

OLIVER STREET LOFTS

INVESTMENT SUMMARY

1
ELEVATORS 

4
STORIES 

2002
CONVERSION 

10'-30"
CEILING HEIGHTS 

66,580
TOTAL SF

16,712
TYPICAL
FLOOR SF 

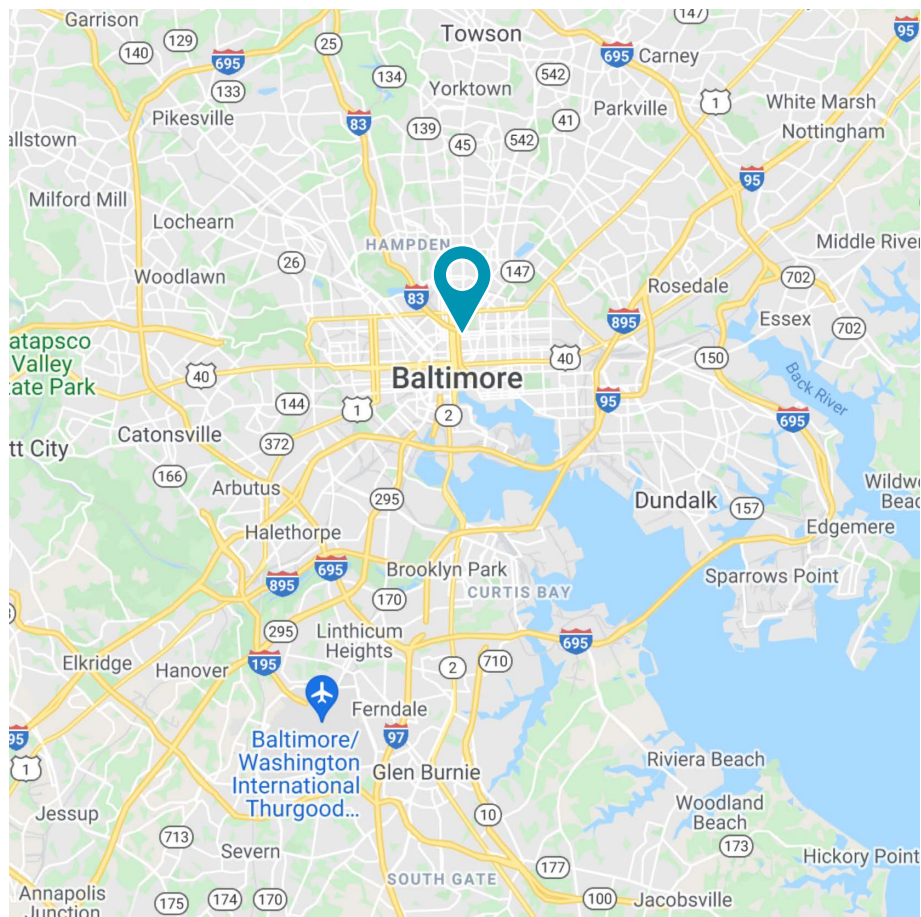
M-2-2, Baltimore
ZONING

0.57
ACRES 

Baltimore, MD
405-417 E. OLIVER STREET, 21202 

OFFERING

Cushman & Wakefield's Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of Oliver Street Lofts located just six blocks southeast of Baltimore Penn Station. Oliver Street Lofts is well-suited for a partial re-development adding additional apartments, while benefiting from Beatty Development's planned redevelopment of Baltimore's Penn Station, set to commence later this year. The Property has windows on 4 sides and several roof decks with panoramic cityscape views, drawing Millennial and Generation Z Renters, due to the location and proximity to major employers and universities.



HIGHLIGHTS

1

ONCE IN A GENERATION ACQUISITION OPPORTUNITY

The Property is the site of the former Crown Shade Factory which was converted 20 years ago into a mixed-use community with industrial, office, artist, and residential space. Future ownership has the rare and immediate opportunity to reposition the Property as a live-work community greatly increasing the existing multifamily density, while preserving the Property's artistic heritage and community presence.

2

MIXED-USE REDEVELOPMENT PROJECT

The ground floor and basement levels are home to several studios and prominent Area 405 Art Gallery. Future ownership can continue to retain the Property's mixed-use function by hosting live events and broaden marketing efforts to create additional revenue through utilization of the event space.

3

ARCHITECTURALLY SIGNIFICANT PROPERTY WITH EXTENSIVE CAPITAL IMPROVEMENTS

In 2002, current ownership renovated and repurposed the factory into its current artist loft function with critical capital expenditures such as a new roof, doors, sprinkler system, alarm system, ADA bathrooms, and other egress-related improvements.

4

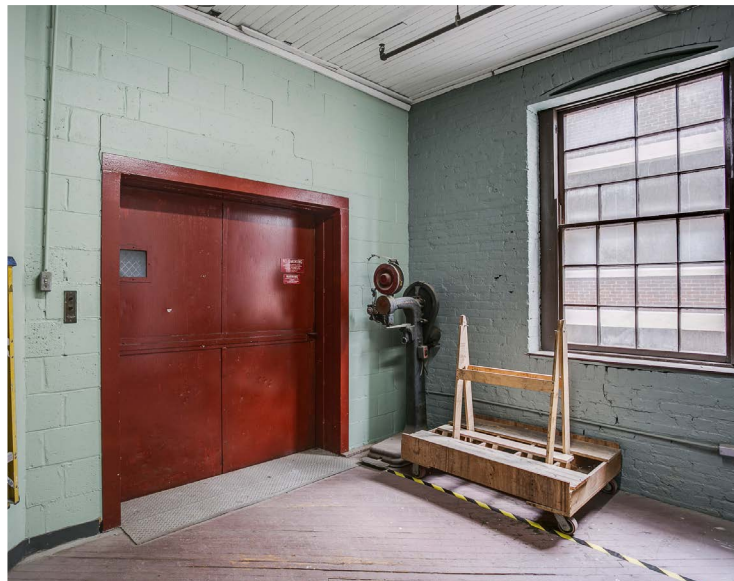
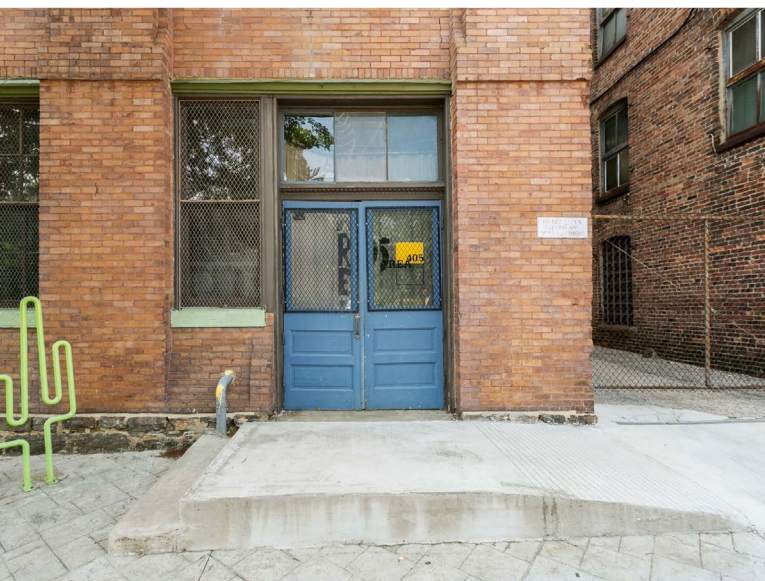
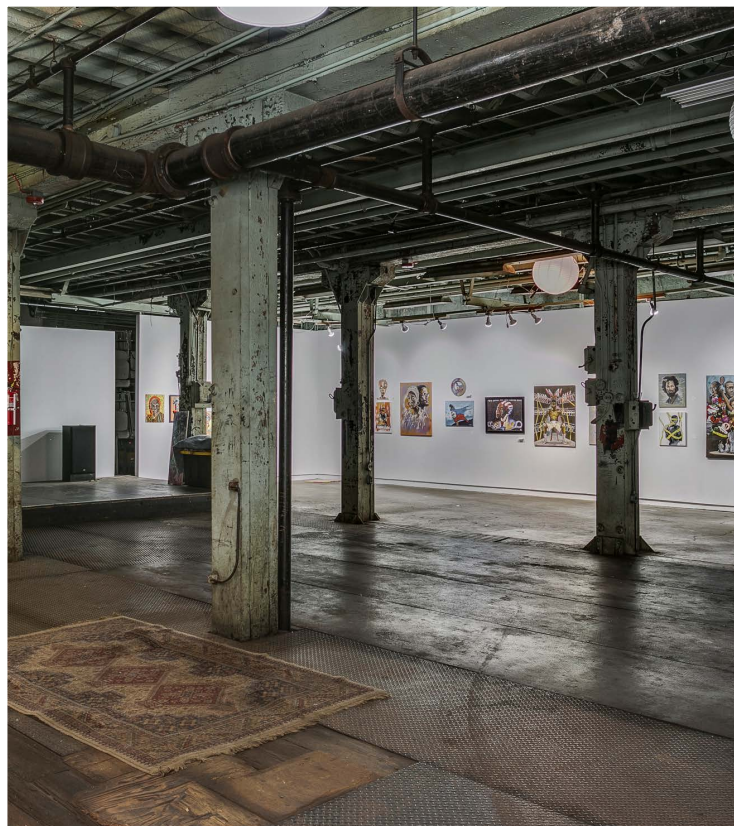
LARGE FLOOR PLANS, HIGH CEILINGS AND SCENIC CITY VIEWS

With 10-30-foot ceilings, large floor plans, a functioning elevator, ample natural light, and distinct industrial finishes and features, Oliver Street is poised to attract a sophisticated urbane renter.

5

BALTIMORE PENN STATION PROXIMITY | D.C. COMMUTE CONVENIENCE

Baltimore's Penn Station is set to undergo a \$90 Million Renovation later this year. The improvements will include refurbishing the more than 100-year-old "Head House," building a glass-walled passenger concourse, adding space for shops, eateries and offices, and constructing a new high-speed rail platform. Residents are able to commute door to door from their residence to Downtown Washington D.C. in less than 70 minutes.



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