

The A. Hoen & Co Lithograph Building

Baltimore, Maryland

PROJECT DESCRIPTION

Cross Street Partners, Strong City Baltimore, and City Life Historic Properties will repurpose the 85,000 square foot historic Hoen & Co buildings as a lively mixed-use campus. When complete, the Hoen Lithograph Building campus will become **The Center for Neighborhood Innovation (CNI)**, a new model for neighborhood transformation.

The CNI will convene an interdisciplinary group of social entrepreneurs, non-profits, service providers, researchers, and community members committed to solving the issues facing our most distressed under-resourced neighborhoods and provide them with the space and support they need to affect positive community change. Unlike traditional project-based initiatives that focus on a single issue, place-based efforts such as CNI address the multiple issues presented by a single geographic area. The interdisciplinary group will help students and residents move step-by-step along the continuum from schooling to job training to career building.

The campus is marked by 3 historic structures (65,000 SF) and two warehouse/storage buildings (20,000 SF), which are well suited for a variety of uses. The historic buildings will feature an open floor plan, exposing the unique architectural aesthetics of the historic structure. An internal courtyard, surrounded on three sides by beautiful historic facades, can serve as a community events space or as outdoor seating for a café. Tenants will enjoy a host of nearby amenities associated with the 88-acre, \$1.8 billion EBDI district, located one block south of Hoen. In addition, Hoen is highly visible from Amtrak's northeast corridor and provides an excellent branding and signage opportunity for an anchor tenant. Baltimore City, Johns Hopkins, and the Broadway East community are committed to the revitalization of East Baltimore and the Hoen Lithograph building will be an iconic anchor for years to come. ■

cross
street
PARTNERS



DEVELOPER

Cross Street Partners
Strong City Baltimore
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 2020



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