

Spring Gardens Lending

Lion Brothers Building, Baltimore, Maryland

PROJECT DESCRIPTION

Spring Garden Lending, a private lender specializing in bridge and permanent loans to acquire, rehab, construct and refinance real estate investment properties for rent or to flip in Baltimore and their surrounding suburbs selected Cross Street Partner as the general contractor to build out their space within the historic Lion Brothers Building. The Lion Brothers building is listed on the U.S. National Register of Historic Places, and the redevelopment of the landmark building will help bring new life and investment to the Hollins Market neighborhood in West Baltimore. The three-story building, with its rich manufacturing history, will provide a new home to Baltimore's growing companies and institutions with room to grow as it continues to expand its impressive portfolio.

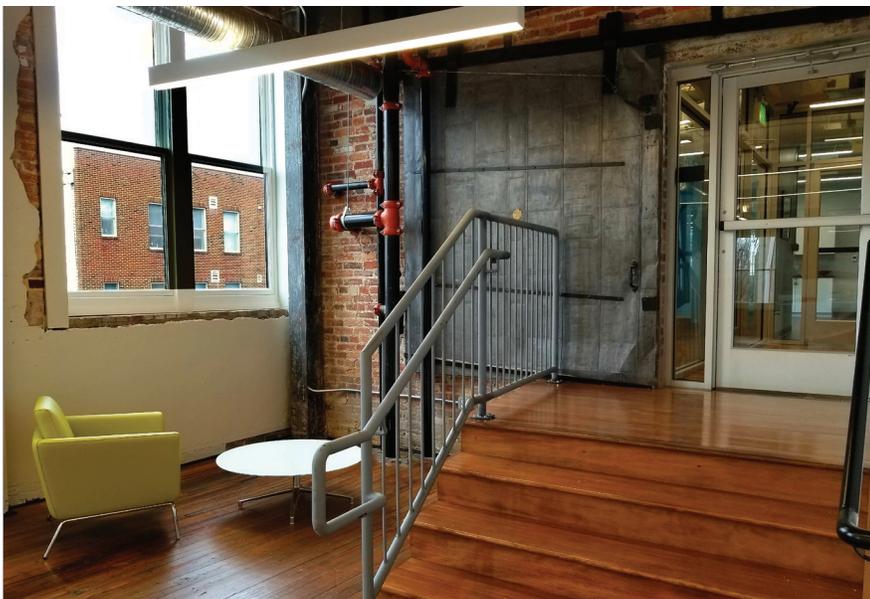
Spring Garden Lending's new space features 3 private offices, 1 conference room, custom reception station, custom copy/print station, open office space with systems furniture, kitchenette, and storage room.

Additional work for the renovation includes: exposed brick walls & refurbished original factory wood flooring, exposed steel beams & columns, graphic logo wall on reception wall, partially exposed ceilings, install distribution fan power mixing box, terminal units, spiral duct work, power and light are on occupancy sensors, install sprinkler system, exposed ceiling, and paint walls.

Cross Street Partners took care to preserve the building's historic fabric and story and to meet the Secretary of the Interior's standards, while incorporating modern building systems and amenities.

The build out was completed on time and on budget. ■

cross
street
PARTNERS



CLIENT

Spring Garden Lending

CSP ROLE

General Contractor

ARCHITECT

Cho Benn Holback, a Quinn Evans Company

MEP ENGINEER

Kovacs Whitney

CIVIL ENGINEER

STV Inc.

STRUCTURAL ENGINEER

Skarda & Associates

PROJECT TYPE

Office - Tenant Fit-out

PROJECT SIZE

1,181 square feet

PROJECT COST

\$230,000

COMPLETION

February 2018

2400 Boston Street, Suite 404
Baltimore, MD 21224

www.crossstpartners.com