



1103

1103 N. Washington Street

Office - Production - Retail - Flex Space Available for Lease

VISION.

The 23,000 square foot historic tobacco warehouse, located at 1103 N. Washington Street, is being redeveloped into an active, mixed-used LEED Gold development that will house a lively mix of small businesses, non-profits, and makers. The historic building will feature open floor plans, plenty of natural light, and unique architectural details. The three floors will provide a combination of office, production, studio, and/or retail space in close proximity to community anchors such as the Johns Hopkins Medical Campus, the Hoen & Co Lithograph campus, and the amenities of the \$1.8 billion EBDI district. The redevelopment honors the warehouse's nearly 150-year legacy of providing a space for Baltimore enterprises to create and innovate.

For Leasing Opportunities: Carla Hinson

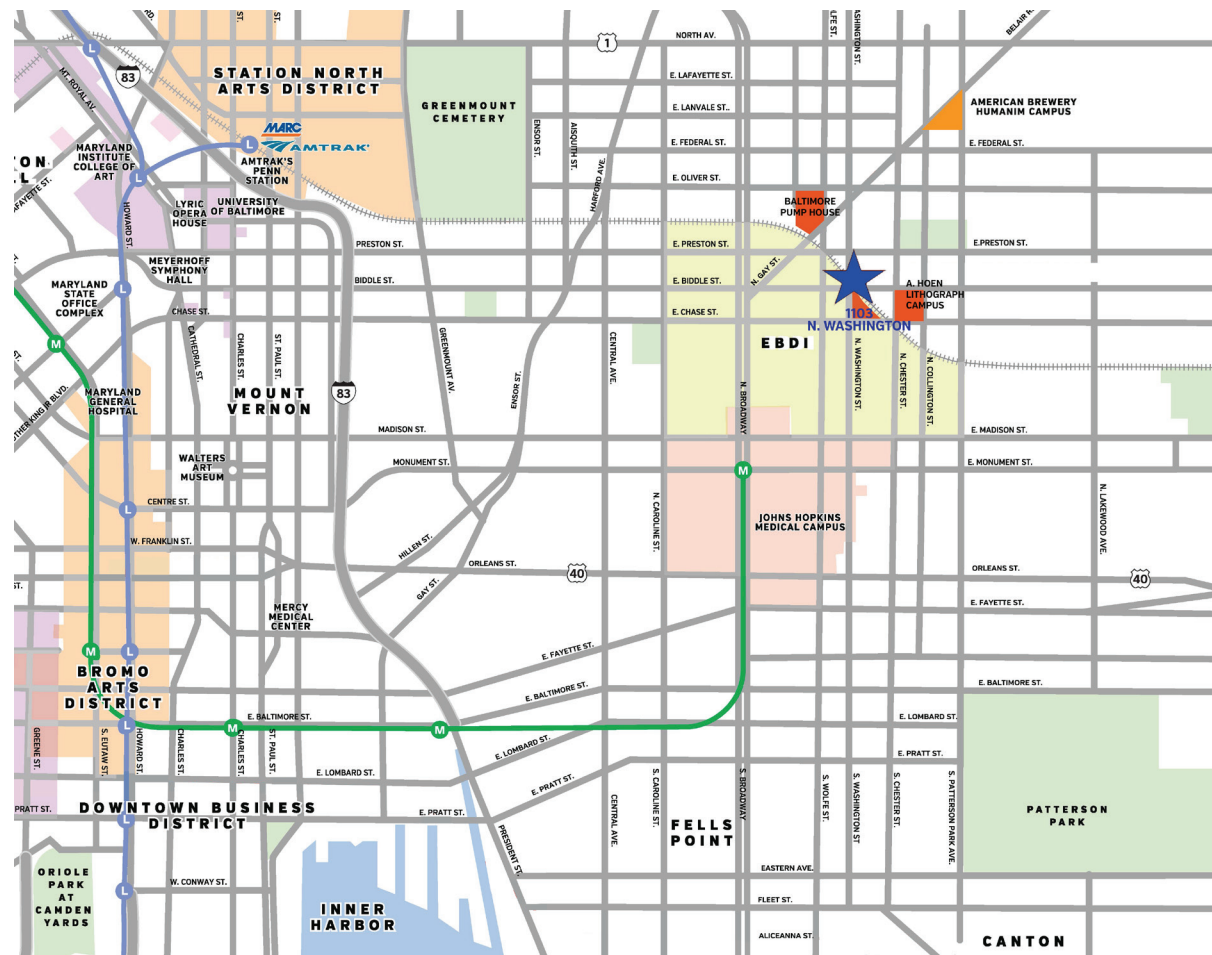
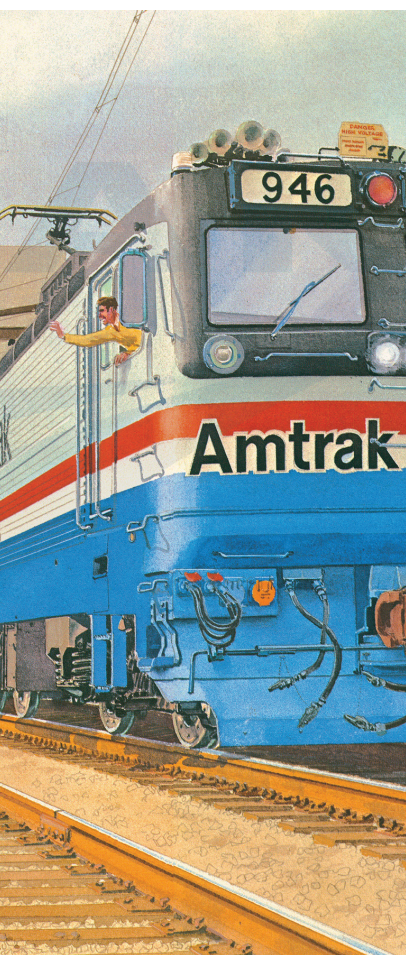
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LOCATION.



The Neighborhood

The Tobacco Warehouse is located in the Middle East neighborhood in East Baltimore and within the 88-acre East Baltimore Development, Inc. Initiative.

East Baltimore Development Inc

EBDI is a life science and residential redevelopment effort located north of the Johns Hopkins University medical campus and hospital. EBDI amenities include a 6-acre park, office space, a hotel, a variety of for sale and rental residential units, the Henderson-Hopkins community school, and a number of restaurants and carry out options including Atwaters, Kabobi from the Helmand, Starbucks, and more.

The Johns Hopkins Medical Campus

The 31-acre Johns Hopkins hospital and science + technology park is located 4 blocks south of the Tobacco Warehouse.

Hoen & Co Lithograph Campus

Located one block west is the 85,000 square foot Hoen & Co Lithograph campus and the Center for Neighborhood Innovation which houses an interdisciplinary group of social entrepreneurs, non-profits, service providers, researchers, and for-profits.

Associated Builders and Contractors of Greater Baltimore and the Construction Education Academy

Located at a state-of-the-art facility in the Hoen, ABC Baltimore and the Construction Education Academy provide robust networking opportunities, resources, and training in the construction trades.

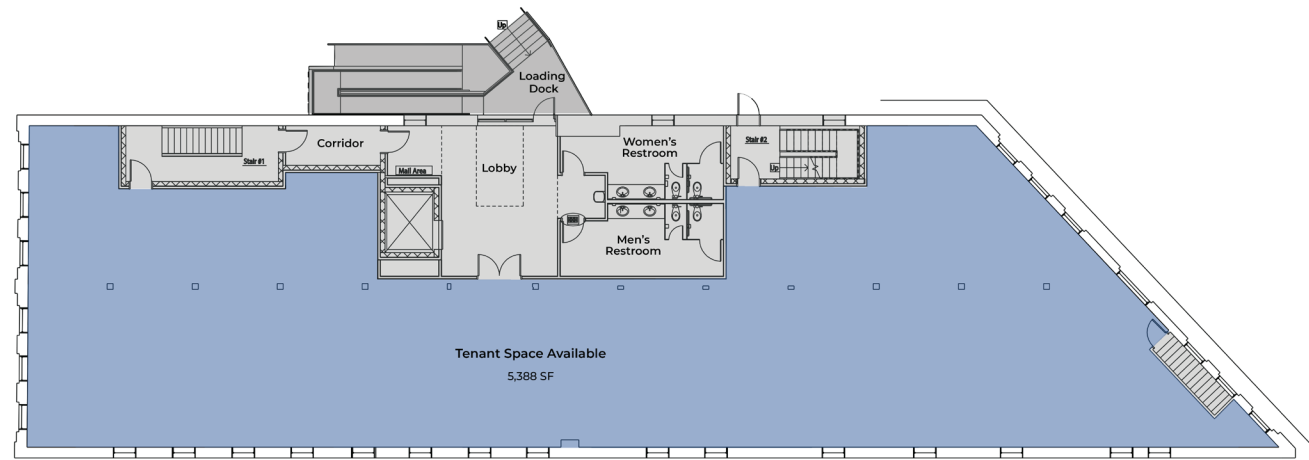


around
eager
park
east baltimore

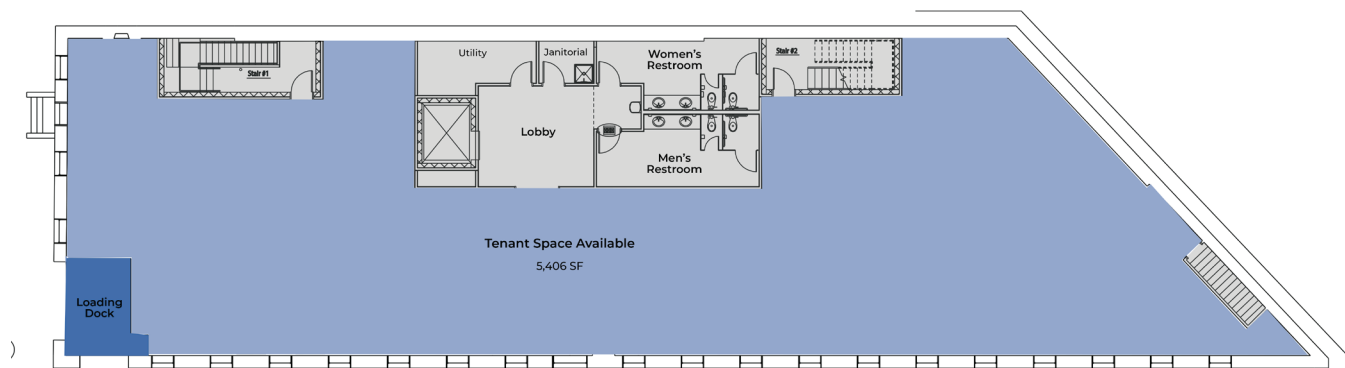
THE JOHNS HOPKINS HOSPITAL

FLOOR PLANS.

The first and second floor are available for lease. Space can be subdivided. The Tobacco Warehouse features exposed brick, open floor plans, historic architectural features, and will be LEED Gold certified.



Second Level



First Level

SITE PLAN.

Getting here

The Tobacco Warehouse is within blocks of the Broadway/Hopkins metro station, Baltimore link and circulator stations, and the Monument Avenue cycle track. The site is also accessible to routes 95 and 83.



BUILDING SPECS

- 22,896 square feet
- 7,632 square feet per floor
- 8' 3" ceilings on second floor
- 9' 2" ceilings on first floor
- 2 Loading docks
- Secured on-site parking for cars or trucks
- 46 windows facing south and west

SECURITY

- Secured parking lot with 8' 9" tall fence and locking gate
- CCTV Cameras
- Exterior lighting, landscaping, and curbside cleaning
- 24/7 Mobile Security Units provided by the EBDI

SITE HISTORY.

The Tobacco Warehouse was constructed for leaf tobacco storage circa 1875 by Becker Bros., a Baltimore firm formed by German immigrants. Under the ownership of Gieske & Niemann from 1900 to the World War I era, the warehouse continued its use for tobacco storage and housed a cigar making operation on the second floor. Since the early 20th century, the building has been a warehouse for the Baumgarten & Co. toy manufacturers and stationers', an upholstery shop, a roller skating rink, a mattress factory, cabinet makers, a furniture repair shop, and artist and maker studios.

This proximity to the railway line and Gay Street, East Baltimore's main commercial and industrial corridor, made the Tobacco warehouse convenient for importing and exporting raw and finished materials. The warehouse exemplifies the industries typical of East Baltimore from after the Civil War through the middle of the twentieth century.



PROJECT TEAM.



Headquartered at the Hoen Lithograph building, **Cross Street Partners** is a vertically integrated real estate company focused exclusively on rebuilding communities by creating vibrant, mixed-use neighborhoods on a foundation of innovation and entrepreneurial activity. The company specializes in adaptive reuse of historic properties, brownfield remediation, sustainable design and building practices, and transit-oriented development. Started in 2010, the principals of Cross Street Partners bring decades of experience in transforming urban neighborhoods. A special focus is the company's adaptive reuse of magnificent but neglected old buildings.



BECS Investing, LLC is a boutique, privately held, real estate investing group that provides value-added investments that revitalize urban landscapes and build communities. We engage in value creation by leveraging the professional backgrounds of our founding partners to source acquisitions that are on the fringe of emerging geographies with sound economic fundamentals.

Utilizing our expertise and innovative foresight, BECS Investing focuses on historic, adaptive reuse, and brownfield properties as they pose a unique opportunity, one that many operators might not see. As a result, we can redevelop these existing structures in a manner that drives value to both the property, the building, and the surrounding communities they serve.



FOR LEASING OPPORTUNITIES

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