

Property Summary



**PROPERTY DESCRIPTION**

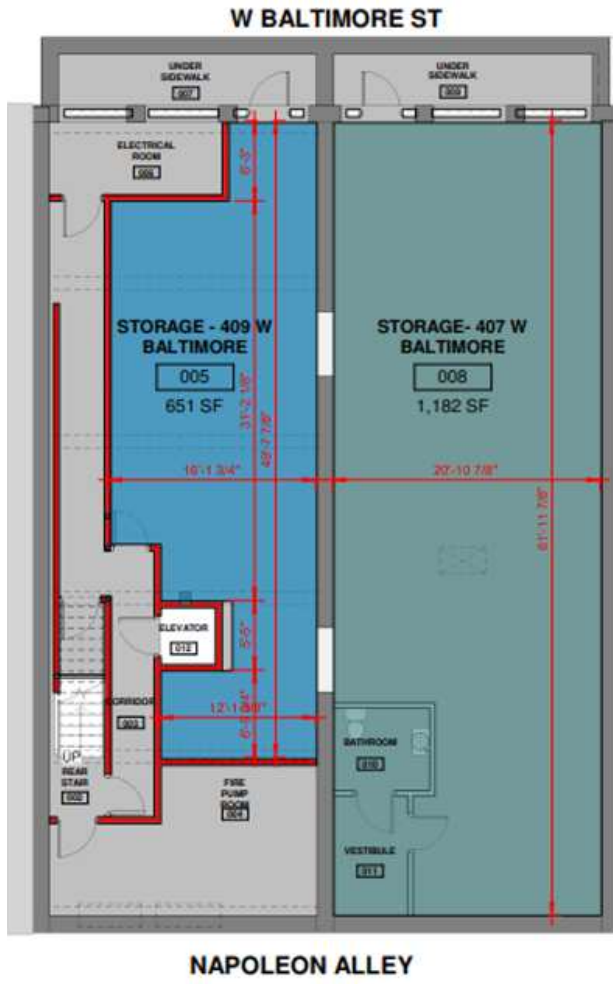
1st Floor and Lower Level retail space within an historic Iron-facade building under redevelopment. The Tenant spaces feature private entrance, large storefront windows, high ceilings, and new mechanical, electrical, plumbing, and sprinkler systems. Upper floors consist of 8 rental apartments. Landlord plans to renovate the 1st floor building exterior to match the rest of the building.

**LOCATION DESCRIPTION**

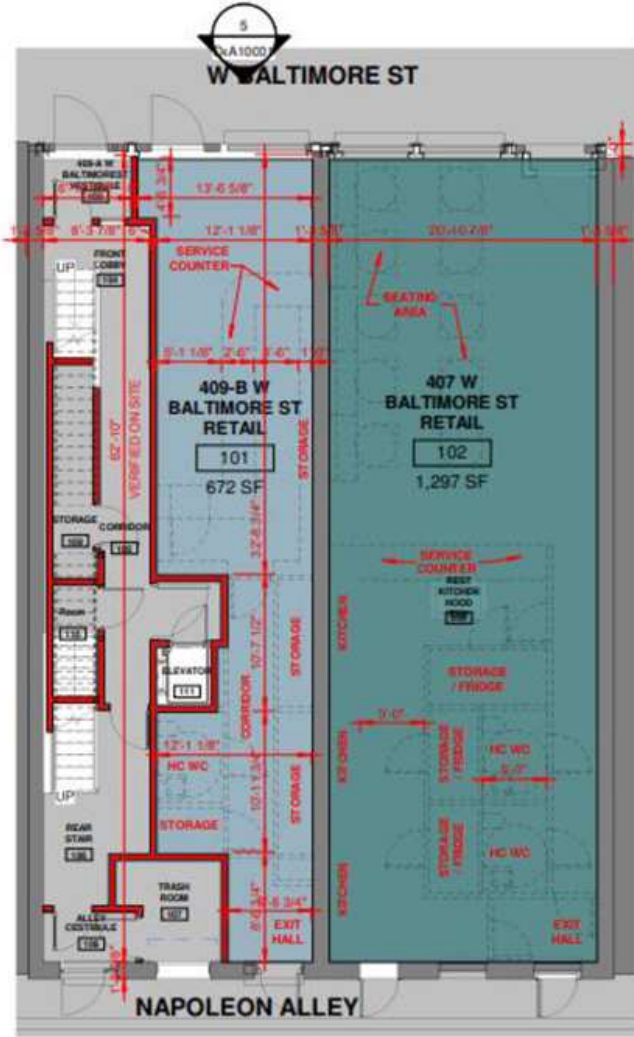
Conveniently located in the Bromo Tower Arts & Entertainment District just opposite the Hippodrome Theatre in downtown Baltimore. The Bromo Tower Arts & Entertainment District was established in 2012 to promote the area as a thriving arts neighborhood. The Bromo Tower A&E District totals 117 acres and is anchored to the south by the Bromo Seltzer Arts Tower, stretches north to include the historic Lexington Market and Antique Row which is just blocks away from Mount Vernon. The District builds on a significant collection of existing cultural assets, including large visual and performing arts venues. The District is located in close proximity to the city’s main sports venues, the convention center, Charles Center, the Inner Harbor, the University of Maryland and Mount Vernon. It is well served by several modes of transportation including the light rail, MARC train (regional commuter line), Metro system (subway), MTA local bus lines and the Charm City Circulator

**OFFERING SUMMARY**

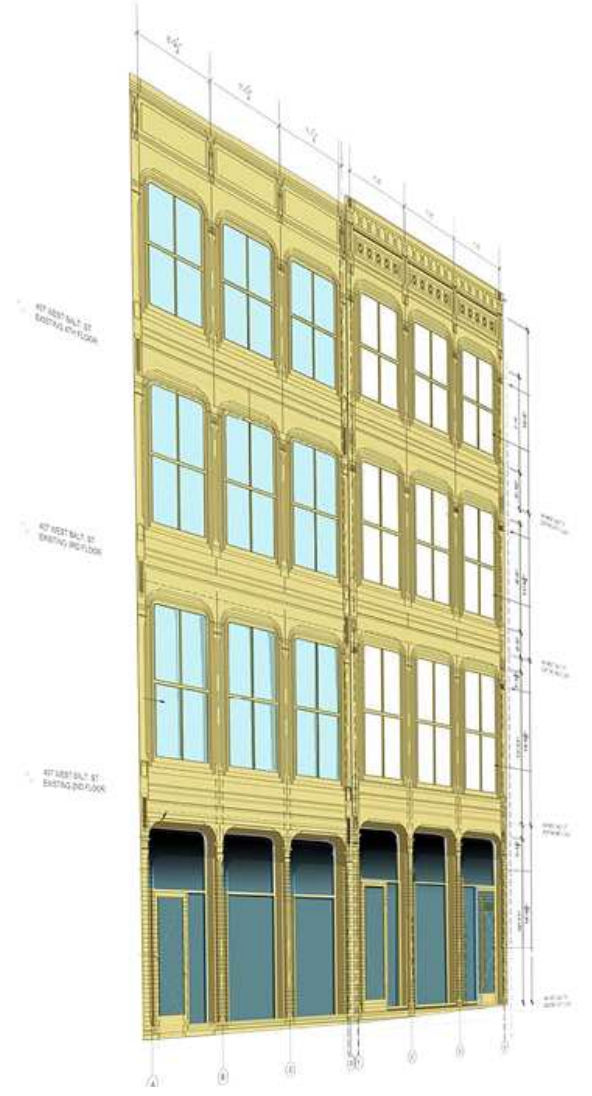
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1st Floor: 672 SF LL: 1,182 SF
Building Size:	11,440 SF



6 BASEMENT PLAN RETAIL OPTION  
1/8" = 1'-0"



1 1ST FL RETAIL PLAN W RESIDENTIAL ELEVATOR - OPTION 2  
1/8" = 1'-0"

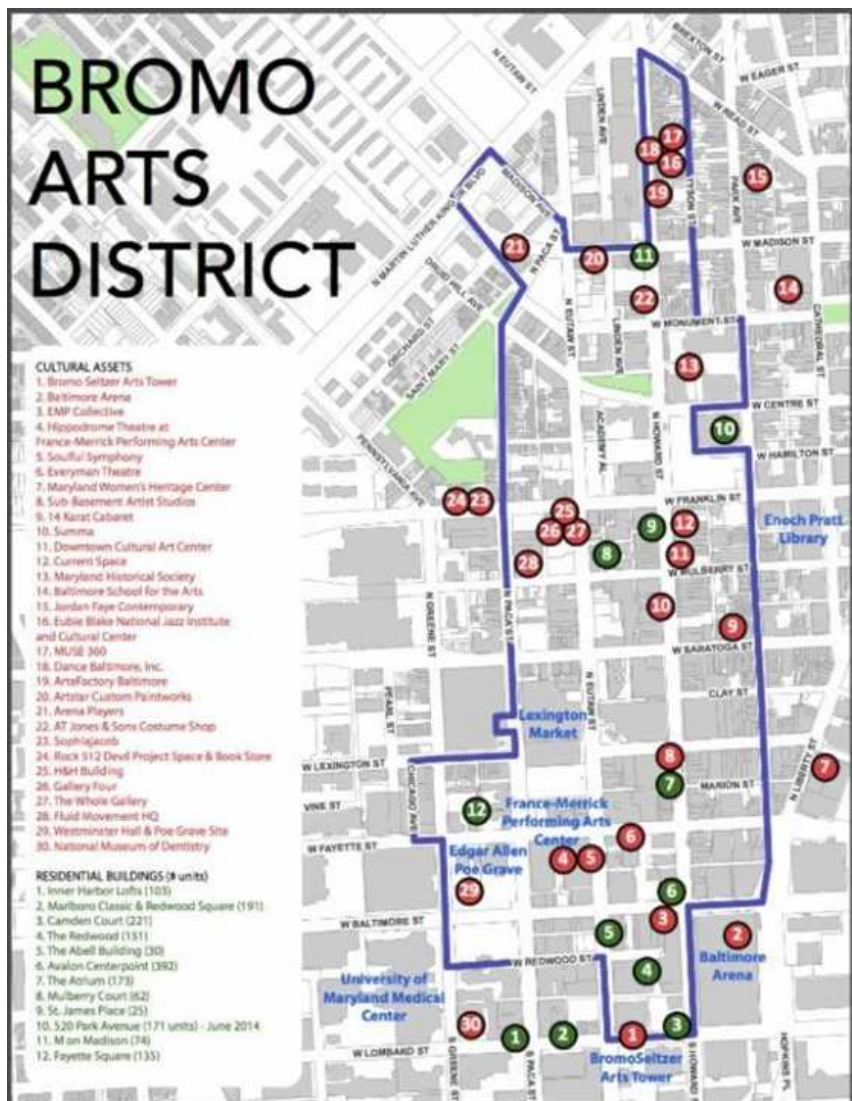


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**DEVELOPMENT/RENOVATION/PROPOSED PROJECTS**

**Bromo Tower Arts & Entertainment District**

**Lexington Market: 400 West Lexington Street:** The Baltimore Public Markets Corporation hired Seawall Development to spearhead the redevelopment of the country's oldest continually operating public market. The project includes demolition of the Arcade, a 1980s addition to the East Market; construction of a new 58,000 square foot building on the surface parking lot; and creation of a new urban plaza, which will re-establish a pedestrian and visual connection between the 300 and 500 blocks of W. Lexington Street. The East Market will be re-purposed for new uses in the future. The new building will include space for fresh and prepared food vendors, seating, and events.

**The Compass:** At intersection of Lexington & Howard Streets; a large scale mixed-use project by Westside Partners (Landmark, Vitruvius & Mayson-Dixon) featuring market-rate apartments, retail office and coworking space, artist lofts, an entertainment venue and a hotel.

**University Lofts & Hotel:** 100-104 N. Eutaw Street; 180 rental apartments and a 155-room hotel near the University of Maryland; Now under construction.

**Mulberry at Park:** 211 W. Mulberry Street; 68 apartments completed in 2016 by Enterprise Housing Corporation; \$22.3 Million

**Four Ten Lofts:** 410 & 422 W. Mulberry Street; Now under construction; 72 unit apartment complex by French Development Company and Episcopal Housing Corporation.

**400 to 414 Park Avenue:** Proposed 94 unit apartment complex with 5,000 sf of retail by Park Avenue Partners; \$30.0 Million

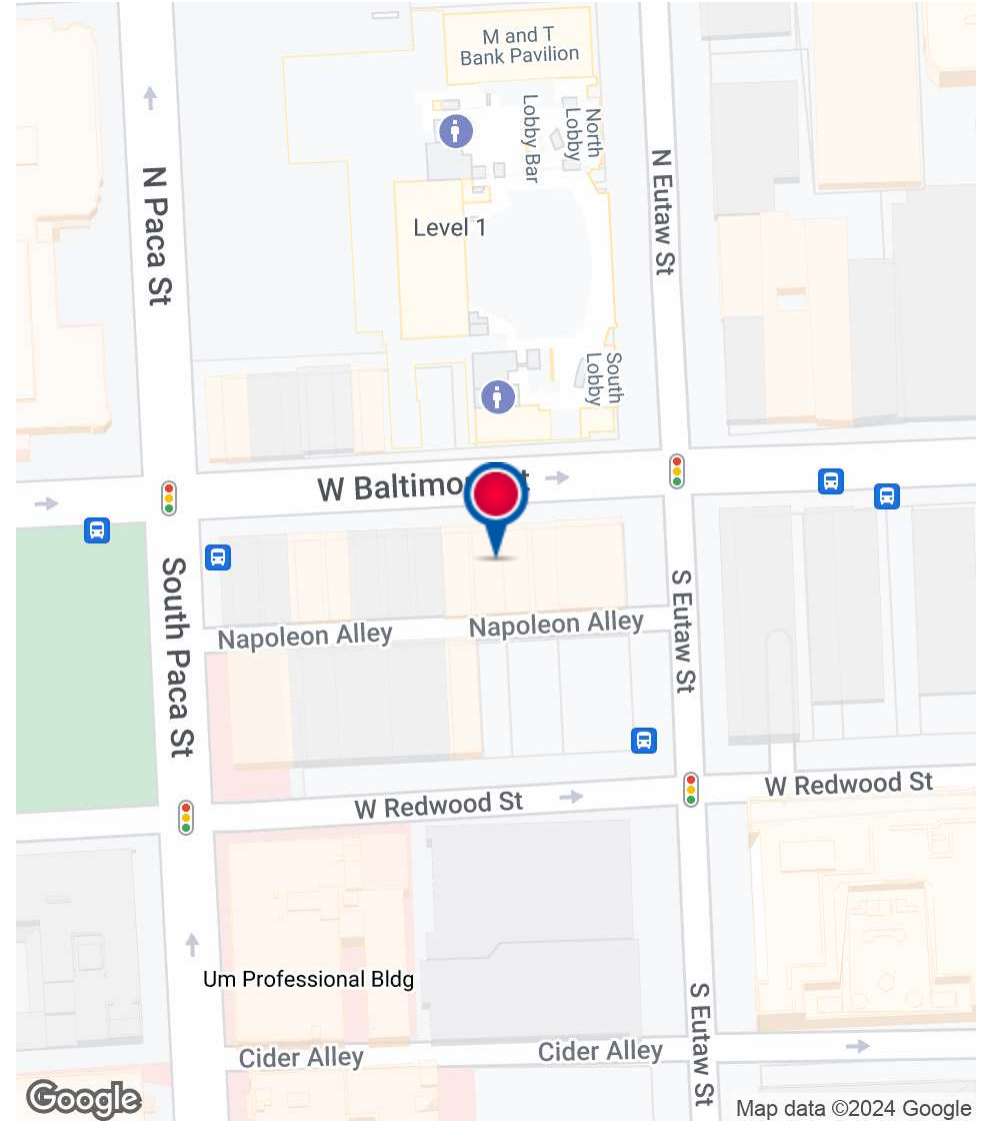
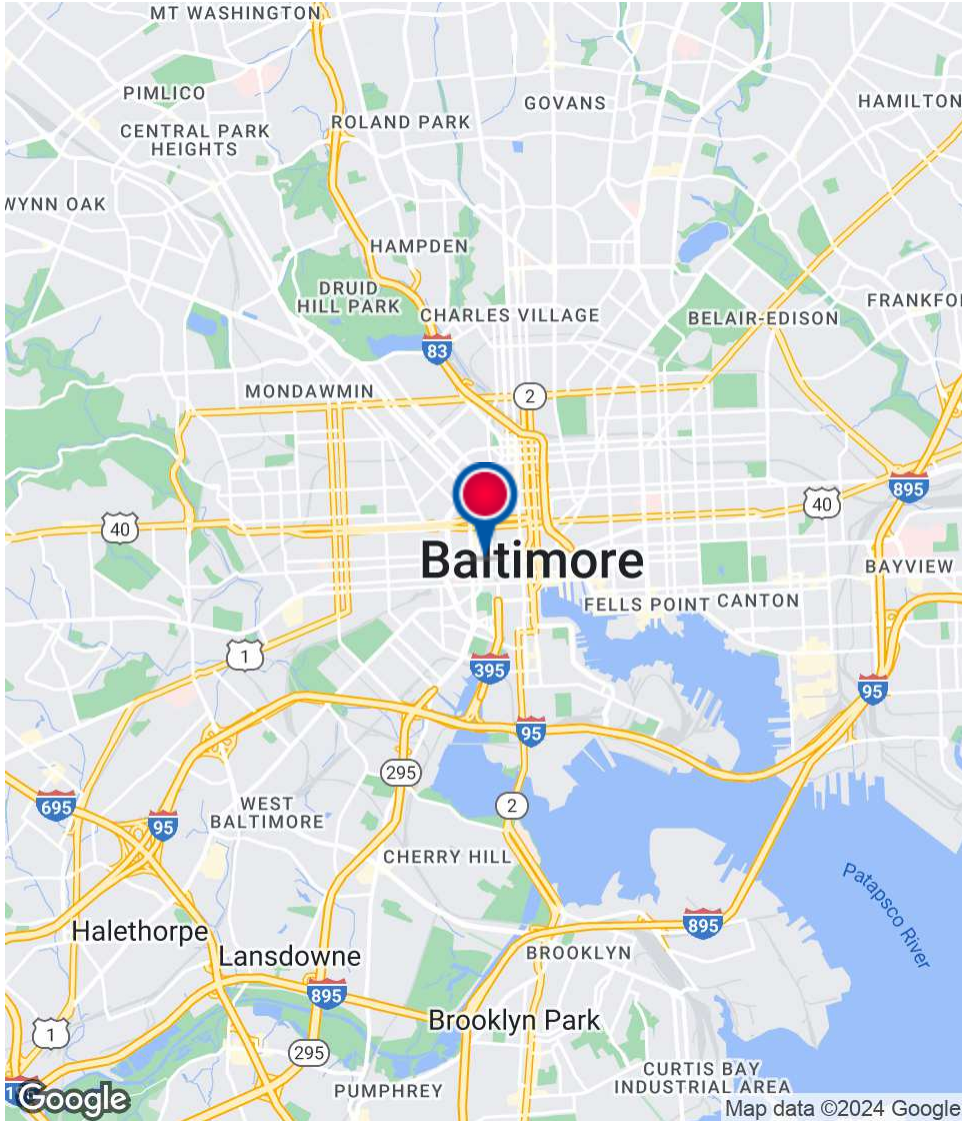
**Franklin Street Apartments:** 423-425 N. Howard Street; 50 residential apartments with 1<sup>st</sup> floor retail; \$5.78 Million

**12 W. Read:** Adaptive reuse of office converted into residential apartments; \$800,000

**301 & 305 N. Howard Street:** B&B Urban plans 15 loft units; \$6.2 Million

**Mayfair Place:** 506 N. Howard & 300-304 W. Franklin Street; Proposed 50-75 residential apartments, retail and entertainment space by Zahlco; \$20.0 Million

Location Map



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