

The A. Hoen & Co Lithograph Building

Baltimore, Maryland

PROJECT DESCRIPTION

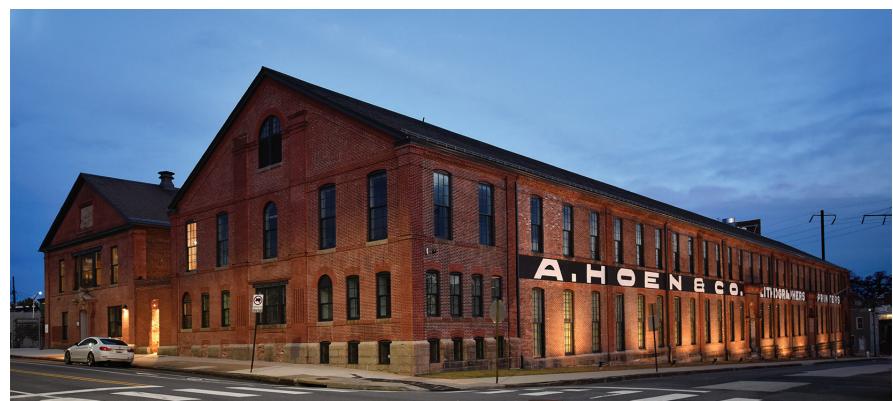
Hoen is an 86,000 square foot complex of interconnected buildings, constructed around 1900 by A. Hoen & Co., a world-renowned printer known for printing National Geographic maps, posters, cigar boxes, sheet music covers, and baseball cards. Vacant since 1981, Hoen was in a state of complete disrepair, with trees breaking apart the masonry walls, water damage, and subject to environmental contamination.

Cross Street Partners (CSP) saw Hoen as an opportunity to transform this historic building into a mixed-use community asset and uplift an entire neighborhood adjacent to one of the largest development projects in Baltimore City.

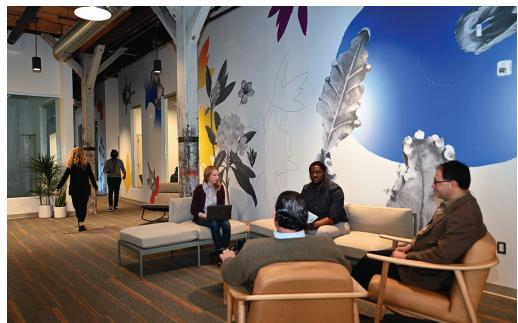
After its \$37MM renovation, Cross Street Partners stepped into the role of property manager to handle the daily operations and handle tenant relations.

Hoen is now home to the following tenants

- Strong City Baltimore, a 50-year-old grassroots nonprofit that operates an adult learning center;
- City Life Community Builders, a construction workforce program designed to assist unemployed residents of East Baltimore build their career;
- ABC of Greater Baltimore, a trade association representing the construction industry and the Construction Education Academy;
- Outlook Enterprises, a digital media company and animation studio that produces content featured on Netflix;
- Morgan State University, Procurement
- MorganCARES
- ECDC
- Building Envelope Consultants and Scientists, LLC
- 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. ■



**CROSS
STREET
PARTNERS**



CLIENT
Cross Street Partners

PROJECT SIZE
85,000 square feet

PROJECT COST
\$37MM

COMPLETION
Q2 2020

PROJECT TYPE
Adaptive Reuse, Mixed Use

TENANTS

- Strong City Baltimore
- City Life Community Builders
- ABC of Greater Baltimore
- Outlook Enterprises
- Morgan State University, Procurement
- MorganCARES
- ECDC
- Building Envelope Consultant & Scientists
- Cross Street Partners

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