

Investment Summary

BALTIMORE

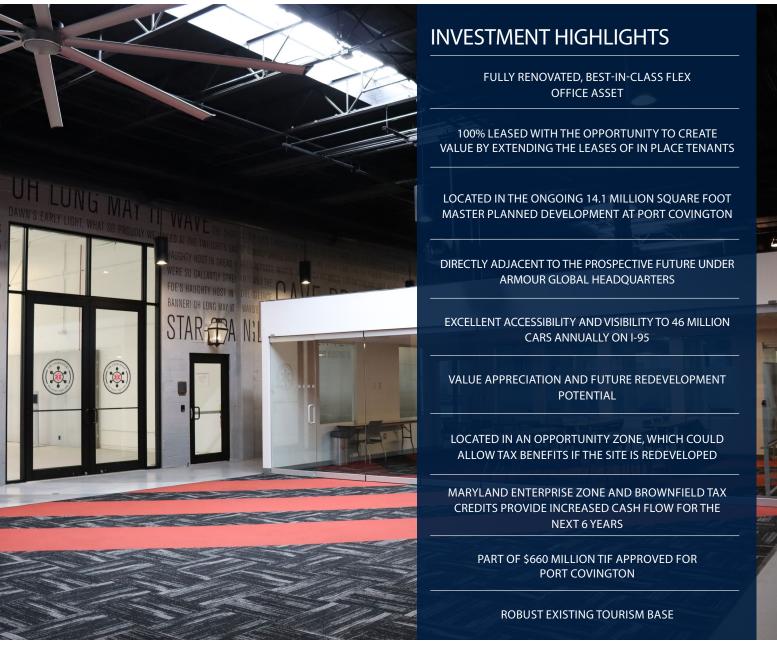
CITYGARAGE



THE OFFERING

Avison Young, as an exclusive advisor to the owner, is pleased to present the opportunity to acquire City Garage (the "Property") located in Port Covington at 101 West Dickman Street, Baltimore, Maryland. The 134,030 sf Property represents an opportunity to acquire a best-in-class, flex-office building that was fully renovated in 2015 and has potential for higher density redevelopment.

City Garage features excellent visibility and accessibility to South Hanover Street, a major north-south thoroughfare, and Interstate 95, which has approximately 46 million cars pass the Property annually. Formerly the Baltimore City Central Automotive Repair Garage, City Garage was the first building to open as part of the Port Covington redevelopment and is now a state-of-the-art facility designed to promote innovation among local Baltimore startups. The Property is fully leased to a dynamic roster of tenants that includes Under Armour Lighthouse, the Weller Development Company (headquarters), Ready Robotics, Balti Virtual, LINQ and Betamore. The Property has an identity among the Baltimore's entrepreneurs as a place with a sense of community that promotes research and development of innovative new products.



CITY GARAGE BALTIMORE





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