OVERVIEW

Forest City and Johns Hopkins Medicine are developing the next phase of a state-of-the-art technology park, adjacent the main Hopkins Hospital Campus, which will serve as an anchor to a revitalized community in East Baltimore.

The project comprises a total of 88 acres, and represents a $1.5 billion urban re-development effort that combines commercial office, retail and residential development, complemented by a wealth of new community amenities. Among those amenities is a five acre green space called “Eager Park” at the front door to the new 1812 Ashland Building. The 1812 Ashland facility will provide incubator space for Hopkins’ Fast Forward program, as well as two floors of Biotech and Medical Research space. The 2,000 square foot retail space is proposed as a café, serving the needs of local residents, nearby workers, students, visitors and retailers.

A 194 room Marriott Residence Inn hotel with a casual dining restaurant and retail space has commenced construction, with a planned completion in Fall 2017.

Retail is an important component of the overall plan, and will total over 80,000 square feet at full build out. Existing retailers include: Walgreens, 7-Eleven, Harbor Bank, Helmand Afghan restaurant and Atwaters Café.

2017 PROJECT DENSITY

Johns Hopkins / Kenedy Krieger / Student Housing: 29,168 employees / students / workers

*Visitors both to the medical campus and new visitors to the Marriott Residence are not included in this number.

FEATUREING

| AVAILABLE | Immediate |
| SIZE | 2,000 square feet |
| RENTAL RATE | Negotiable |
| TRAFFIC COUNT | 15,670 AADT - East Madison Street |

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to it’s accuracy.

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FACTS & HIGHLIGHTS  1812 Ashland Avenue • Baltimore, MD 21205

THE OPPORTUNITY:

SIZE  175,000 GSF / 163,000 RSF (70% at Lease!)
LEVELS  7 (inclusive of a partial lower level)
FLOOR AREA  Approximately 25,000 GSF
CHARACTERISTICS  67% office / 33% lab (combined wet/dry lab)
RETAIL  Approximately 2,000 SF on ground level
AVAILABILITY  Immediate
STATUS  Construction Underway (50% complete)
Executed Lease with Anchor Tenant: Johns Hopkins “Fast Forward”
LOCATION  Corner of Ashland Avenue & Rutland Avenue
1 block from Johns Hopkins Campus
3 blocks from new K-8 school
TRANSPORTATION  Within 1 block of Parking Structure
Within 2 blocks of Subway
Within 1/2 block of Charm City Circulator
I-83, I-695 and I-95 all within 7 minutes
AMENITIES  Fronts 5+ acre park (Eager Park)
Ground level retail
Within 1 block of restaurants, bank, Walgreens, etc.
ECO-FRIENDLY  Building will be at least LEED Silver
SCHEDULE  Complete Design - Dec 2014
Start Construction - Jan 2015
Complete Base Building - Q2 2016
FastForward is an accelerator at Johns Hopkins that serves as a catalyst for the advancement and commercialization of an array of innovations that are derived both at the University and elsewhere. The goal of FastForward is to help early ventures increase the probability of realizing their potential and bring innovation and life-changing technologies to market.

This is accomplished by providing them with:

- Education in the form of programs, services and access to knowledgeable faculty, staff, industry and regulatory partners
- Mentorship from experienced industry, startup, and funding veterans
- Services from basic legal and accounting services, to business analysis, to IT infrastructure to equipment
- Affordable Space in the form of different affordable and flexible locations providing a combination of a co-working environment, dedicated office space, and both shared and dedicated lab space
Retail Tenants

Rangos Building, 855 North Wolfe Street, Baltimore, MD

Atwaters Cafe (in lease doc neg.)
Retail A

Johns Hopkins Innovation Hub
Retail B

Harbor Bank (Occupied)
Retail C

The Helmand (fast casual)
Retail D

Afghan Cuisine

The Helmand
Retail E

Tapas Bar Concept
Retail F
7-Eleven
Retail G: TBD
The 5+ acre, 3-block linear park will provide a wonderful new amenity for the entire East Baltimore community. Residents, workers and visitors will be able to socialize, relax, buy fresh produce, exercise, play, and be entertained in a beautiful green setting. The park will provide a safe and secure environment for individual recreation as well as a venue for programmed outdoor events such as farmer’s markets, concerts, and summer movie nights.

The community will support a live-work-play environment that promotes wellness and sustainable living through design, amenities, retail mix and programming. The park will host healthy outdoor activities and serve as an example of environmentally conscious design that inspires the people who live, work, and visit.
Completed

A. Rangos Building
   • Life Science R&D Space
   • 281,000 GSF

B. Chapel Green
   • Multifamily building & townhouses; 63 units; 90,000 GSF

C. Parkview at Ashland Terrace
   • Multifamily; 74 units; 72,000 GSF

D. Ashland Commons
   • Multifamily; 78 units; 87,000 GSF

E. Townes of Eager
   • 5 new construction townhouse units

F. Chase Street Rehabs
   • 20 renovated rowhouses

G. Graduate Student Housing
   • Rental apartments; 321 units, 572 beds

H. Ashland Garage
   • Walgreens Pharmacy
   • 1,490 parking spaces

I. Henderson-Hopkins School
   • 540 student capacity, plus 180 child Early Childhood Center

J. MPHL Building
   • 235,000 GSF Lab BLDG for Maryland Dept. of Health & Mental Hygiene (DHMH)

Under Construction

1. 1812 Ashland Avenue
   • 170,000 GSSF Lab & Office building broke ground January 2015
   • Deliver Summer 2016

Under Construction (Cont.)

2. Eager Park West
   • 25 rehab for-sale townhouses
   • 5 completed. 10 additional units under construction.

3. McDonogh Square at Eager Park
   • 10 rehab for-sale rowhouses by Tadesse & Assoc. 2 complete, 1 due in August. Based on absorption.

4. Washington Street
   • 3 for-sale rehab units awarded to Tu Casa Development Partners. Delivery August 2015.

5. Preston Place
   • 170 rental rowhouses; 38 complete, 16 under construction. TRF is developer.

6. Gateway Site Hotel
   • Break ground in September 2015
   • 198 rooms; 20,000 SF retail

Under Development

7. Eager Park
   • Design completed
   • Break ground Fall 2015

8. Rutland Townhouses
   • 49 new construction townhomes by developer GEI Windemere LLC, Greenebaum Enterprises, Builder is NVR.

9. Eager Square
   • 204 rental units in 2 buildings

10. Eager St. For-Sale Townhouses
    • 45 new construction townhomes
    • Subdivision complete.

11. Madeira St. Townhouses
    • On hold. RFP to be issued.