

# HOEN & CO

## Center for Neighborhood Innovation

2101 E. Biddle Street | Baltimore, MD

[hoen.co](http://hoen.co)

- SHARED OFFICE, CO-WORKING & PROGRAM SPACE -

# FOR LEASE





## OVERVIEW

The 85,000 square foot historic Hoen & Co has been re-purposed as a lively mixed-use campus housing non-profits, social enterprises and researchers. The campus is marked by 3 historic structures (65,000 SF) and two warehouse/storage buildings (20,000 SF). The historic buildings feature open floor plans, exposing the unique architectural aesthetics of the historic structures. An internal courtyard, surrounded on three sides by beautiful historic facades, serves as a community events space and outdoor seating. Tenants enjoy a host of nearby amenities associated with the 88-acre, \$1.8 billion EBDI district, located one block south of Hoen. Baltimore City, Johns Hopkins Medical Campus, and the New Broadway East communities are committed to the revitalization of East Baltimore and the Hoen Lithograph Campus will be an iconic anchor for years to come.

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# VISION.

The 85,000 square foot Hoen Lithograph campus is now **The Center for Neighborhood Innovation (CNI)**, a new model for neighborhood transformation. The CNI convenes an interdisciplinary group of social entrepreneurs, non-profits, service providers, researchers, for-profits, 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 assists students and residents move step-by-step along the continuum from schooling to job training to career building.

**CNI is a place-based model with a four-pronged approach for addressing neighborhood problems.**

## 1. Inspire interdisciplinary collaboration

The CNI features both shared office space and co-working space for interdisciplinary social innovators—entrepreneurs, artists, public policy researchers, social scientists, and non-profits. Co-locating these individuals, in combination with frequent events, will encourage collaboration that was previously impossible.

## 2. Advance best practice research and programs

CNI tenants are encouraged to advance new public policy initiatives, launch new community programs, and develop new models for community revitalization that can a) be measured and b) be replicated in other neighborhoods. Strategic partnerships with universities and research organizations are critical to developing programs with measurable results.

## 3. Scale up non-profit service delivery

The CNI convenes an array of non-profits and service providers that are committed to strengthening the neighborhood. This does two things:

- Enable non-profits to identify links between their services and work together to build an interlocking network of best-practice programs.
- Enable community members to easily identify and access non-profit programs

## 4. Connect the community to the innovation economy

The CNI is a gateway for community residents to connect with the innovation economy, providing multiple entry points.

- **Professional:** The CNI's workforce development programs provide community residents the training they need to access quality, career-track jobs within the innovation district.
- **Social:** The CNI's hang-out spaces—cafes and events space — embraces community residents, supporting both planned community programming and spontaneous social encounters.



ABC Greater Baltimore  
Construction Education Academy



Community Cafe  
Fresh, local and crafted  
coffees all day long



Co Working Office Space



Strong City Baltimore  
Adult Learning Center





# LOCATION.

## The Neighborhood

Located in Collington Square, a community bordering the New Broadway East and Middle East neighborhoods, that has a recent resurgence of housing, healthcare, community health, and food production in the area.

## East Baltimore Development Inc

East Baltimore Development Inc. (EBDI) is a life science and residential redevelopment effort located north of the Johns Hopkins University medical campus and hospital. It includes the 31-acre Science + Technology Park at Johns Hopkins, 6-acre park, office space, a hotel, and a variety of for sale and rental residential units.

## Baltimore Pumphouse

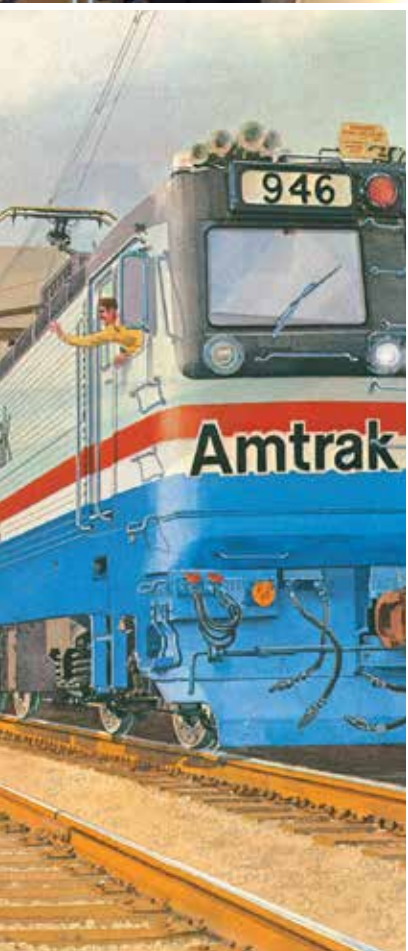
Located three blocks from Hoen, The Baltimore Pumphouse is an adaptive reuse project aimed at clustering food and lifestyle businesses on a single campus creating a destination for commerce, culture, and craft. The project includes a kitchen incubator and workforce training facility, artisan gelato manufacturing, a restaurant, first-class event space, and mill work production, with classes for hobbyists and do-it-yourself home-owners.

## American Brewery Building

Since the project's completion in 2009, the restored American Brewery Building has served as a catalyst for development and a symbol of hope for East Baltimore. Home to Humanim, a non-profit focused on workforce training; American Brewery building is a great example of how a historic preservation project can positively affect an area and highlights the potential of the Hoen building.

## The Henderson Hopkins School

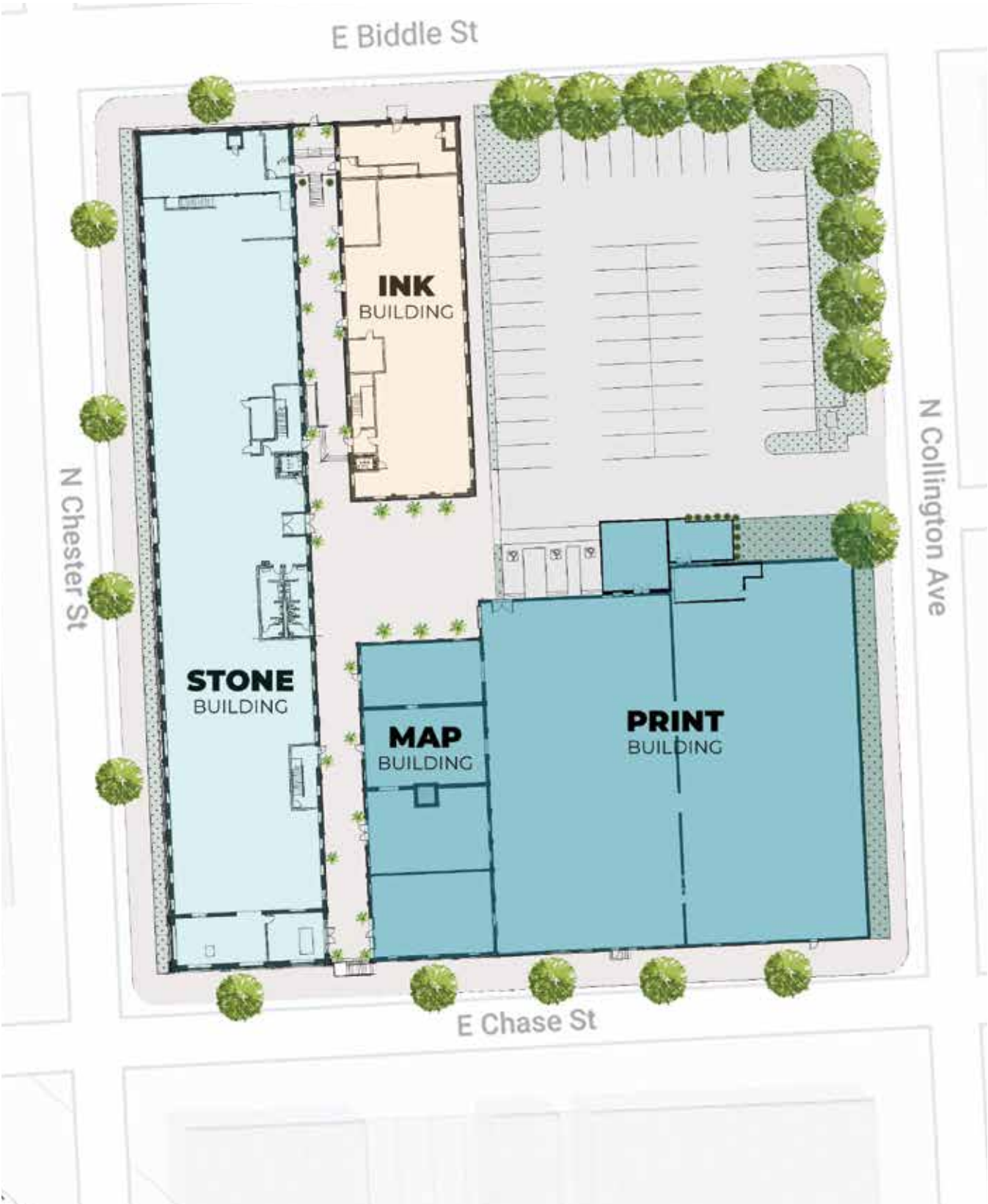
Located one block south of the Hoen Lithograph campus, the Henderson-Hopkins school is the first new school built in East Baltimore in more than 20 years. The school is jointly operated by Morgan State's and Johns Hopkins' schools of education and uses a holistic approach to education, involving not just the students but their families and the community at large.



around  
eager  
park  
east baltimore



SITE PLAN.

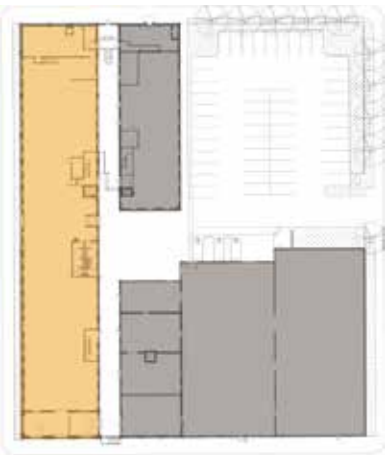


FLOOR PLANS.

Stone Building - 1st Floor Mezz

Private offices

- Single, double, and quad offices available
- Newly renovated historic building / exposed brick walls
- Shared amenities including kitchen, conference rooms, lounge area, phone booths, deck (future),
- WiFi and copy/printing center available
- On-site parking available
- 1-year leases
- 24/7 campus security
- Close to EBDI/Johns Hopkins Medical Campus



Suite #	Description	Square Feet
H1	Quad	180
H2	Quad	180
H3	Single	65
H4	Quad	186
H5	Double	91
J1	Quad	190
J2	Single	65
J3	Quad	180
J4	Quad	180
J5	Single	66
J6	Quad	182
J7	Double	88
J8	Single	66

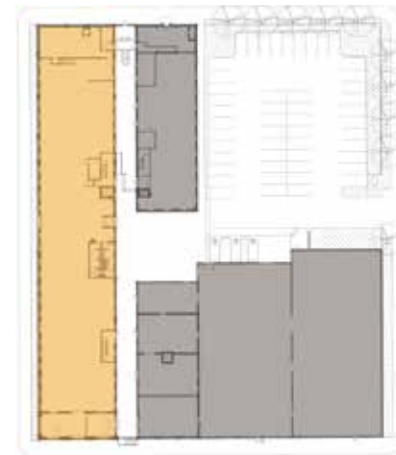
Rents available upon request



# FLOOR PLANS.

## Stone Building - 2nd Floor/Mezz

- Modern, open co-working space
- Great for professionals, entrepreneurs, innovators who need office space without long-term commitment
- Shared amenities including kitchen, conference space, phone booths, lounge area, outdoor deck (future)
- WiFi and copy/printing center available
- On-site parking available
- 1-year leases
- 24/7 campus security
- Close to EBDI/Johns Hopkins Medical Campus



# SHARED SPACE.





# NEIGHBORHOOD IMPROVEMENT EFFORTS.

## RENOVATING VACANT ROW HOMES

As part of the broader neighborhood transformation effort, the development team is working with Baltimore City, EBDI, a collection of residential developers, and various community associations to renovate over 200 homes in East Baltimore. The development team currently has site control of over 70 vacant row homes in the surrounding area. The homes will be renovated and sold as mixed-income housing to retain economic diversity in the neighborhood.



## THE UNDERPASS LIGHTING PROJECT



The train tracks running through East Baltimore have served as a physical barrier between the investment and opportunity in Johns Hopkins' EBDI and the broader community north of the tracks. Cross Street Partners, City Life, Johns Hopkins University, Collington Square Community Association, New Broadway East Community, and the Israel Baptist Church are partnering to improve the streetscape by bringing dynamic LED lights and large

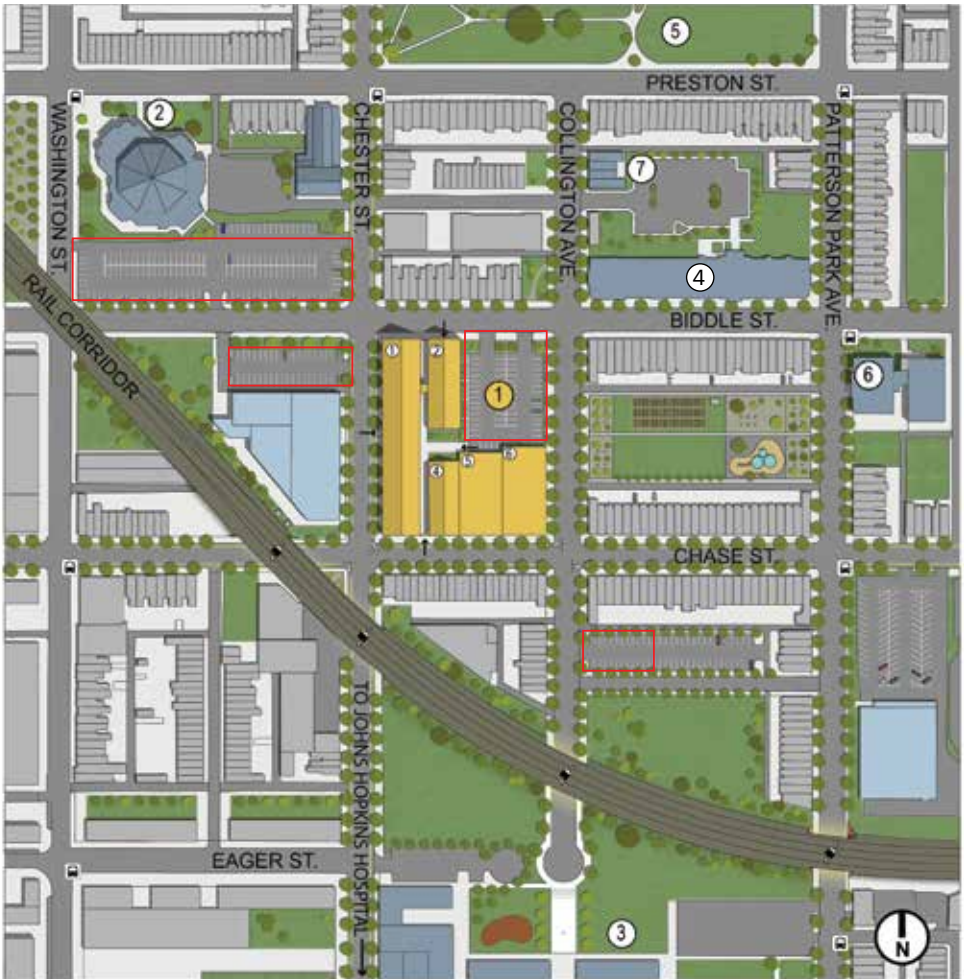
murals to the underpasses. Improving the appearance of these underpasses will have an enormous positive effect and make the neighborhood feel safer and more walkable.

While the overall plan includes eight underpasses, Phase 1 will focus on two at the intersection of N. Wolfe and N. Gay Streets in Baltimore, Maryland. The project will consist of dynamic LED lighting displays, complimentary murals by local artists, and a community led landscaping/beautification project. Phase 1 will take three months to complete.

# PARKING.

## Parking Context Map

The offsite lots have a total of 175 parking spaces and the onsite lot has a total 53 parking spaces.



- 1. Hoen Lithograph Building
- 2. Israel Baptist Church
- 3. Henderson Hopkins K-8 School
- 4. Collington Commons Apartments
- 5. Collington Square Park
- 6. Dayspring Programs
- 7. COR Health Institute
- Neighborhood Assets
- Development Opportunities
- Secure Parking

# SECURITY.

Hoen has a contract with a third party security firm to provide security for the building and its parking

### Parking Lot Security

- High visibility fencing
- Prickly plants surrounding exterior of fencing
- CCTV cameras connected to monitoring station located in Hoen
- Halogen lighting

### Area Clean and Safe Services

- Hourly motorized patrols
- 24/7 escort services
- Mechanical curbside street cleaning
- Foot patrol curbside cleaning
- Graffiti removal



Easy **95** commuter  
**83** access

Steps  
away from  
**JOHNS HOPKINS**  
MEDICINE  
CAMPUS

Access to transit options



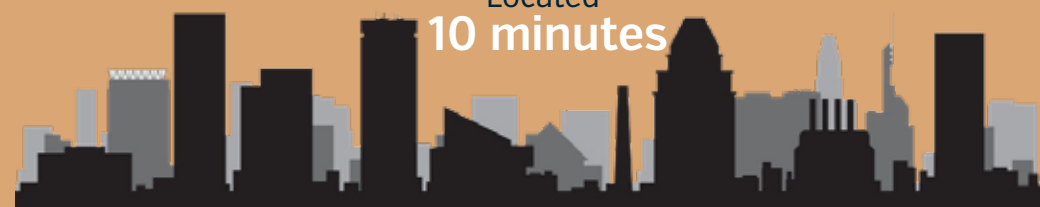
- Broadway/  
Hopkins  
Metro Station
- Circulator
- Baltimore Link

Close to  
  
**parks**  
and open space



Just a **short walk** to the  
**EBDI District** featuring  
restaurants,  
pubs, & carry outs  
including  
**Starbucks, Atwaters,**  
**16 On the Park Bar & Grille,**  
**Kabobi/The Helmand,**  
and others

Located  
**10 minutes**



**Baltimore's Central Business District,**  
Harbor East/Harbor Point, Camden Yards and M&T Bank Stadium



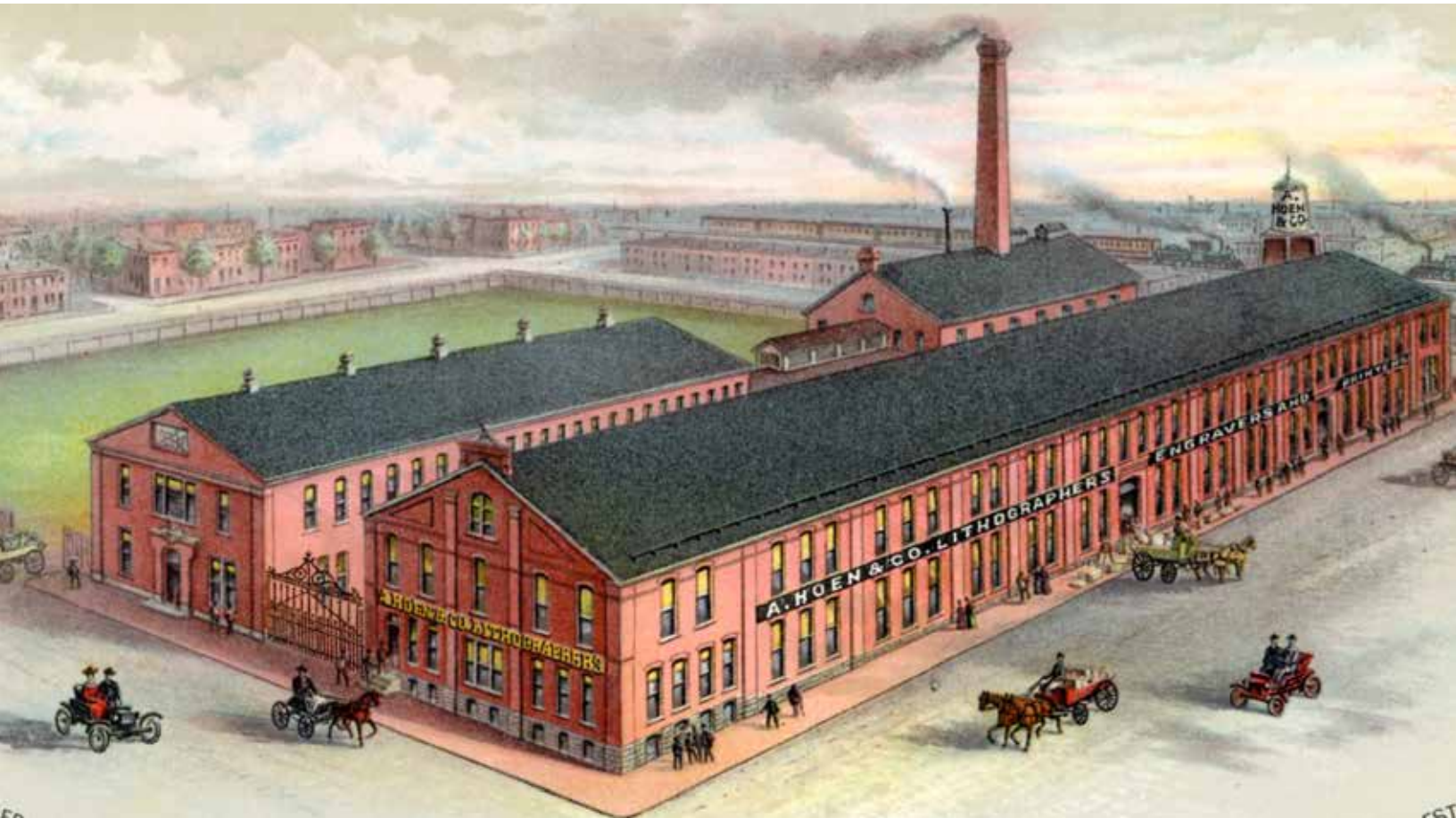
**AMENITIES**  
WITHIN A 10 MINUTES WALK



# HISTORY.

Hoen & Company, established in Baltimore in 1835, was the oldest continuously operating lithographer in the United States. The Hoen & Co. campus, constructed from 1885 to 1963, is the only site that survives to represent the company's long and illustrious history. The earliest buildings in the campus were constructed for the Baxter Electric Company, which manufactured motors for street railways. From 1898 – 1902, the Bagby Furniture Company occupied the site until Hoen & Co. relocated to the building after their downtown headquarters was destroyed in a fire. Hoen & Co. occupied the property from 1902 to 1981, when the firm declared bankruptcy.

Ernest Weber and his cousin August Hoen brought the Senefelder lithographic process, invented in Germany in the late 18th century, to Baltimore. This process allowed artists to draw directly on lithographic stone from which prints could be made, eliminating the need for time-consuming engraving. A. Hoen & Co. specialized in high-quality, sophisticated work that elevated the technique and art of lithographic printing. August Hoen, who took control of the firm after Weber's death in 1849, patented the lithocaustic process resolving images into light and dark squares—the forerunner to half-tone printing. Hoen also developed topographical color patterning and map conventions still used by the U.S. Geological Survey. On a commercial level, the company produced labels for cans and for tobacco, opening a secondary plant for this work in Richmond in 1879.



# TENANTS.

**CROSS STREET PARTNERS** is a vertically integrated real estate company exclusively focused on re-building communities by creating vibrant urban mixed-use neighborhoods built on a foundation of innovation and entrepreneurial activity, Cross Street believes developing at a neighborhood scale builds strong communities. Cross Street Partners specializes in adaptive reuse of historic properties, brownfield remediation, sustainable design and building practices, and transit-oriented development.

**STRONG CITY BALTIMORE** is a grassroots, nonprofit organization that has been building and strengthening neighborhoods and people in Baltimore City since 1969. Strong City's focus is enhancing the capacity of change-makers to improve their communities, through an anti-racist and anti-discriminatory lens. Strong City does that by supporting over 130 projects with assets of \$11 million and nearly 150 employees, in areas ranging from education and youth development to community organizing and environmental sustainability. All Strong City's activities have the common purpose of making our city's neighborhoods and people stronger – an outcome that we believe is best achieved through the work of community-based initiatives and leaders.

**CITY LIFE HISTORIC PROPERTIES** is a real estate developer who has spent years building strong partnerships with other organizations to revitalize communities. City Life is a fully integrated real-estate company that specializes in urban and adaptive reuse properties that promote neighborhood revitalization and economic growth. City Life was instrumental in the development of communities, such as Canton, Brewer's Hill, Patterson Park and the Johns Hopkins Hospital neighborhoods. City Life is committed to not only building projects but also building communities and entire neighborhoods.

**ABC GREATER BALTIMORE / CONSTRUCTION EDUCATION ACADEMY** ABC of Greater Baltimore is the trade associate representing the construction industry. ABC's move to Hoen will introduce The Construction Education Academy (CEA), a one- stop shop for construction industry training across the career spectrum. It will serve the unemployed and under-employed, craft professionals looking to advance their careers, and newly-minted contractors who desire coaching and a fundamental understanding of what it takes to build, manage, and grow a business. The CEA will house and host programs in hands-on instruction, industry -accredit ed training, job readiness and placement, career development , executive seminars and round tables , and other educational and networking opportunities.

**THE OUTLOOK COMPANY** is a innovative digital animation studio and the creator of Kulipari, a comic series about warrior frogs fighting arachnid invaders that has two featured show on Netflix.

**RCMI @ MORGAN STATE UNIVERSITY** working with the Center for Urban Health Disparities Research, will study to understand the health issues disproportionately affecting minority groups, particularly those living in urban settings of Baltimore. RCMI@Morgan will become a research hub in urban health disparities and an integral part of Baltimore City through community engagements and community-based participatory research.





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