSON'S WHARF

DAILY GRIND COFFEE

Belts Wharf Landing Yacht Club

★ Demographics Map & Report

POPULATION

1 MILE 5 MILES 10 MILES

| | | | |
|----------------------|--------|---------|-----------|
| Total Population | 33,928 | 492,125 | 1,208,780 |
| Average Age | 38.1 | 38.2 | 39.3 |
| Average Age (Male) | 37.7 | 36.9 | 37.8 |
| Average Age (Female) | 38.6 | 39.4 | 40.6 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

1 MILE 5 MILES 10 MILES

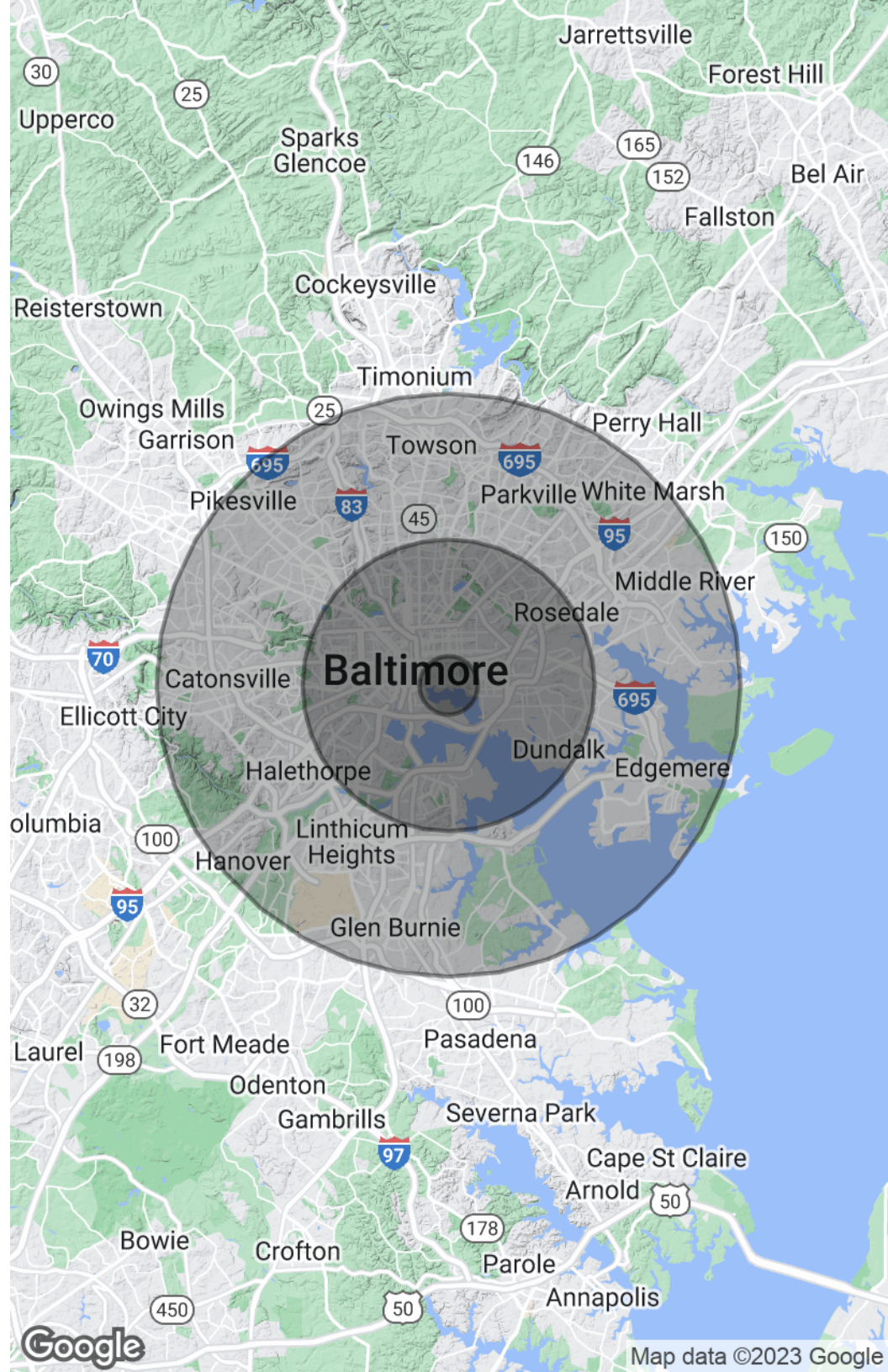
| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 16,316 | 196,889 | 480,825 |
| # of Persons per HH | 2 | 2.4 | 2.4 |
| Average HH Income | \$132,905 | \$74,810 | \$85,379 |
| Average House Value | \$335,214 | \$176,854 | \$228,977 |

RACE

1 MILE 5 MILES 10 MILES

| | | | |
|------------------------------------|--------|---------|---------|
| Total Population - White | 23,493 | 191,776 | 579,232 |
| % White | 69.2% | 39.0% | 47.9% |
| Total Population - Black | 7,885 | 268,381 | 536,137 |
| % Black | 23.2% | 54.5% | 44.4% |
| Total Population - Asian | 1,505 | 15,565 | 53,229 |
| % Asian | 4.4% | 3.2% | 4.4% |
| Total Population - Hawaiian | 42 | 526 | 1,272 |
| % Hawaiian | 0.1% | 0.1% | 0.1% |
| Total Population - American Indian | 219 | 2,903 | 6,054 |
| % American Indian | 0.6% | 0.6% | 0.5% |
| Total Population - Other | 782 | 12,975 | 32,855 |
| % Other | 2.3% | 2.6% | 2.7% |

* Demographic data derived from © 2022 CoStar Group.





Transit Data



COMMUTER RAIL

Camden Station Commuter Rail
(Camden Line)



7 Minutes



2.2 Miles



AIRPORT

Baltimore-Washington
International Airport



23 Minutes



11.8 Miles



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