



**KLEIN
ENTERPRISES**

THE LENORE

114 East Lexington Street
Baltimore, MD 21202



the lenore

is a historic building in downtown Baltimore, originally designed in 1926 in the Second Renaissance Revival Style. The building was originally the Federal Reserve Bank of Richmond's branch in Baltimore. The exterior features a rustic limestone facing, with carvings and arched windows on the first floor. The building contains 102 luxury apartments in addition to first-floor and lower retail spaces.

OVER **6,000** JURORS ARE ONSITE EVERY MONTH, AT THE COURTHOUSE DIRECTLY ACROSS THE STREET. CIRCUIT COURT, OFFERS IN TANDEM WITH AREA BUSINESSES, A JUROR LUNCH PROGRAM, AS WELL AS DISCOUNTS FOR PARKING, (IE. STARBUCKS, QUIZNO'S, B'MORE BISTRO, ARROW PARKING & OTHERS)

70 % of apartment residents are between the ages of 25-39



MAJOR MARKET RATE APARTMENT PROJECTS:



MAJOR MARKET-RATE APARTMENT PROJECTS OVER 50 UNITS



Downtown Baltimore One-Mile Radius

RECENTLY COMPLETED

1. **2 Hopkins**
2 Hopkins Plaza
182 units, 2017 completion

2. **824 N Calvert Street**
816-824 N. Calvert St
56 units, 2017 completion

3. **Hanover Cross Street**
101 W. Cross Street
299 units, 2017 completion

4. **10 Light Street Apartments**
10 Light Street
419 units, 2015 completion

5. **Equitable Building**
10 N. Calvert Street
189 units, 2015 completion

6. **26 S Calvert Apartment**
26-36 S. Calvert Street
168 units, 2016 completion

7. **The 501**
501 W. Franklin Street
139 units, 2016 completion

8. **1405 Point**
1405 Point Street
289 units, 2018 completion

9. **225 N. Calvert Apartments**
225 N. Calvert Street
346 units, 2018 completion

10. **300 St. Paul Street**
300 St. Paul
280 units, 2018 completion

11. **500 Park Ave**
500 Park Avenue
153 units, 2017 completion

12. **Appraiser's Building**
103 S. Gay Street
137 units, 2017 completion

13. **Banner Hill**
611 S. Charles Street
349 units, 2018 completion

14. **1305 Dock**
1305 Dock Street
103 Units, 2016 Completion

15. **414 Light Street**
414 Light Street
394 units, 2018 completion

16. **Hendler Creamery**
1100 E. Baltimore Street
296 Units, 2019 Completion

17. **Liberty Harbor East**
711 S. Central Avenue
282 units, 2019 completion

18. **One Light Street**
5-11 Light Street
280 units, 2019 completion

19. **800 Fleet**
801 Eastern Avenue
242 units, 2019 completion

20. **Bainbridge Federal Hill**
1100 Key Highway
224 units, 2019 completion

21. **Stadium Square Remaining Phases**
350 units, TBD

22. **Howard Station**
309-331 N. Howard Street
165 units, TBD

23. **Mechanic Center**
1 W. Baltimore Street
306 units, TBD

24. **University Lofts**
100 N. Eutaw Street
230 units, TBD

25. **325 W. Baltimore**
313-327 W. Baltimore Street
321 units, TBD

26. **400-414 Park Avenue Apartments**
83 Units, TBD

27. **900 Fleet Street Apartments**
300 Units, TBD

28. **423-425 N. Howard Street Apartments**
50 Units, 2019 Completion

* Information provided by Downtown Partnership

Property Details:

- **Total Square Feet of Retail Space:** 428 SF (First Floor - Lobby Level); 4,835 SF (Lower Level - Facing Calvert Street)
- **Zoning:** B-4-2 Central Business District
- Within walking distance of multiple bus stops, the Baltimore Light Rail, and the Charles Center Metro station
- 10 miles from BWI Thurgood Marshall Airport
- 36 miles from Washington, D.C.

Downtown Baltimore & Adjacent Neighborhoods

Visit GoDowntownBaltimore.com/work for a complete list of our data-driven publications including the Economic Impact Report, Downtown Development Report, State of Downtown, and Housing Study.



MARKET RATE OCCUPANCY:



Source: Individual property managers and leasing agents.

2019 Demographics	¼ mile	½ mile	1 miles
Population	3,542	10,227	46,888
Avg. Household Income	\$95,281	\$80,736	\$72,733
Employees	29,612	70,774	141,142

“Of particular note, Baltimore’s fastest-growing neighborhood today, the traditional central business district, is also one of its most integrated.”

—Baltimore Sun Editorial, January 15, 2017

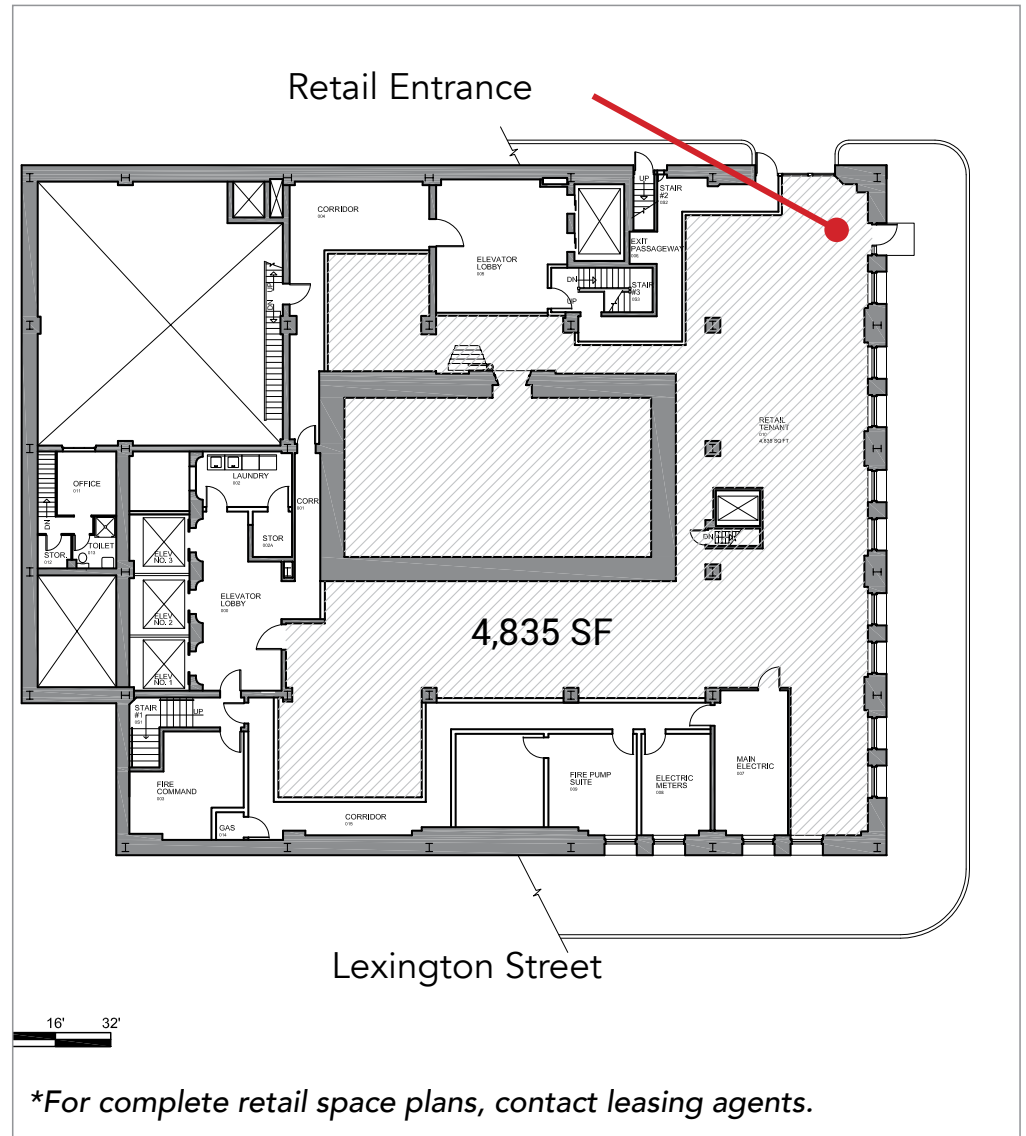
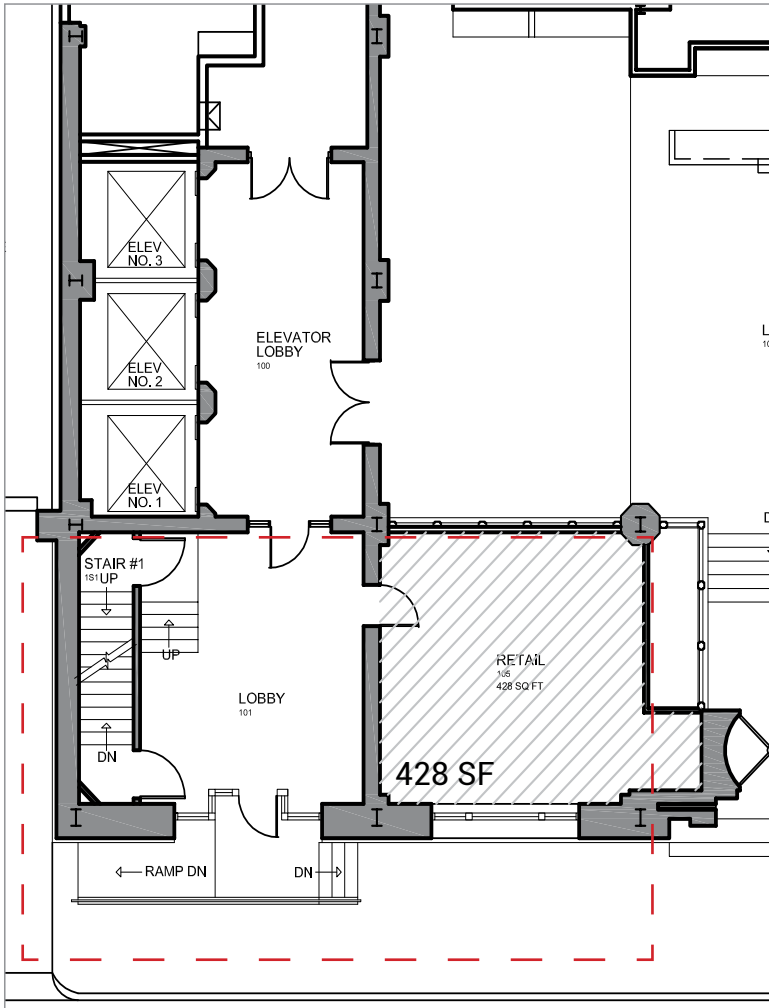
3-Block & 6-Block Analysis

- **Local Apartment Occupancy Rate:** 93% (as of Year End 2017)
- **Largest Employers:** Verizon, Constellation Energy Group, University of Maryland Medical System, Legg Mason, Bank of America, T. Rowe Price Group Inc., Mercantile Bankshares Corp.; International Business Machines Corp., M&T Bank Corp.
- **Notable Retailers:** AB&O American Brasserie, Charles Street Barre, Chick-Fil-A, Cilantro, Corcycle, David and Dad’s Cafe, FX Studios/UA Performance Center, Next Phaze Cafe, Puerto 511, The QG, Shake Shack, Starbucks
- **Nearby Attractions:** Inner Harbor, National Aquarium, Lexington Market, Oriole Park at Camden Yards

Site Plan:

BELOW: First-Floor Lobby 428 SF @ Lexington Street

RIGHT: Lower-Level 4,835 SF @ Calvert Street



**For complete retail space plans, contact leasing agents.*

For Leasing Information, Contact:
Patricia Palumbo | ppalumbo@kleinenterprises.com
Paul Weinberg | pweinberg@kleinenterprises.com

1777 Reisterstown Road, Suite 165 | Baltimore, MD 21208 | 410.902.0290

www.KleinEnterprises.com

