

125 EAST BALTIMORE STREET

1
FREIGHT
ELEVATOR



9,000
TYPICAL FLOOR SF



1906
YEAR BUILT



27,756
TOTAL SF



Vacant

0.64
ACRES



C-5
ZONING

4
FLOORS



Baltimore, MD
125 EAST BALTIMORE STREET, 21202



OFFERING

The Cushman & Wakefield Baltimore Multifamily Advisory Group is pleased to present The Alexander Brown Building 125 located at 125 East Baltimore Street. The Property currently sits vacant and offers developers the opportunity to acquire a boutique redevelopment site, in the high growth submarket of The Central Business District where rents have grown 10%+ over the past 12 months.



HIGHLIGHTS

1

ATTRACTIVE REDEVELOPMENT OPPORTUNITY

The Property offers investors an active value-add opportunity via scalable redevelopment, with zoning allowing for a total of 60 Feet of Height by Right. C-5 Zoning allows favorable/flexible zoning with the potential highest and best use as Multifamily with a first-floor retail component.

2

FORMER HOME OF THE FIRST INVESTMENT BANK IN THE UNITED STATES

The Property is the former headquarters of Alex Brown & Sons, founded in 1800 until its acquisition by Deutsche Bank in 1998.

3

MECHANICAL UPGRADES AND STRUCTURAL IMPROVEMENTS

The Property is ideally positioned near major employers such as Truist (SunTrust Building), Wells Fargo Tower and is directly adjacent to M&T Bank's Regional Headquarters located at One Light Street, and home to 500 white-collar employees. Corporations headquartered in Baltimore include Carefirst, Legg Mason, Under Armor, T Rowe Price, and Exelon. In addition to a diverse private and educational sector, Governor Hogan's recent mandate for State Employees to move into The Central Business District creates a potential influx of 4,000 +/- employees to the market and the additional presence of Government Employees.

4

ATTRACTIVE AMENITIES FOR VARIOUS USES

The Property features 4 above-grade floors and a full basement with a fully equipped hydraulic freight elevator that travels between the first and basement floors. Average floor plates are 9,000 square feet and the building is fitted with both smoke detectors and sprinklers.

5

OPPORTUNITY ZONE

Ideally located in an Opportunity Zone and provides future ownership with an immediate solution for tax efficient capital deployment. An investment in an Opportunity Zone allows for the potential of a "net zero" tax impact from a prior disposition if your investment remains in-place for over 10 years.



CONTACT US

BALTIMORE MULTIFAMILY ADVISORY GROUP

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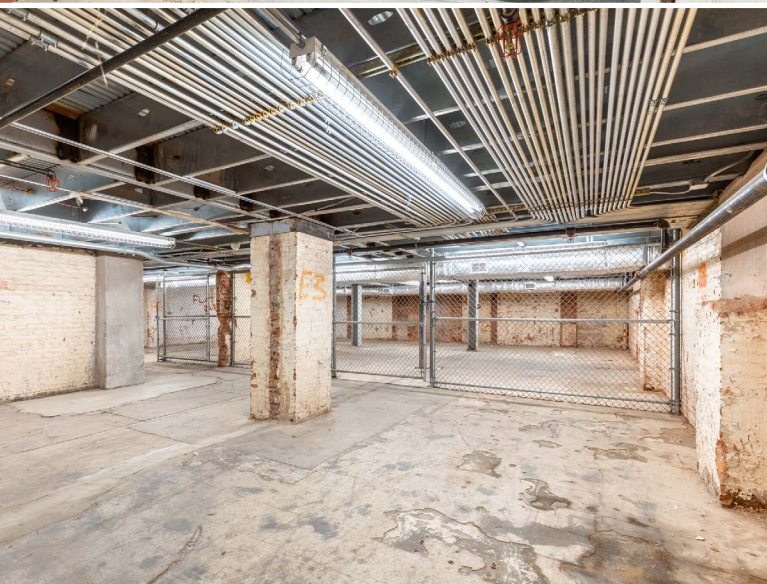
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