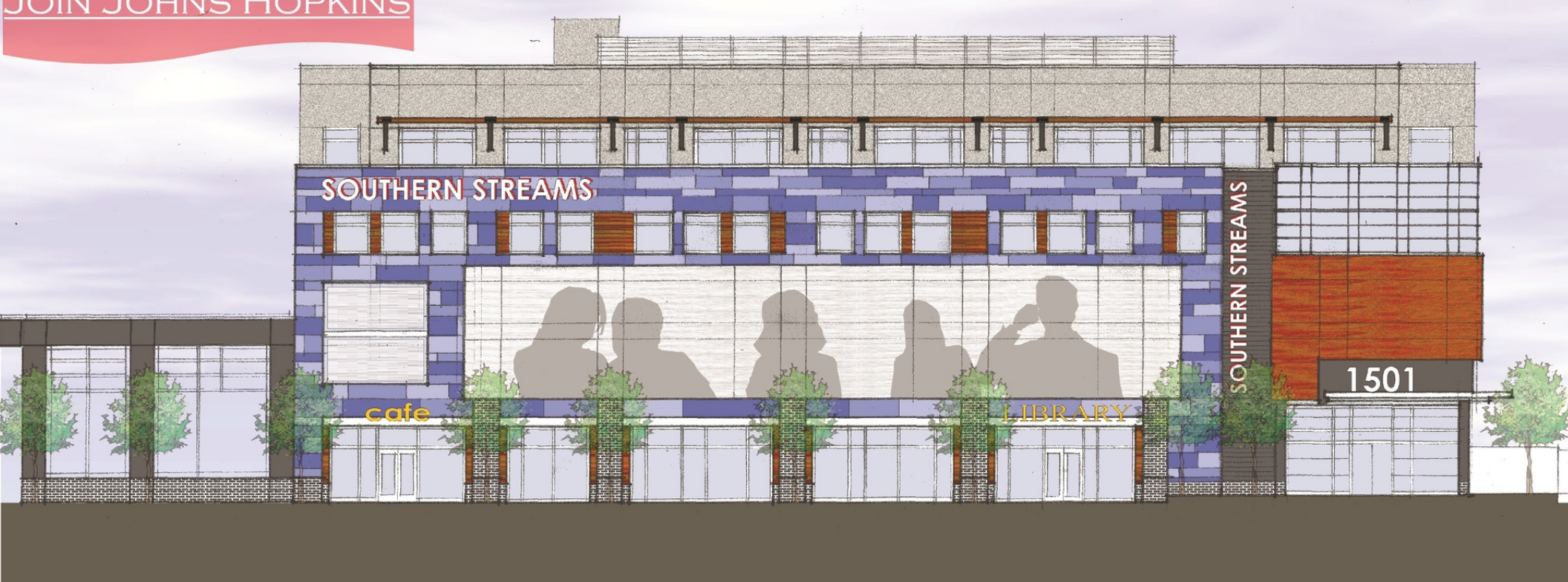


FOR LEASE - NEW CONSTRUCTION

SOUTHERN STREAMS HEALTH & WELLNESS CENTER

1501 N CHESTER STREET, BALTIMORE, MD 21213

JOIN JOHNS HOPKINS



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Steven L. Cornblatt

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Stacey Berman

443.865.4998

sberman@troutdaniel.com



SOUTHERN STREAMS HEALTH & WELLNESS CENTER

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Executive Summary

PROPERTY SUMMARY

Available SF: 2,000 SF - 34,594 SF

Lease Rate: Negotiable

Lot Size: 0.74 Acres

Building Size: 120,000 SF

Cross Streets: East Oliver Street & North Chester Street



PROPERTY HIGHLIGHTS

- 34,594 Square Feet of retail & office space available.
- The project is an integral step in the continuation of area's comprehensive \$53,000,000 revitalization and redevelopment undergoing, known as the East Baltimore Revitalization Plan.
- Project is anchored by Johns Hopkins Medicine.
- On-site parking garage with 125 spaces.

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Floor Plans

TOTAL SQUARE FEET AVAILABLE - 34,594 SF

OFFICE

Typical Floor Plate: 21,999 SF

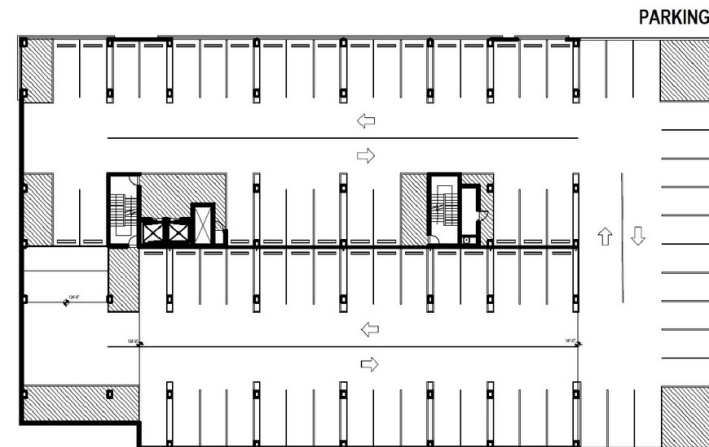
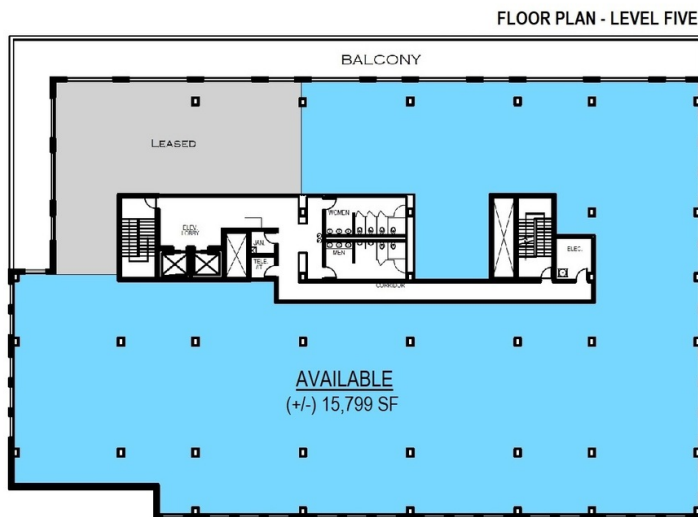
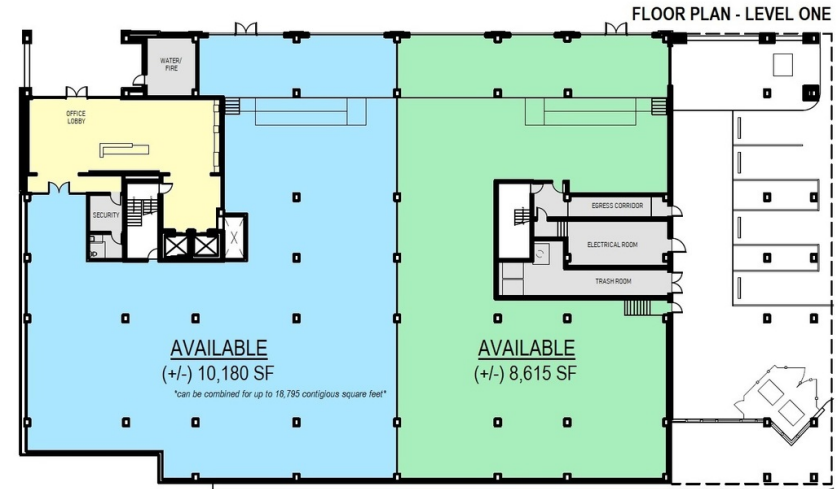
Total Available: 15,799 SF

PARKING

Total On Site Spaces: 125 Spaces

PROPOSED RETAIL

Total Available: 18,795 SF



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Site Plan



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EAST BALTIMORE REVITALIZATION PROJECT



In 2015, after the riots that followed the death of Freddie Gray, Bishop Donte' Hickman, (along with four other churches) led a community master planning effort with the goal of connecting Eager Park in the heart of the EBDI to Clifton Park, the City's second largest park. What followed after more than two years was the East Baltimore Revitalization Plan—a vision that grew from broad-based community engagement and commitment and was adopted by the Baltimore's Planning Department in September 2018. When fully built out, the plan will add thousands of residents from all ends of the economic spectrum and will breathe life into a neighborhood that once thrived but has been neglected for far too long.

The building sits in the heart of Broadway east, where Gay, Chester, Oliver, and Federal Streets converge. Moreover, due to natural topography, it will act as a beacon on the hill, pulling people from not only the immediate community but from all around east Baltimore. The goal of the building is to approach health and wellness holistically. Johns Hopkins Health Systems has signed a lease for nearly 22,000 square feet and will hopefully use it as a location for clinical offices. This model has shown repeatedly that bringing primary health care, pediatrics, OB/GYN, and other uses directly into communities improves the health of all. But health in all neighborhoods isn't just about medicine. It is also about financial health, access to healthy food and medicine, and learning. And it is about creating a neighborhood/community place where residents of all ages can see each other and grow.

The Mary Harvin Transformation Community Development Corporation (CDC) has demonstrated success and has already developed two senior living spaces across the street from the Project. Additionally, the CDC will break ground this fall on an 88-unit family apartment building (also across the street) called Southern Views. We have created a safe campus for seniors and families that will be further enhanced by close proximity to a library. When the Southern Streams and Southern Views projects are completed, the CDC will have invested nearly \$100 million of private capital in a two block radius. And Southern Views and Southern Streams are only the next steps in implementing the master plan. Many more residents, businesses, and hundreds of millions of investment will follow.



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Renderings



JP2



JP2



JP2



JP2

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TROUT DANIEL & ASSOCIATES

Aerial



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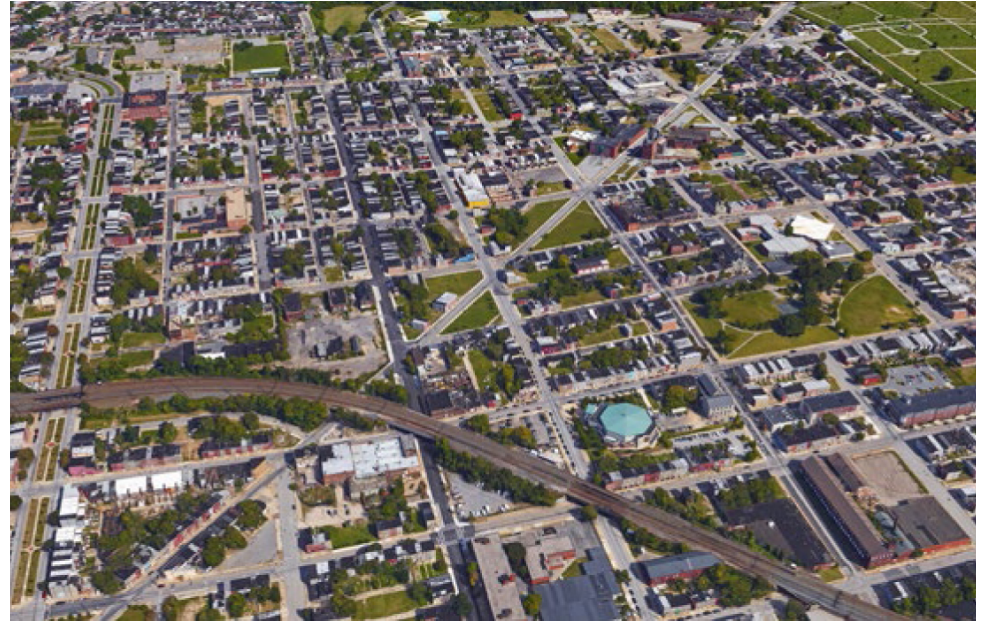
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Aerials



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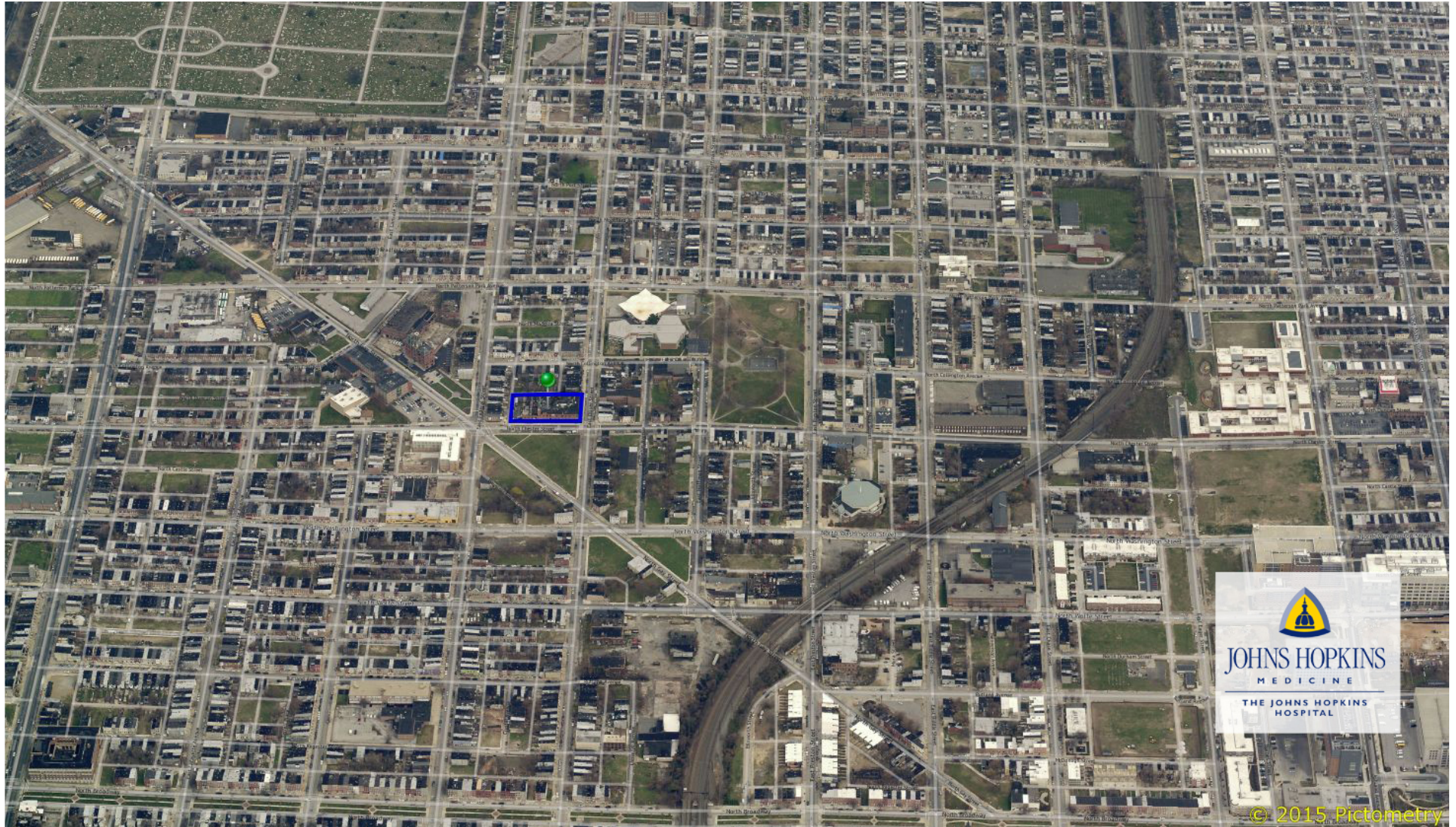
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Aerial



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2020

SOUTHERN STREAMS HEALTH & WELLNESS CENTER

COMMUNITY DEVELOPMENT

- MEDICAL / WELLNESS
- HOSPITAL
- COMMERCIAL / RETAIL
- GREENSPACE
- RESIDENTIAL
- SCHOOL
- HOTEL
- COMMUNITY CENTER
- FOOD SERVICE



- 1 EBDI**
38 Acres | Eager Park, Marriott Hotel, 929 Apartments, Chapel Green Apartments, Henderson-Hopkins School (K-8)
- 2 Coel Grant Higgs Senior Housing Complex**
58 Unit Senior Housing Complex | 100% Occupied
- 3 Humanim**
Human & Youth Services, Workforce Development, and Social Enterprise
- 4 Mary Harvin Transformation Center**
62 Unit Senior Housing and Community Center | 100% Occupied
- 5 Hoen & Co. Lithograph**
85,000 SF | Mixed-Use
- 6 Southern Gardens**
58,286 SF | 77 Unit Multifamily Dwelling | 24,560 SF Potential Retail
- 7 Castle Street Parking**
19,600 SF | Parking
- 8 Oliver + Gay Street**
Lot A 1,000 SF, Lot B 1,200 SF, Lot C 800 SF | Restaurant Space | Opening 2021

- 9 Southern Streams**
120,000 SF | 5 Stories anchored by Johns Hopkins | 125 Structured Parking Spaces | Opening 2022
- 10 Southern Horizons**
44,250 SF | 65-70 Unit Senior Housing | 15,100 GSF Community Center | 37 Surface Parking Spaces | Opening 2022
- 11 Southern Views Apartments**
66,600 SF | 88 Unit Multifamily Dwelling | 22 Surface Parking Spaces | Opening 2022
- 12 Lafayette + Chester Street Green Space**
69,900 SF | Community Park | Opening 2022
- 13 Broadway East Community Park**
Community Park | Opening 2022
- 14 Southern Village 1**
138,575 SF | 184 Unit Multifamily Dwelling | 22,490 SF Potential Retail | Opening 2023
- 15 Community Park**
Community Park | Opening 2023

- 16 Southern Village 2**
98,610 SF | 428 Unit Multifamily Dwelling | 42,215 SF Potential Retail | Opening 2024
- 17 Southern C.A.R.E.S.**
71,400 SF | 3 Story Community Center | 32 Structured Parking Spaces | Opening 2025
- 18 Baltimore Food Hub**
3.5 Acre | Mixed-Use Campus for Businesses, Food Production, and Food Retail | Opening 2025
- 19 Southern Towns 1**
290,000 SF | 386 Unit Townhouses | Opening 2027
- 20 Southern Towns 2**
28,000 SF | 37 Unit Townhouses | Opening 2028
- 21 Area Food Market**
Prospective Grocery Store | Opening TBD

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SOUTHERN STREAMS HEALTH & WELLNESS CENTER

COMMUNITY DEVELOPMENT

2023

- MEDICAL / WELLNESS
- HOSPITAL
- COMMERCIAL / RETAIL
- GREENSPACE
- RESIDENTIAL
- SCHOOL
- HOTEL
- COMMUNITY CENTER
- FOOD SERVICE



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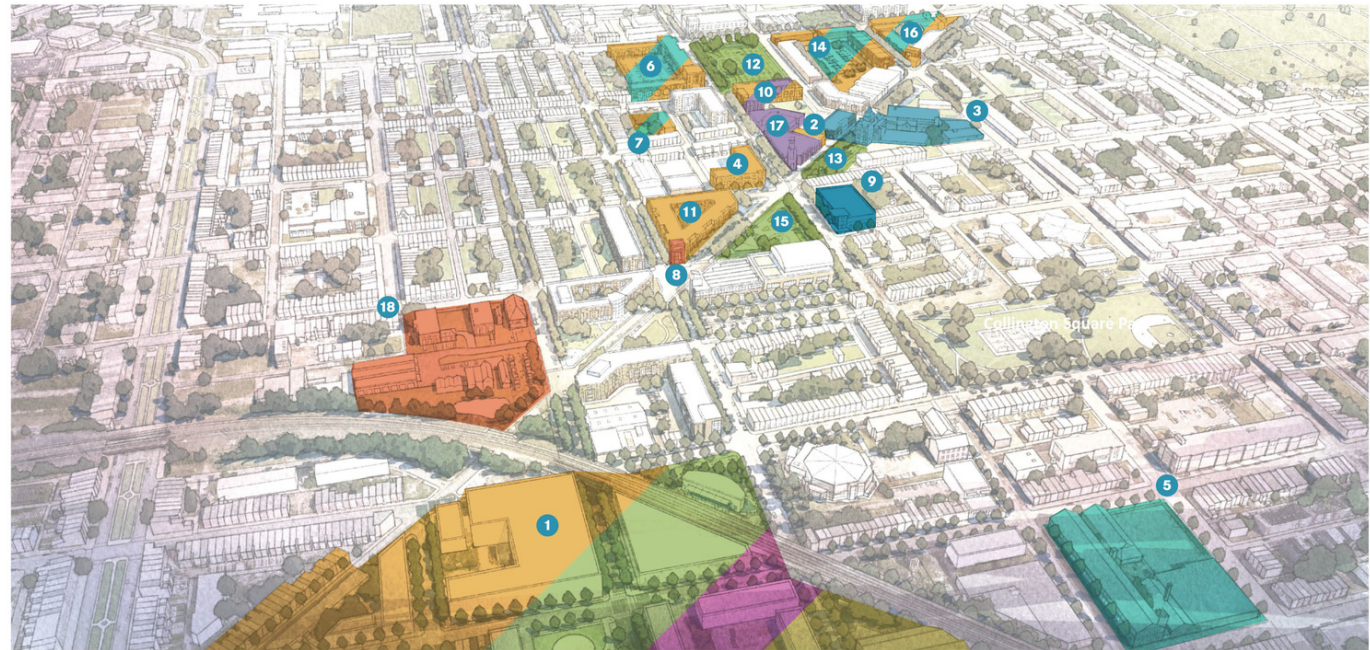
Map

SOUTHERN STREAMS HEALTH & WELLNESS CENTER

COMMUNITY DEVELOPMENT

2025

- MEDICAL / WELLNESS
- HOSPITAL
- COMMERCIAL / RETAIL
- GREENSPACE
- RESIDENTIAL
- SCHOOL
- HOTEL
- COMMUNITY CENTER
- FOOD SERVICE



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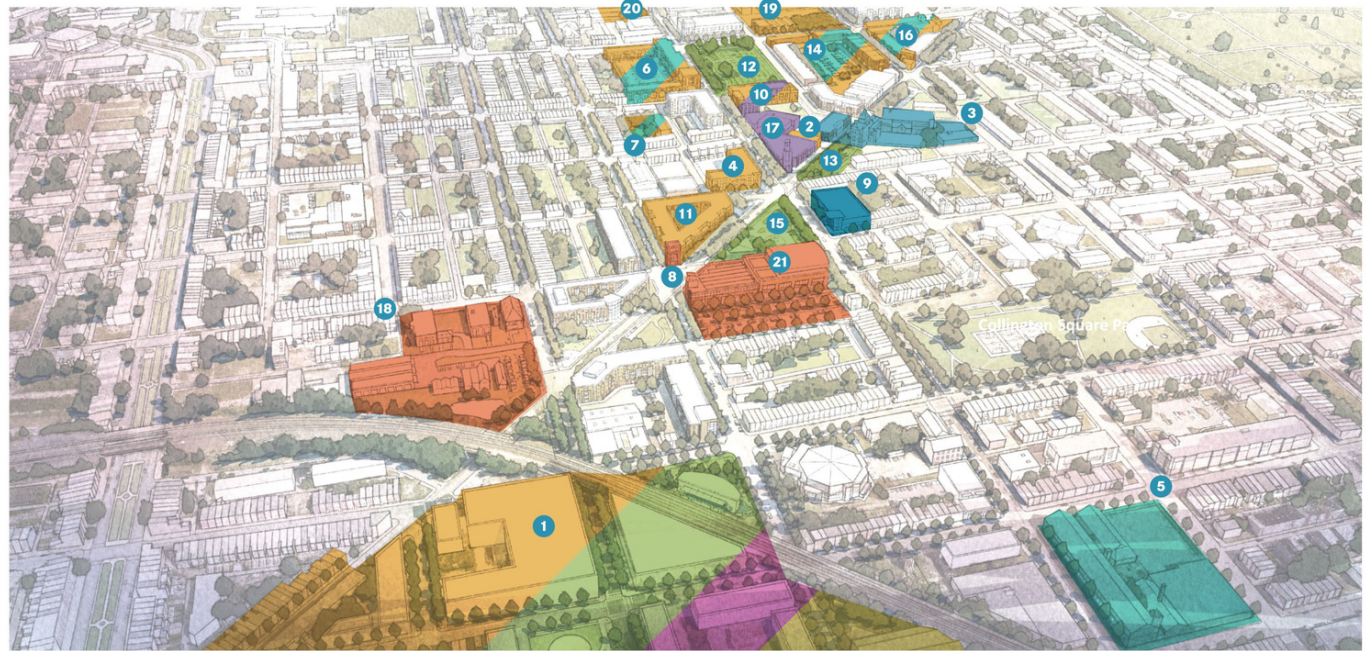
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SOUTHERN STREAMS HEALTH & WELLNESS CENTER

COMMUNITY DEVELOPMENT

2030

- MEDICAL / WELLNESS
- HOSPITAL
- COMMERCIAL / RETAIL
- GREENSPACE
- RESIDENTIAL
- SCHOOL
- HOTEL
- COMMUNITY CENTER
- FOOD SERVICE



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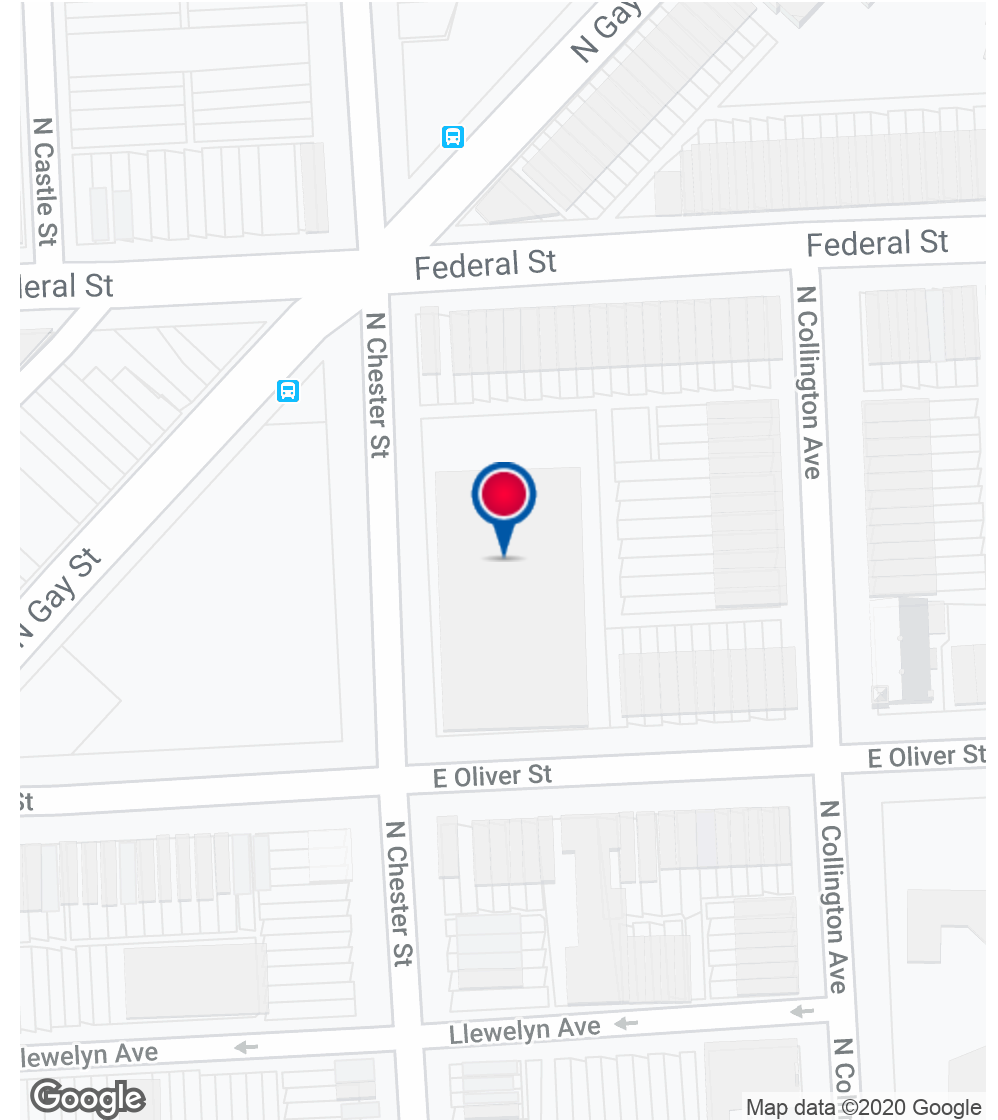
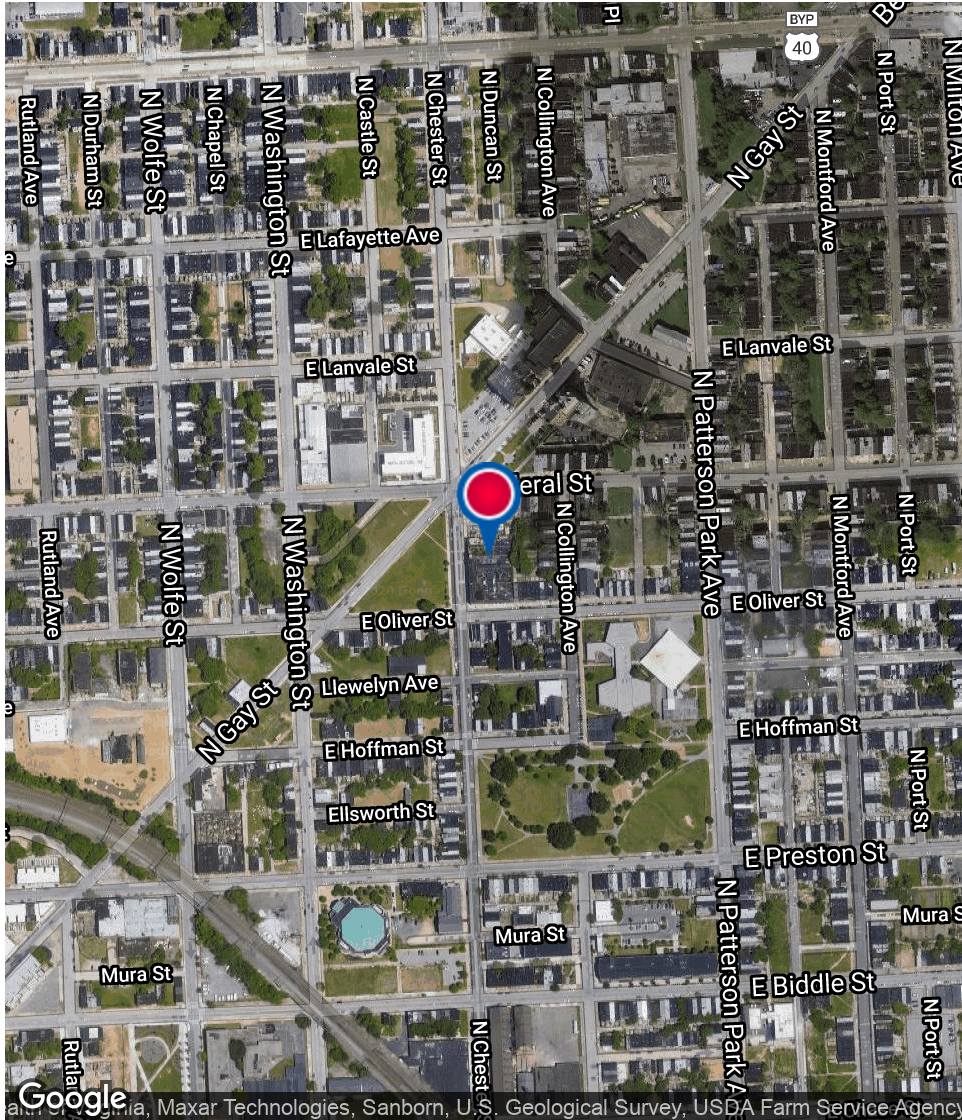
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Location Maps



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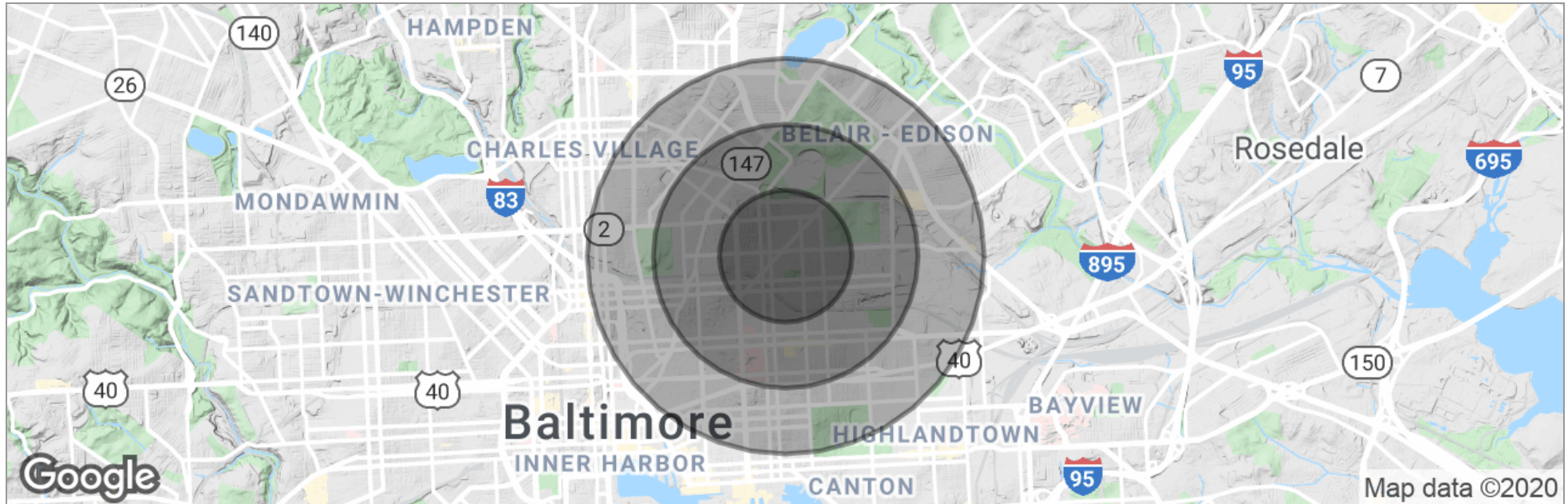
SOUTHERN STREAMS HEALTH & WELLNESS CENTER

1501 N CHESTER STREET, BALTIMORE, MD 21213



TROUT DANIEL & ASSOCIATES

Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	8,633	38,654	92,646
Population Density (Pop/Sq.Mi.)	10,992	12,304	13,107
Median Age	39.9	36.5	34.7
Median Age (Male)	39.0	34.1	32.7
Median Age (Female)	40.5	37.7	36.3
Total Households	3,021	13,298	31,685
# of Persons Per HH	2.9	2.9	2.9
Average HH Income	\$33,009	\$37,593	\$46,052
Average House Value	\$99,750	\$113,705	\$188,178

* Demographic data derived from 2010 US Census

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