

FOR LEASE Available Immediately



Nine East 33rd

9 E 33rd Street, Baltimore, MD 21218






Overview

The Nine East 33rd Street development is a 570-bed student housing facility with 30,000 square feet of ground floor retail including CVS Pharmacy, Kyodai Express, Towson Hot Bagel, honeygrow, Chase Bank, Panda Dumpling, Lao Sze Chuan, Te'amo, Kajiken, & Bird in Hand.

Quick Facts

- Availability** First Quarter 2025
- Size** 2,489 square feet
- Rental Rate** Negotiable
- Net Charges** CAM \$5.48 psf; TAX \$4.65 psf; INS \$0.51 psf
- Parking** 160 structured spaces open to customers
- Co-Tenants**



2023 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	13,445	40,025	76,752
 HOUSEHOLDS	5,673	18,627	34,126
 AVG. HH INCOME	\$98,860	\$98,754	\$93,896
 DAYTIME POPULATION	54,825	91,762	152,243
 TRAFFIC COUNTS	8,560 AADT (E 33rd Street)	6,302 AADT (St Paul Street)	



A NEW STUDY IN HOSPITALITY AS BOUTIQUE HOTEL OPENS NEAR HOMEWOOD

February 8, 2024 - Johns Hopkins University <https://hub.jhu.edu/2024/02/08/the-study-hotel-at-johns-hopkins-opening-celebration/>

Brennen Jensen - Minutes after wielding a pair oversized scissors to help cut a ceremonial ribbon by the entrance, Johns Hopkins University President Ron Daniels addressed a crowd gathered inside the window-lined lobby of a new amenity serving the Homewood campus and North Baltimore: The Study at Johns Hopkins, a century-old apartment building reborn as a boutique hotel.

“This is truly an exciting moment in the life of Johns Hopkins University,” Daniels told a mix of university affiliates and neighborhood residents. “We’re thrilled that The Study Hotel is happening. It will be a 24/7 activation of people and place, and a key amenity for Charles Village and Baltimore.”

Prominently perched on the southeast corner of North Charles and East 33rd streets, The Study is directly across the street from the Homewood campus, where cranes are at work erecting the university’s new student center. Daniels acknowledged the number of building projects “bringing new life and energy” to campus, then added that those projects engendered a need of their own.

“At the end of the day, we need a place for folks to stay,” he said. “We need a proper place for our academic colleagues coming in to participate in a host of different events on campus to convene.”

The 10-story, 115-room hotel began welcoming guests in late October. An on-site first-floor restaurant, Dear Charles, opened late last month. Billed as a “village tavern,” the 85-seat eatery caters to hotel guests and the greater community, serving breakfast, lunch, and dinner seven days a week.

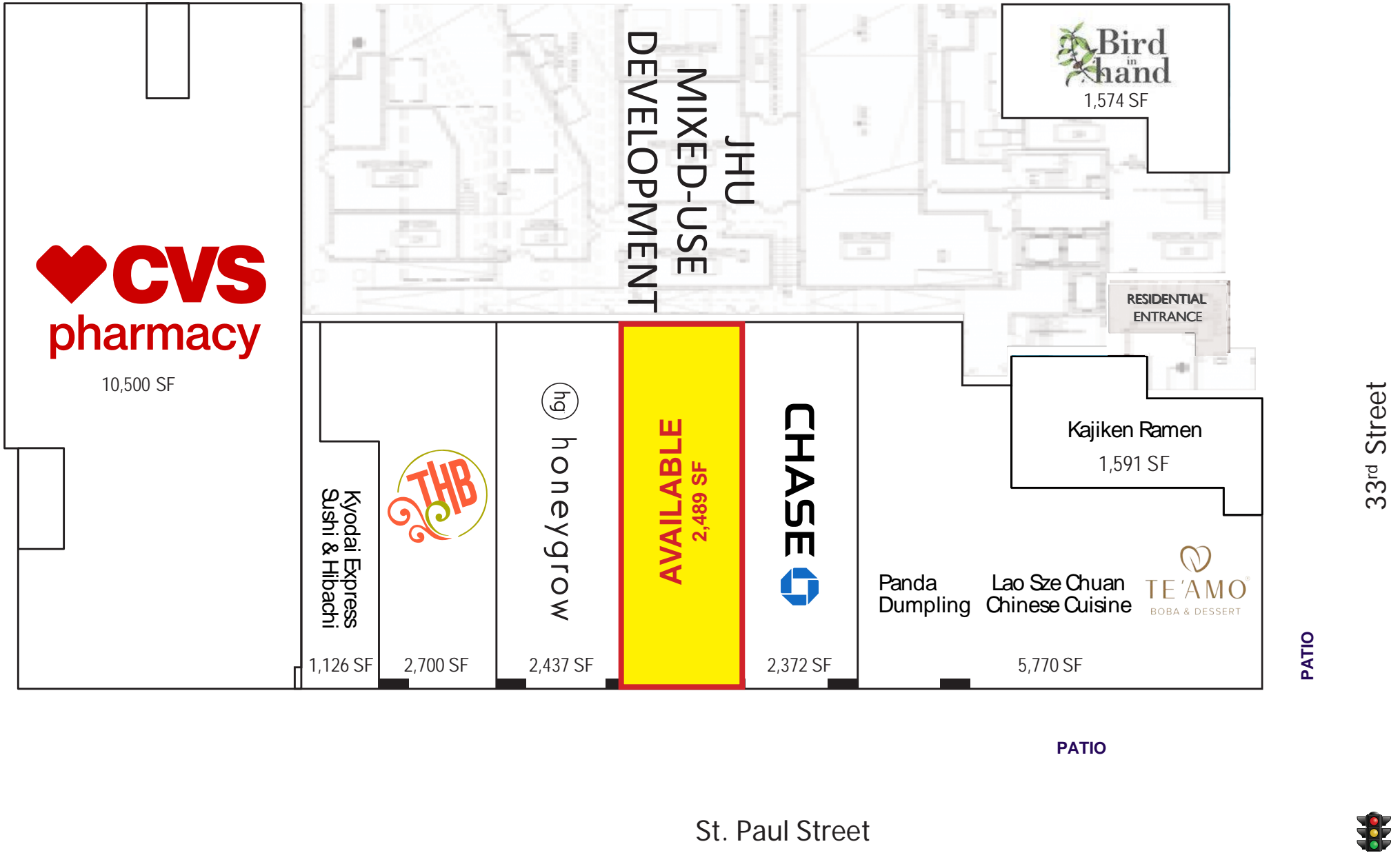
The building was erected in 1922 as the Blackstone Apartments, and the university acquired it in

2006 for student housing. Since then, nearby housing options have grown, including the more the 550-bed Nine East 33rd mixed-use development, which opened on the same block in 2016. Discussions soon shifted to how the venerable Blackstone could be redeveloped to increase the availability of high-quality accommodations for out-of-town visitors to Homewood.

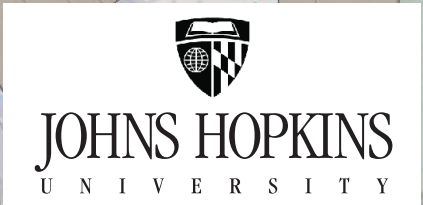
Hospitality3, a New-York-City based developer and operator of hotels adjacent to university campuses, was ultimately awarded a long-term lease on the property. The Study at Johns Hopkins becomes the fourth property in its portfolio, joining Study Hotels serving Yale University, the University of Chicago, and the University of Pennsylvania.

“At Study Hotels, our goal is to become an integral part of the communities we serve,” Paul McGowan, founder and president of Hospitality3, told the assembled crowd on Tuesday. “We work hard and invest resources to embrace the rich character, cultural offerings, and diverse interests of each market, while always seeking opportunities for connection. The space we are in today was designed to be transparent, allowing the vibrancy of the Charles Village community to be evident to our guests who travel here from far away.”





JOHNS HOPKINS
UNIVERSITY



CHARLES COMMONS
618 BEDS
100% OCCUPIED

BARNES & NOBLE

BRADFORD APARTMENTS
70 UNITS
98% OCCUPIED



33RD ST.

RESIDENTIAL ENTRANCE

BLACKSTONE
99 UNITS
100% OCCUPIED

JHU MIXED-USE DEVELOPMENT

AVAILABLE
2,489 SF

CVS pharmacy
10,800 SF

THE JEFFERSON
110 UNITS
96% OCCUPIED

32ND ST.

SUBWAY

University Market

amazon locker

&pizza

puregreen

VILLAGE LOFTS
60 UNITS
100% OCCUPIED

Starbucks

POTBELLY

CHIPOTLE

CHARLES ST.

LOVEGROVE

ST. PAUL ST.

JOHNS HOPKINS
UNIVERSITY
30,363 STUDENTS

NINE EAST 33RD

SITE

4,382 AADT

6,302 AADT

9,790 AADT

14,650 AADT

BARCLAY ES

E 29th St

12,490 AADT

W 28th St

10,912 AADT

S Paul St

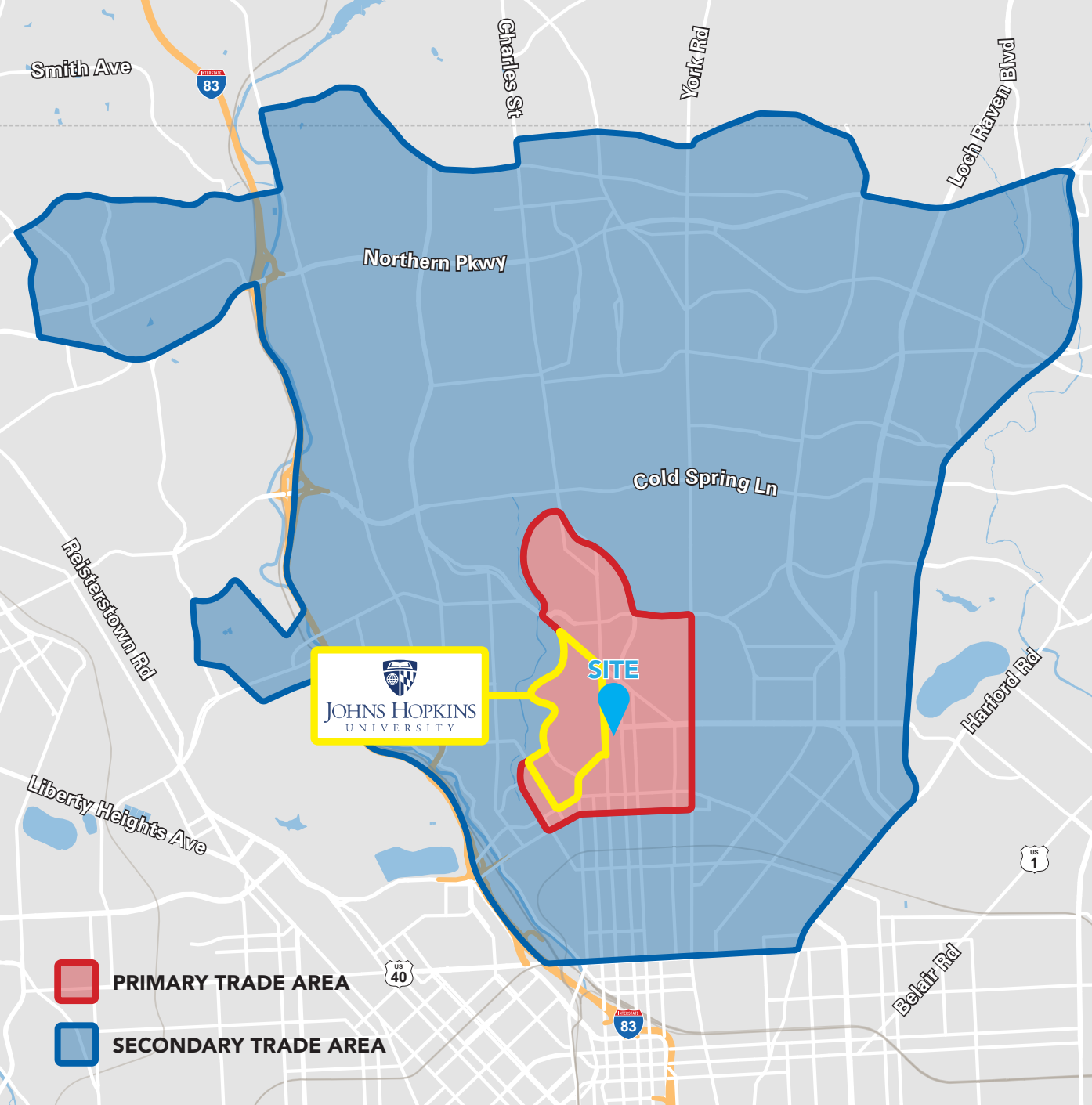
Greenmount Ave

WAVERLY ES & MS

23,063 AADT

E 33rd St

ABBOTTSTON ES

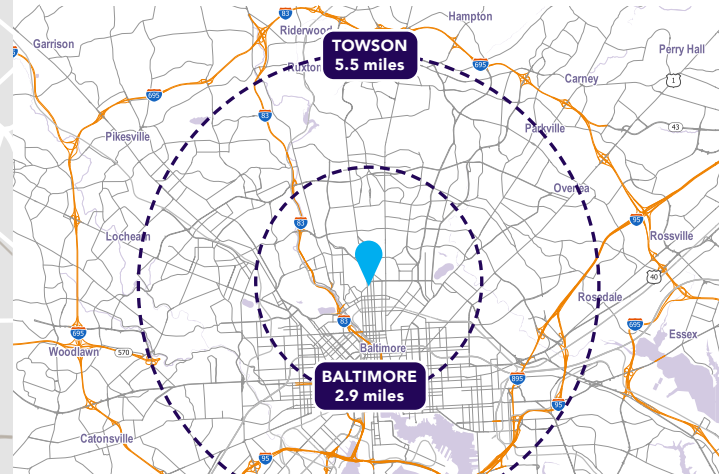


DEMOGRAPHICS:

2023 POPULATION	
Primary: 15,540	Secondary: 114,968
2023 HOUSEHOLDS	
Primary: 6,975	Secondary: 49,431
2023 AVERAGE HH INCOME	
Primary: \$119,787	Secondary: \$108,142
2023 EMPLOYMENT, 16+	
Primary: 13,677	Secondary: 97,078

JOHNS HOPKINS UNIVERSITY

Undergraduate Students: 6,090
 Graduate Students: 24,273
 Total Students: 30,363
 Total Faculty & Staff: 4,000+



Interested? Contact:

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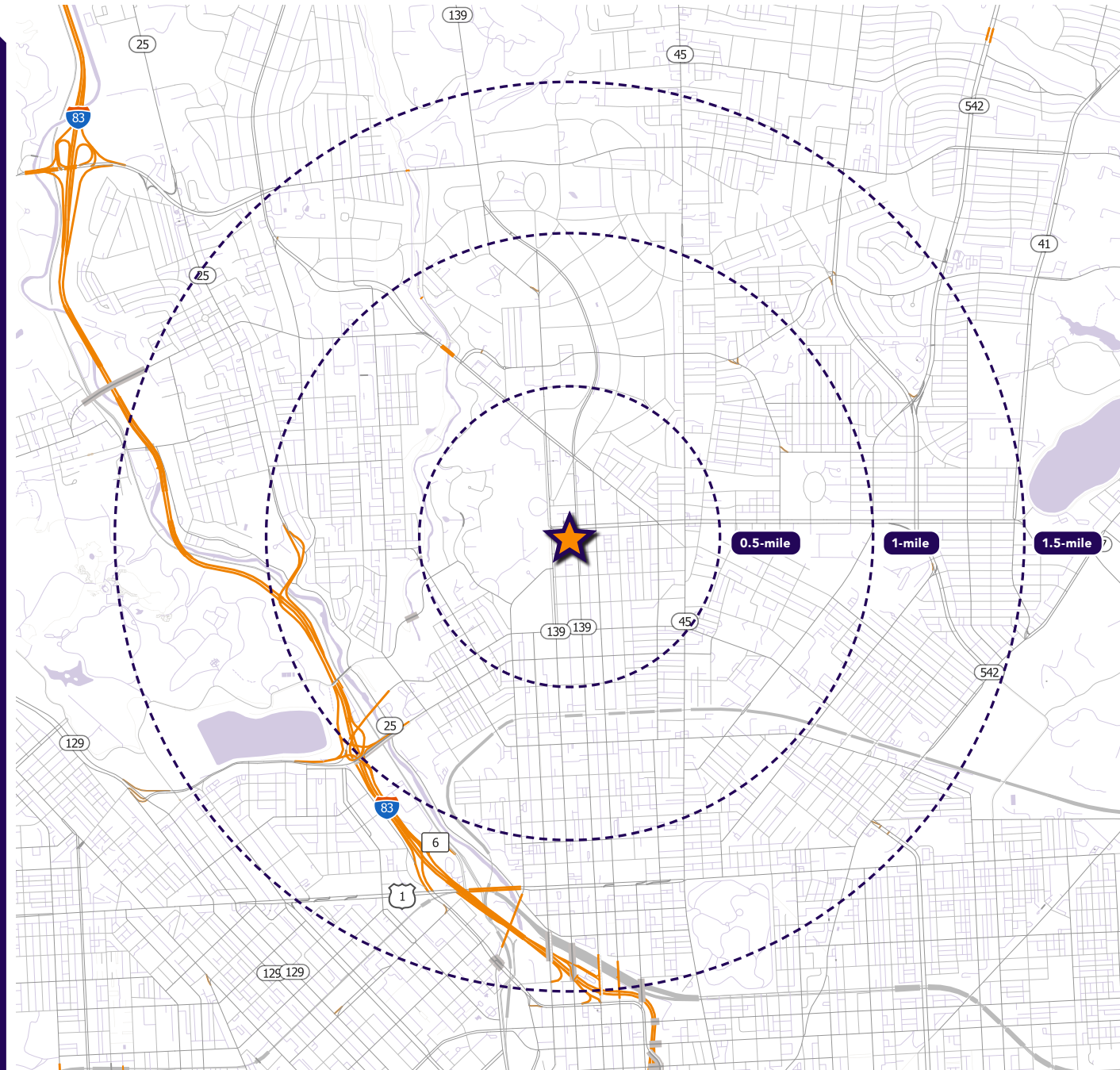
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