UNDER CONSTRUCTION

HOEN & CO

OPEN LATE FALL 2019

Center for Neighborhood Innovation

2101 E. Biddle Street  |  Baltimore, MD

hoen.co

OFFICE, PROGRAM & RETAIL SPACE

FOR LEASE
The 85,000 square foot historic Hoen & Co building will be repurposed as a lively mixed-use development housing nonprofits, social enterprises and researchers. The complex is marked by 3 historic structures (65,000 SF) and two warehouse/storage buildings (20,000 SF), which are well suited for a variety of uses. The historic buildings will feature an open floor plan, exposing the unique architectural aesthetics of the historic structure. An internal courtyard, surrounded on three sides by beautiful historic facades, can serve as a community events space or as outdoor seating for a café. Tenants will enjoy a host of nearby amenities associated with the 88-acre, $1.8 billion EBDI district, located one block south of Hoen. In addition, Hoen is highly visible from Amtrak’s northeast corridor and provides an excellent branding and signage opportunity for an anchor tenant. Baltimore City, Johns Hopkins, and the Broadway East community are committed to the revitalization of East Baltimore and the Hoen Lithograph building will be an iconic anchor for years to come.

For Leasing Opportunities:  
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VISION.

When complete, the 85,000 square foot Hoen Lithograph Building complex will become The Center for Neighborhood Innovation (CNI), a new model for neighborhood transformation. The CNI will convene an interdisciplinary group of social entrepreneurs, non-profits, service providers, researchers, for-profits, and community members committed to solving the issues facing our most distressed under-resourced neighborhoods and provide them with the space and support they need to affect positive community change. Unlike traditional project-based initiatives that focus on a single issue, place-based efforts such as CNI address the multiple issues presented by a single geographic area. The interdisciplinary group will help students and residents move step-by-step along the continuum from schooling to job training to career building.

CNI is a place-based model with a four-pronged approach for addressing neighborhood problems.

1. **Inspire interdisciplinary collaboration**

   The CNI will feature both shared office space and co-working space for interdisciplinary social innovators—entrepreneurs, artists, public policy researchers, social scientists, and non-profits. Co-locating these individuals, in combination with frequent events, will encourage collaboration that was previously impossible.

2. **Advance best practice research and programs**

   CNI tenants will be encouraged to advance new public policy initiatives, launch new community programs, and develop new models for community revitalization that can a) be measured and b) be replicated in other neighborhoods. Strategic partnerships with universities and research organizations will be critical to developing programs with measurable results.

3. **Scale up non-profit service delivery**

   The CNI will convene an array of non-profits and service providers that are committed to strengthening the neighborhood. This will do two things:
   - Enable non-profits to identify links between their services and work together to build an interlocking network of best-practice programs.
   - Enable community members to easily identify and access non-profit programs.

4. **Connect the community to the innovation economy**

   The CNI will be a gateway for community residents to connect with the innovation economy, providing multiple entry points.
   - Professional: The CNI’s workforce development programs will provide community residents the training they need to access quality, career-track jobs within the innovation district.
   - Social: The CNI’s hang-out spaces—cafes, restaurants, and events space—will embrace community residents, supporting both planned community programming and spontaneous social encounters.
The Neighborhood
East Baltimore is undergoing a transformation and Hoen is in a location poised for redevelopment. Located in Collington Square, a community bordering the Broadway East and Middle East neighborhoods, that has a recent resurgence of housing, healthcare, community health, and food production in the area.

EBDI
East Baltimore Development Inc. (EBDI) is a life science and residential redevelopment effort located north of the Johns Hopkins University medical campus and hospital. It includes the 31-acre Science + Technology Park at Johns Hopkins, 6-acre park, office space, a hotel (under construction), and a variety of for sale and rental residential units.

Baltimore Food Hub
Located three blocks from Hoen, The Baltimore Food Hub is a project aimed at creating jobs and economic opportunity focused on the food industry. The project includes a kitchen incubator and workforce training facility, urban farming operation, retail farm stand, and training space for food entrepreneurs. The Food Hub's kitchen incubator building was completed in 2017 and is located 3 blocks away from Hoen.

American Brewery Building
Since the project's completion in 2009, the restored American Brewery Building has served as a catalyst for development and a symbol of hope for East Baltimore. Home to Humanim, a non-profit focused on workforce training; American Brewery building is a great example of how a historic preservation project can positively affect an area and highlights the potential of the Hoen building.

The Henderson Hopkins School
Located 1 block south of the Hoen Lithograph building, the Henderson-Hopkins school is the first new school to have been built in East Baltimore in more than 20 years. The school is jointly operated by Morgan State's and Johns Hopkins' schools of education and uses a holistic approach to education, involving not just the students but their families and the community at large.
LEVEL 1
Rentable Square Footage: 42,224

LEVEL 1 / MEZZ
Rentable Square Footage: 6,193

LEVEL 2
Rentable Square Footage: 28,902

BUILDING FEATURES & BENEFITS
- 5 connected buildings totaling 85,000 SF
- Potential Uses: Office, Program & Retail Space
- Exposed brick walls, timber framing, 17 foot ceilings
- Certified historic preservation targeting LEED Gold
- 228 parking spaces / 53 on site and 175 off site
- Located in an Opportunity Zone
- Delivery: Q3/Q4 2019
NEIGHBORHOOD IMPROVEMENT EFFORTS.

RENOVATING VACANT ROW HOMES

As part of the broader neighborhood transformation effort, the development team is working with Baltimore City, EBDI, a collection of residential developers, and various community associations to renovate over 200 homes in East Baltimore. The development team currently has site control of over 70 vacant row homes in the surrounding area. The homes will be renovated and sold as mixed-income housing to retain economic diversity in the neighborhood.

THE UNDERPASS LIGHTING PROJECT

The train tracks running through East Baltimore have served as a physical barrier between the investment and opportunity in Johns Hopkins' EBDI and the broader community north of the tracks. Cross Street Partners, City Life, Johns Hopkins University, Collington Square Community Association and the Israel Baptist Church are partnering to improve the streetscape by bringing dynamic LED lights and large murals to the underpasses. Improving the appearance of these underpasses will have an enormous positive effect and make the neighborhood feel safer and more walkable.

While the overall plan will include eight underpasses, Phase 1 will focus on two at the intersection of Chester and Biddle Street in Baltimore, Maryland. The project will consist of dynamic LED lighting displays, complimentary murals by local artists, and a community led landscaping/beautification project. Phase 1 will take three months to complete.

PARKING.

Parking Context Map
The offsite lots have a total of 117 parking spaces and the onsite lot has a total of 53 parking spaces.

SECURITY.

Parking Lot Security
• High Visibility Fencing
• Prickly plants surrounding exterior of fencing
• CCTV cameras connected to monitoring station located in Hoen
• Halogen Lighting

Area Clean and Safe Services
• Hourly motorized patrols
• 24/7 escort services
• Mechanical Curbside Street Cleaning
• Foot Patrol Curbside Cleaning
• Graffiti Removal

Hoen will contract with a third party security firm to provide security for the building and its parking lots.
Access to transit options
- Broadway/Hopkins Metro Station
- Circulator
- Hopkins Shuttle
- Baltimore Link

Just a short walk to the EBDI District featuring restaurants, pubs, & carry outs including
Starbucks, Atwaters, 16 On the Park Bar & Grille, Hibachi Grill, and others

Close to parks and open space

Located 10 minutes
Baltimore’s Central Business District, Harbor East/Harbor Point, Camden Yards and M&T Bank Stadium

AMENITIES
WITHIN A 10 MINUTES WALK

CUPs Coffeehouse
Atwaters Hopkins
Marriott Residence Inn
Collington Square Park
Hoen & Company, established in Baltimore in 1835, was the oldest continuously operating lithographer in the United States. The Hoen & Co. Complex, constructed from 1885 to 1963, is the only site that survives to represent the company's long and illustrious history. The earliest buildings in the complex were constructed for the Baxter Electric Company, which manufactured motors for street railways. From 1898 – 1902, the Bagby Furniture Company occupied the site until Hoen & Co. relocated to the building after their downtown headquarters was destroyed in a fire. Hoen & Co. occupied the property from 1902 to 1981, when the firm declared bankruptcy.

Ernest Weber and his cousin August Hoen brought the Senefelder lithographic process, invented in Germany in the late 18th century, to Baltimore. This process allowed artists to draw directly on lithographic stone from which prints could be made, eliminating the need for time-consuming engraving. A. Hoen & Co. specialized in high-quality, sophisticated work that elevated the technique and art of lithographic printing. August Hoen, who took control of the firm after Weber’s death in 1849, patented the lithocaustic process resolving images into light and dark squares—the forerunner to half-tone printing. Hoen also developed topographical color patterning and map conventions still used by the U.S. Geological Survey. On a commercial level, the company produced labels for cans and for tobacco, opening a secondary plant for this work in Richmond in 1879.

CROSS STREET PARTNERS is a vertically integrated real estate company exclusively focused on re-building communities by creating vibrant urban mixed-use neighborhoods built on a foundation of innovation and entrepreneurial activity. Cross Street believes developing at a neighborhood scale builds strong communities. Cross Street Partners specializes in adaptive reuse of historic properties, brownfield remediation, sustainable design and building practices, and transit-oriented development.

STRONG CITY BALTIMORE (formerly Greater Homewood Community Corporation) is a grassroots, nonprofit organization that has been building and strengthening neighborhoods and people in Baltimore City since 1969. Strong City’s focus is enhancing the capacity of change-makers to improve their communities, through an anti-racist and anti-discriminatory lens. Strong City does that by supporting over 130 projects with assets of $11 million and nearly 150 employees, in areas ranging from education and youth development to community organizing and environmental sustainability. All Strong City’s activities have the common purpose of making our city’s neighborhoods and people stronger – an outcome that we believe is best achieved through the work of community-based initiatives and leaders. Strong City looks forward to spearheading the Center for Neighborhood Innovation at the Hoen Lithograph Building, which will headquarter the staff who support community change work, as well as the Adult Learning Center, which provides adult basic education and ESL classes for over 400 adult learners annually.

CITY LIFE HISTORIC PROPERTIES is a real estate developer who has spent years building strong partnerships with other organizations to revitalize communities. City Life is a fully integrated real-estate company that specializes in urban and adaptive reuse properties that promote neighborhood revitalization and economic growth. City Life has the knowledge and experience to know what expertise is needed for a successful outcome. City Life was instrumental in the development of communities, such as Canton, Brewer’s Hill, Patterson Park and the Johns Hopkins Hospital neighborhoods. City Life is committed to not only building projects but also building communities and entire neighborhoods. City Life has spearheaded major community efforts such as building community associations, supporting local security efforts, and bringing other developers, lenders, investors and partners into the community increasing human capital and investment dollars into the community.
EASTERN SHORE LAND CONSERVANCY

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