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– Downtown Baltimore – TROPHY BUILDING

Known As:

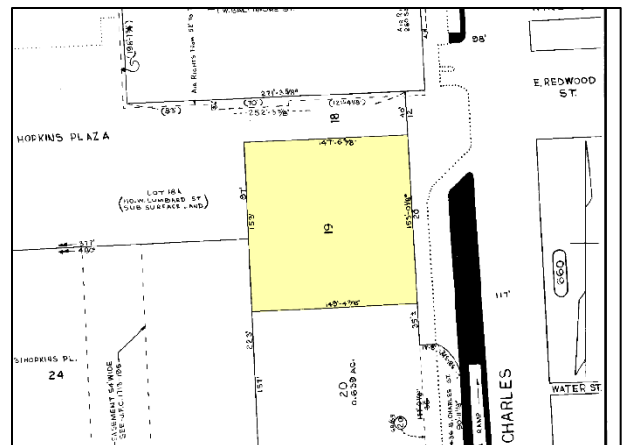
THE SUN LIFE BUILDING

20 S. Charles Street
Baltimore, Maryland 21201

12 Story Class A Office Building

131,153 Sq. Ft GBA • On 0.52± Acre

137 Parking Spaces • Opportunity Zone



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

GENERAL INFORMATION:

The Sun Life Building, located prominently at 20 S. Charles Street in Downtown Baltimore, comprises an impressive 12 story class A office building on 0.52 acre. The building is granite clad with wrap around windows and contains 131,153 square feet of gross building area (121,438 net rentable square feet) with 137 garage parking spaces. Constructed in 1966 as a trophy office for the Sun Life Insurance Company, the building has been a highly visible piece of International Architecture in the heart of Downtown Baltimore for generations of area workers and visitors. Views from the building include the soon to be redeveloped Inner Harbor, Patapsco River, Camden Yards, M&T Bank Stadium, and the whole of the Baltimore skyline. The auction provides an opportunity for users committed to Downtown Baltimore and aspiring to have their company name at the top of the structure, as well as developers looking to redevelop the elegant building to multifamily or mixed use.

LOCATION:

The property is located at 20 S. Charles Street, between W. Baltimore and W. Lombard Streets, in Baltimore's Downtown Central Business District. The property was part of an urban redevelopment project of the 1950's spearheaded by James Rouse. The building is bounded by an array of Baltimore landmarks, including Hopkins Plaza, B&O Building, Lord Baltimore Hotel, Transamerica Building, Hansa House and the George Fallon Federal Building. The Inner Harbor, slated for expansive redevelopment in coming years, is just three blocks southeast. Camden Yards, home to the Baltimore Orioles, is 5 blocks southwest, and CFG Bank Arena is just one block west.

LOCATION (continued):

Major highways nearby include the Jones Falls Expressway (I-83, 0.6 mi.), I-395 (0.7 mi.), I-95 (2 mi.). Major local commuter routes nearby include Charles, Light, Calvert, Pratt, Baltimore and Light Streets. The property is located within Opportunity, HUB and Enterprise Zones, each offering tax, financing and development incentives. The area is home to a number of large corporations, law firms and government offices. Federal and State courthouses are within a few blocks. The University of Maryland, Baltimore Campus, home to the University of Maryland Hospital, Shock Trauma, Law School, School of Social Work and Biotech Park is less than one mile west. Johns Hopkins Hospital East Baltimore Campus is less than 2 miles east.

For more information about the area, please visit:

Live Baltimore – <https://livebaltimore.com/>

CoDeMap – <https://cels.baltimorehousing.org/codemapv2ext/>

CityView Map – <https://experience.arcgis.com/experience/065cf51484e045a09647a05299e4eb20>

SITE:

- Lot size: 0.524 acre, more or less, according to public tax records
- Approximately 153' along S. Charles Street
- Clear visibility from Charles Street, Baltimore Street and Hopkins Plaza
- The courtyard area is well detailed and tree lined
- A drop-off and short term parking area is at the front of the building
- Access to the underground parking is along S. Charles Street (shared with 36 S. Charles Street)

Please see this property's web page to view the Plat and Satellite/GIS Map:

<https://ajbillig.com/auction/20-s-charles-street/>

ZONING:

C-5-DC – Downtown Zoning District. Downtown Core Subdistrict. According to the City of Baltimore Zoning Code, “The C-5 Downtown Zoning District is intended for Baltimore’s Downtown and accommodates a wide range of uses normally associated with the downtown of a major city.”

For more information about zoning, please visit:

Department of Planning – <https://www.baltimorecity.gov/planning>

Please see this property's web page to view the Zoning Map: <https://ajbillig.com/auction/20-s-charles-street/>

IMPROVEMENTS & UNIT DESCRIPTIONS:

Twelve story class A office building – constructed in 1966, containing 131,153 square feet of gross building area, 121,438 square feet of net rentable area. The building is clad in dark granite and floor to ceiling windows. Floor plates are approximately 11,000 square feet.

Features include:

- In-building parking for 137 vehicles (2 levels)
- Ornate lobby area
- Updated elevators (2021)
- Updated cooling system (2017)
- Fully staffed security

Facilities managed by Divaris Management, with maintenance contracts with Action Elevator, Trane, Capitol Boiler Works, Admiral Security and others.

As of the beginning of the year, the building is 56% occupied by 14 tenants, including a mix of law firms and private businesses. 2025 gross income of \$1,720,719.89. 2025 total operating expenses of \$1,695,295.66.

Current ownership is in the process of negotiating service contracts, making building improvements and evaluating new tenants. Due diligence information, including rent roll, leases, maintenance information, prior Phase I and PCR reports, and an array of additional information is available below. Information may be updated based on new contracts and leases between now and the auction.

TITLE:

The property is in fee simple and sold free and clear of liens.

TAXES:

Current annual real property taxes are a total of \$128,891.40 based on a full value tax assessment of \$5,461,500. Purchasers may have an opportunity for reduction of their tax assessment. More information can be found here: Assessment Appeal Process – <https://dat.maryland.gov/realproperty/pages/assessment-appeal-process.aspx>

FINANCIAL INFORMATION & LEASES:

Please see this property's web page and complete the Waiver and Confidentiality Agreement to receive copies of rent roll, leases, and other due diligence information: <https://ajbillig.com/auction/20-s-charles-street/>

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A deposit of \$100,000, or 10% of the purchase price, whichever is greater, payable by wire transfer or cashier's check, will be required of the purchaser. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place by 5 P.M. Eastern Time on August 28, 2026. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. All adjustments, including taxes, rent, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the Purchaser. Security deposit(s), if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing lease(s) of the tenant(s) in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Please visit this property's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/20-s-charles-street/>



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