

UNION BROS.

37 W CROSS STREET BALTIMORE, MD

NOW LEASING

33,000

SQ FEET OF LEASABLE SPACE

2 RESTAURANTS

ON THE FIRST FLOOR

OPEN OFFICE

ON 2ND AND 3RD FLOORS

DELIVERING

APRIL 2019

DEDICATED PARKING- 3.1/1,000

CONTACT: Chris DeLuca | cdeluca@mchenrypc.com | 443-758-3570

UNION BROS.

1120
HANOVER



UNION BROS.

LOCATION - FEDERAL HILL NEIGHBORHOOD



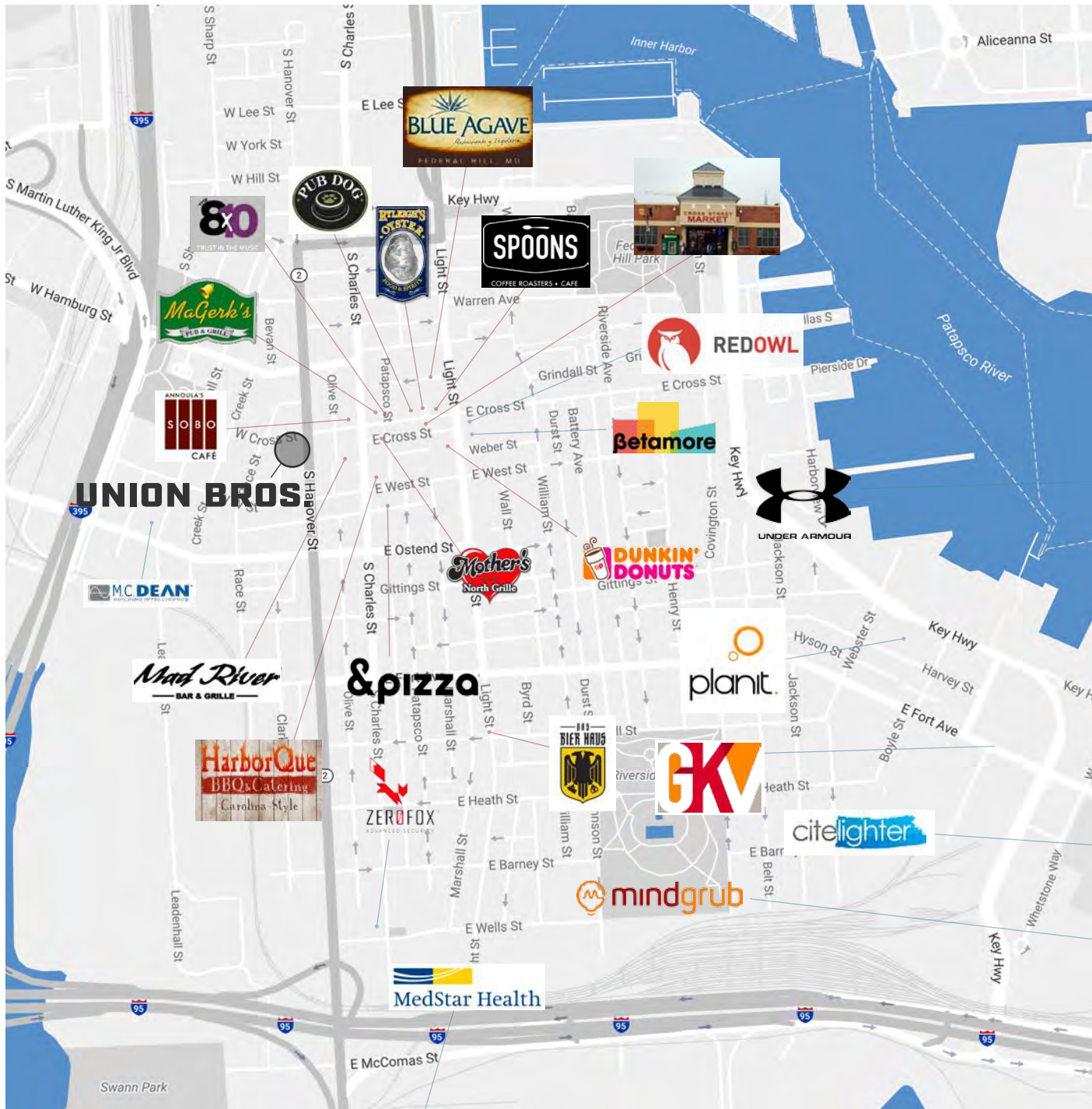
UNION BROS.

ACCESSIBLE BY ANY MODE OF TRANSPORTATION

LOCATED AT THE HUB OF THE AREA'S BEST PUBLIC TRANSPORTATION

EASY ACCESS TO MAJOR HIGHWAYS NORTH AND SOUTH

WITHIN WALKING DISTANCE TO BALTIMORE'S BEST ATTRACTIONS



UNION BROS.

LOCAL AMENITIES: FOOD & FUN

Federal Hill in South Baltimore is known for its thriving nightlife and dining scene. Union Brothers' location puts you right in the middle of it all.

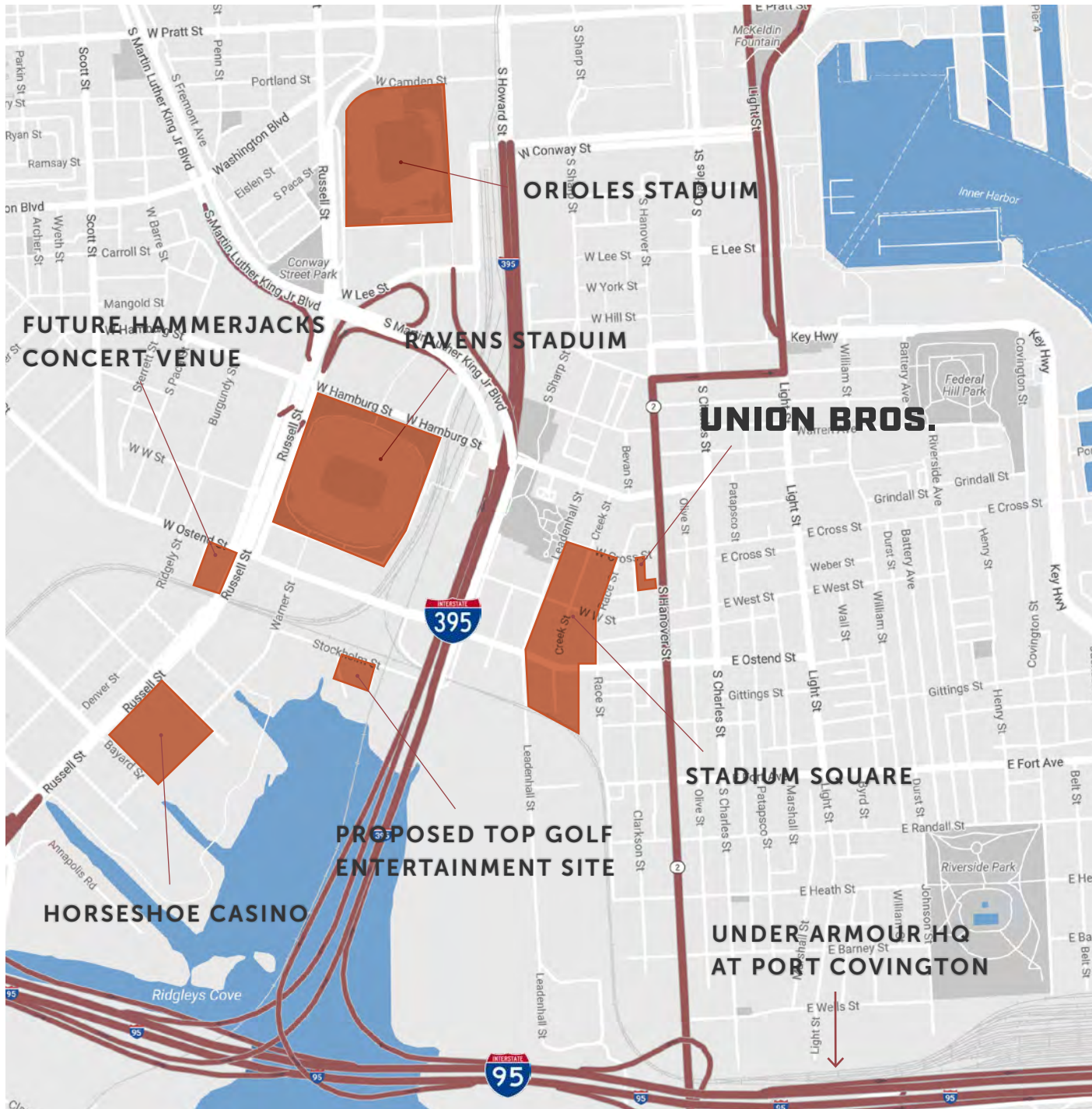
A HOTBED OF TECHNOLOGY AND MILLENNIAL- ORIENTED JOBS

Join an already thriving technology industry in the neighborhood.

AREA DEMOGRAPHICS SNAPSHOT (3 MILE RADIUS)

- \$\$\$ Avg. Household Income: **\$102,000**
- 🏠 Number of Households; **103,642**
- ↑↑↑ Household Growth Since 2010: **+5%**
- 👤 Population: **251,000**

- FOOD & FUN
- JOBS



STADIUM SQUARE

A **\$250 million redevelopment** of a previously overlooked parcel of land, just a couple blocks from the Union Brothers property. When complete, the project will account for 700 apartments, over 2,000 parking spaces, 302,000 sq. ft. of new office space, and 80,000 sq. ft. of retail.

PORT COVINGTON

One of the largest urban renewal projects in America is underway just a short drive south from Union Brothers. The transformational redevelopment of Port Covington will have a fundamental and far-reaching positive impact on Baltimore. The master plan for the development is over 20 years, though key pieces of it are currently completed or near completion:

- The City Garage Incubator and Maker Space
- Sagamore Distillery & Restaurant Destination
- Under Armour Campus & Global Headquarters

A HISTORIC HUB FOR SUCCESS

THE UNION BROS. FURNITURE BUILDING is a 2 and 3 story brick factory building constructed in three distinct sections between 1923 and 1955. It was originally built to house the Union Bros. Furniture Company, a local enterprise whose rapid growth paralleled Baltimore's own growth as a center of manufacturing. Historically, the building has always been used as a mixed-use warehouse and retail hub - a tradition being revived today.



UNION BROS. BUILDING
IN THE 1970'S



FUTURE OF THE UNION
BROS. BUILDING

RENDERINGS



| CLARKSON STREET ENTRANCE



| CROSS STREET ENTRANCE



| COURTYARD AND ROOFTOP DECK









FIND YOUR SPACE

THE UNION BROTHERS PROPERTY is a unified set of 3 connected buildings. Each offers unique configuration and build-to-suit opportunities across 3 stories, including a ground level patio.



RUBEN BLDG
CROSS STREET ENTRANCE

RESTAURANT W/ 1,200 SF
ROOFTOP DECK - 6,057 SF
SECOND FLOOR - 5,883 SQ
FEET THIRD FLOOR - 5,924 SQ
FEET



PHILLIP BLDG
CLARKSON STREET ENTRANCE

FIRST FLOOR - 1,859 SF
SECOND FLOOR - 1,886 SF
FEET THIRD FLOOR - 1,887 SF



BENJAMIN BLDG
HANOVER STREET ENTRANCE

FIRST FLOOR RESTAURANT
W/ COURTYARD - 4,446 SF
SECOND FLOOR - 4,687 SQF

FLOOR PLANS



WEST CROSS STREET

FIRST FLOOR PLAN

CLARKSON STREET

SOUTH HANOVER STREET



PARKING

- LOBBY
- CIRCULATION
- RETAIL
- OFFICE
- RR



WEST CROSS STREET

SECOND FLOOR PLAN



CLARKSON STREET

SOUTH HANOVER STREET

■ LOBBY ■ CIRCULATION ■ RETAIL ■ OFFICE ■ RR

0' 8' 16' 32' 64'



WEST CROSS STREET

THIRD FLOOR PLAN



CLARKSON STREET

SOUTH HANOVER STREET

■ LOBBY
 ■ CIRCULATION
 ■ RETAIL
 ■ OFFICE
 ■ RR

0' 8' 16' 32' 64'



UNION BROS.

LEASING CONTACTS:

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