

# The A. Hoen & Co Lithograph Building

Baltimore, Maryland

## PROJECT DESCRIPTION

Cross Street Partners and City Life are partnering to restore the Hoen Lithograph Building, a vacant manufacturing facility, and transform it into a lively mixed use development. The three historic structures on the west side and two more modern concrete block warehouses were once home to one of the largest lithograph printing companies in the world – Hoen & Co. Vacant since 1981, this \$27mm project targets historic tax credits, new markets tax credits, National Park Service credits, Maryland Historical Trust credits, as well as city and state grants.

East Baltimore is undergoing a transformation and Hoen is in a location poised for redevelopment. Located just one block north of Johns Hopkins' East Baltimore Development Initiative (EBDI), the demand for unique office space, retail, and flex space is rapidly growing in the area. The project will include nonprofit space, a workforce training and development center, food production, and retail space including a cafe and a bookstore.

The Hoen Lithograph Building is a unique opportunity to restore a beautiful historic building, transform a neighborhood, and anchor economic growth in East Baltimore. ■



**cross**  
**street**  
PARTNERS



### DEVELOPER

Cross Street Partners  
City Life Community Builders

### ARCHITECT

Ziger / Snead Architects

### CSP ROLE

Developer  
General Contractor  
Property Manager

### PROJECT TYPE

Adaptive Reuse, Mixed Use

### PROJECT SIZE

85,000 square feet

### PHASE 1 PROJECT COST

\$27MM

### COMPLETION

Q2 2018

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