OVERVIEW

East Baltimore Development, 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 provides incubator space for Hopkins’ Fast Forward program, as well as two floors of Biotech and Medical Research space and a large community focused Starbucks Café.

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: Starbucks, Helmand Kabobi Cafe, 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.

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to it’s accuracy.
THE OPPORTUNITY: 1,500 SF Retail Space

**BUILDING**
- 600 Bed Student Housing Building

**RETAIL**
- Approximately 1,500 SF on ground level

**AVAILABILITY**
- Immediate

**LOCATION**
- Corner of Ashland Avenue & N. Wolfe Street
- 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.
FLOOR PLAN  929 N. Wolfe Street • Baltimore, MD 21205

1,500 SF

COMMERCIAL SPACE
EXISTING OR OTHER RETAILERS 929 N. Wolfe Street • Baltimore, MD 21205

1,500 SF Retail Space

Atwater's

N. WOLFE STREET

Residence Inn® Marriott
Open Fall 2017
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.
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 (Cont.)**

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

3. McDonough 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.
RETAIL PROPERTY
for lease
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