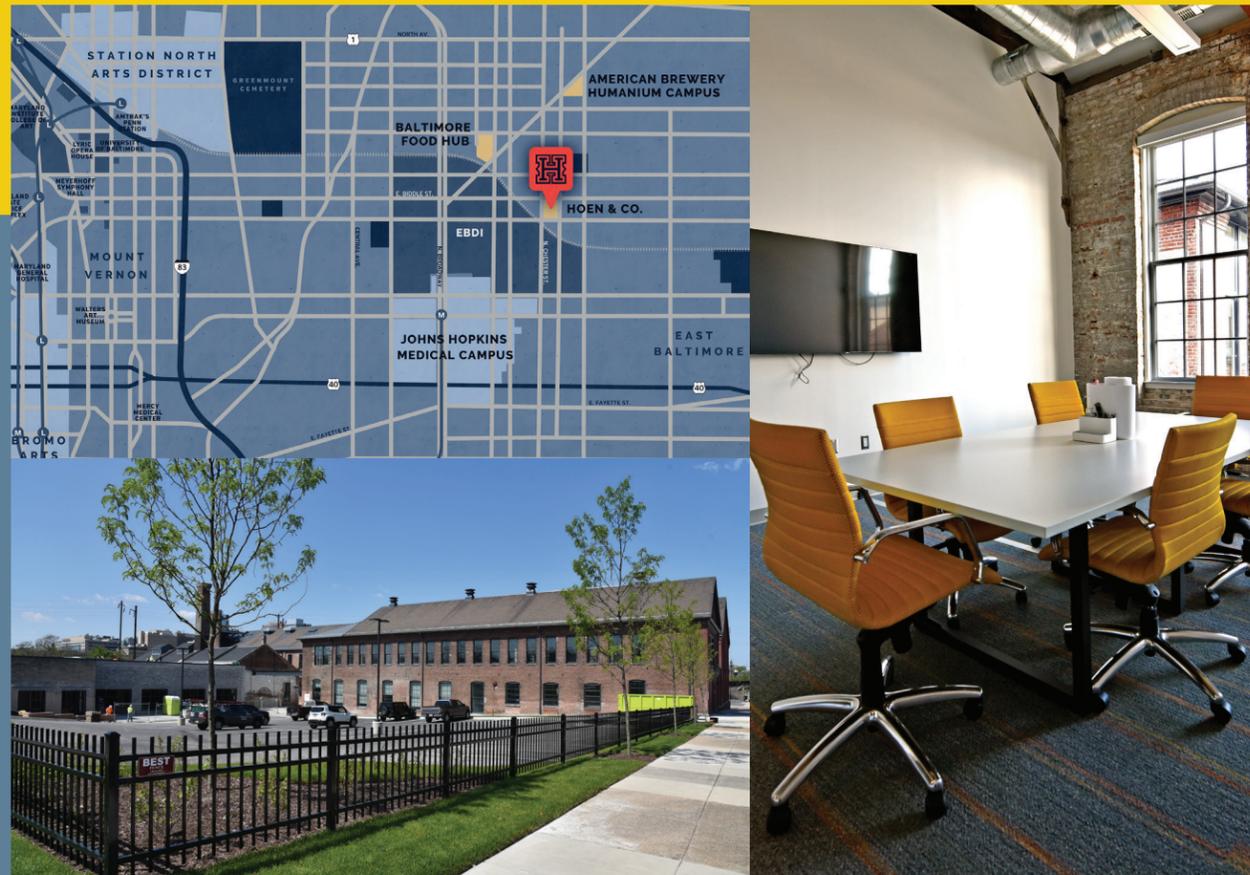


Campus Overview

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 three historic structures (65,000 SF) and two warehouse/storage buildings (2,000 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 the Hoen campus. 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.



Single to
4-Person
Offices
Available

For Additional Information:

Katherine Phillips

443.909.9310 | kphillips@crossstpartners.com

Cross Street Partners | crossstpartners.com

The Center for Neighborhood Innovation
@ HOEN & CO

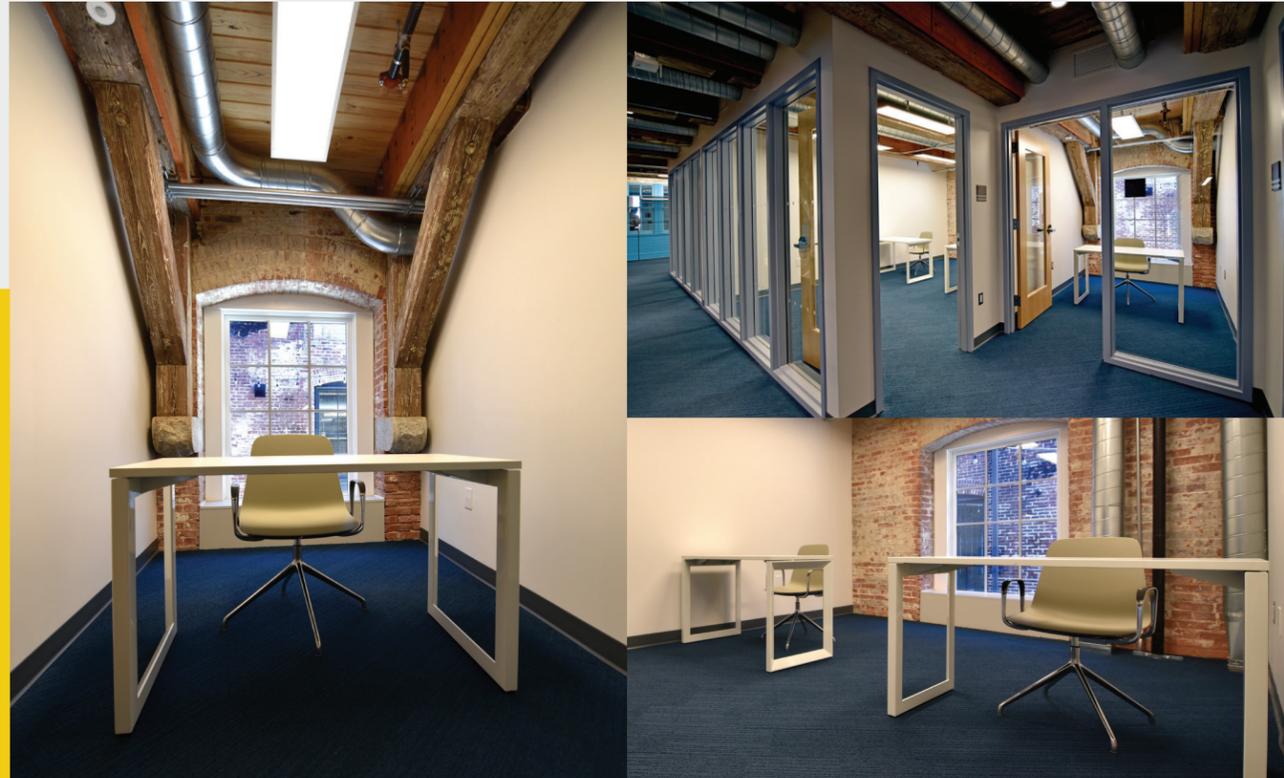
Private Offices | Shared Amenities | Collaborative Environment

2101 E Biddle St | Baltimore, MD 21213

Inside Our Offices

Our private offices offer 65 – 190 SF of freshly-renovated space in a LEED Gold certified, historic building. Integrating modern amenities with historic charm, all offices include exposed brick walls and expansive windows.

Our open floorplan and leasing structure is designed for flexibility – where tenants can lease a single office or a suite of offices to meet the size and needs of their organization.



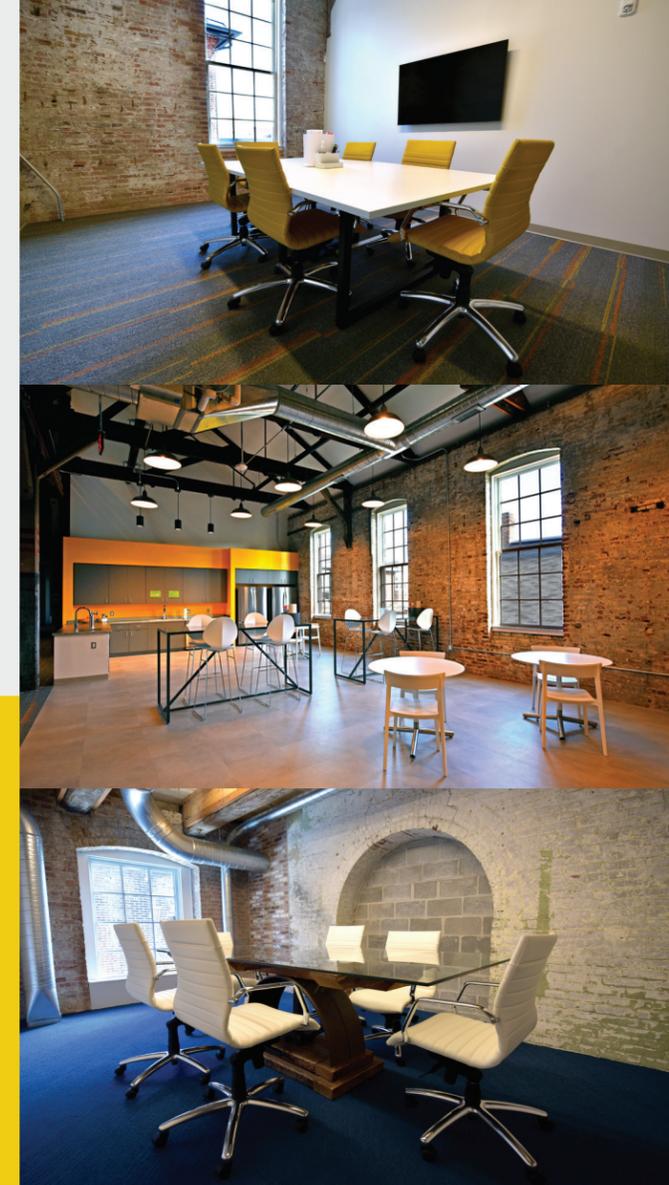
The Center for Neighborhood Innovation

The CNI believes that connections drive innovation. By providing access to tailored facilities, shared resources, and interdisciplinary conversations, our shared workspace and innovation hub offers an environment where members can grow and collaborate on the common goal of addressing the primary issues facing distressed communities.

No two CNI members look alike and each approaches these challenges from a unique perspective. The scope of our impact is vast, tackling issues such as:

Community Development | Public Health + Wellness
 Opportunity - Education + Workforce Training
 Urban Planning + Affordable Housing
 Arts + Creative Incubation | Social Justice + Equity

JOIN AN ALREADY THRIVING COMMUNITY



Leasing

- ✓ SINGLE starting at \$550.00/mo
- ✓ DOUBLE starting at \$700.00/mo
- ✓ QUAD starting at \$1400.00/mo

Short-term flexible leases available
 Available furnished or unfurnished



Facilities

- ✓ Meeting rooms / online scheduling
- ✓ Reliable high-speed internet
- ✓ Color copier, scanner + print station
- ✓ Private phone rooms
- ✓ Dedicated mailbox + business address
- ✓ Secure private parking
- ✓ 24/7 campus security



Community Amenities

- ✓ Dedicated community manager + concierge
- ✓ Shared kitchen + breakroom w/ gourmet local coffee, kombucha + craft beer
- ✓ Relaxing lounge + breakout spaces
- ✓ Robust calendar of skill-sharing, networking + community events

