



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

FAUST BROTHERS BUILDING

FOR SALE

307 WEST BALTIMORE ST
BALTIMORE, MD 21201

**LOCATED ONE BLOCK FROM UMB/
UMMC CAMPUS IN THE HEART OF THE
BROMO ART DISTRICT.**

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Table of Contents

EXECUTIVE SUMMARY	3
LOCATION OVERVIEW	5
FLOOR PLANS	11

Executive Summary

Harrington Commercial Real Estate Services is pleased to present the opportunity to acquire the Faust Brothers Building at 307 West Baltimore Street. Built in 1870 and renovated in 2007, the 36,625 square foot on 0.129 acres is currently 84% occupied with University of Maryland, School of Social Work, anchoring the tenancy within the building. Located in an Enterprise, HUB and Opportunity Zones, the building is zoned C5- DC, a Downtown Zoning District divided into a series of sub-districts within an unlimited building height restriction for both commercial and residential use.

Listed on the National Historic Register, the Faust Brothers Building is located in the heart of the Bromo Arts District, directly adjacent to the UMB Campus, VA and UMD Medical Centers, Hippodrome & Everyman Theatre, Lexington Market, and the CFG Bank Arena. The building won multiple awards from the Maryland Historic Trust and Baltimore City's Historic Preservation programs for the quality of the renovation that was completed. The building features cast iron facades on both sides of the building with expansive windows and incredible floor-to-ceiling heights, and beautiful wood floors. The building has several spaces that are turn-key ready for immediate use.

The building sits at the apex of the following public transformation modes, making both employee and public access a breeze - MTA Light Rail, City Bus & Subway Service. In addition, it has a public garage parking on either side and secure bicycle storage spots within.



Key Investment Highlights

Faust Brothers Building

PROPERTY DETAILS

Address: 307 W Baltimore St, Baltimore, MD 21201

Building Type: Loft Office

Floors: 6.5 Stories

Building Class: B

Unfinished Ceiling Height 15'

Parking Street parking and adjacent to garage parking

Year Built 1870 renovated in 2007

Building Size: 36,625 SF

Typical Floor size: 5,618 SF

Column Spacing: 10' x 33'

Occupancy: 84%

Zoning C5- DC, a Downtown Zoning District divided into a series of sub-districts that provide design standards to recognize and achieve the different characteristics of Downtown.

Incentives Located in HUB Zone, Enterprise Zone and Opportunity Zone. Also eligible for Baltimore's Neighborhood Impact Investment Development Fund

Notes Listed on both Maryland, City, and National Historic Register (Tax Credit Eligible)



Location Overview

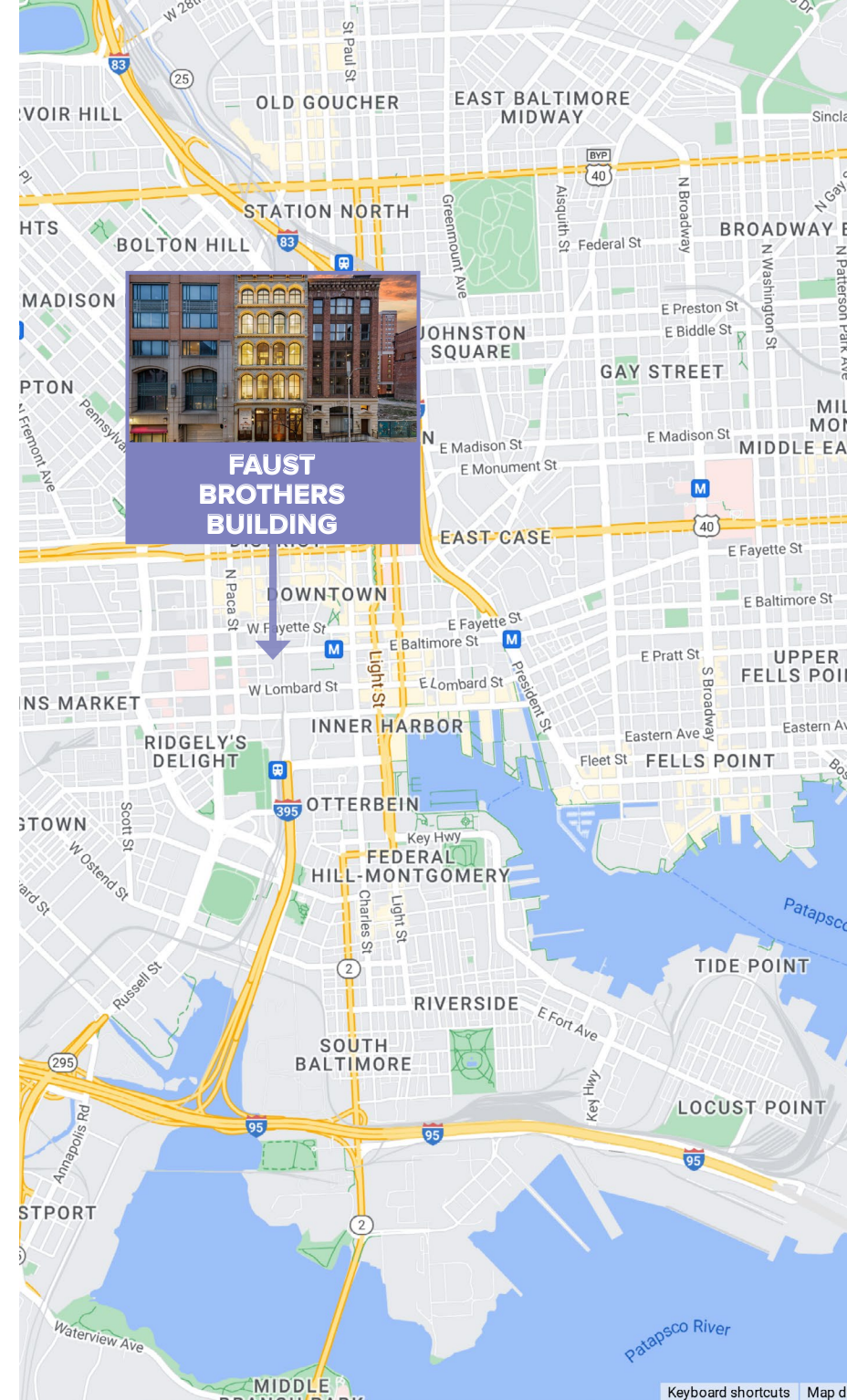
Downtown Baltimore is the epicenter of the greater Baltimore metropolitan area's office market. Home to some of the area's most high-profile companies, stretches of real estate, and unbeatable waterfront views, many office tenants have called the Central Business District home for decades.

The CBD offers businesses several geographic advantages. Its accessibility to major thoroughfares including I-83, I-95, I-295, and I-395 provides many points of ingress and egress to other parts of the metro, including convenient access points for commutes to the nearby Baltimore-Washington International Thurgood Marshall Airport, or adjoining metropolitan areas of Washington D.C. or Philadelphia.

Baltimore's core boasts some of the highest-quality office space in the metro. Anchored by the Pratt Street corridor, its concentration of Class A office space more than doubles that of the next closest concentration in Baltimore. In turn, some of Downtown's largest tenants include notable law firms such as Venable, Miles & Stockbridge, and Baker Donelson. It is also home to long-time mainstays of Baltimore Gas and Electric and M&T Bank.

A notable redevelopment is on the horizon, as locally based MCB Real Estate is planning to renovate Harborplace, a 165,000-square-foot retail center along the Inner Harbor. The renovation is slated to restore the glory that once was Harborplace, and in turn, provide additional retail destinations for the CBD's ample workforce.

Within the capital markets, office sales activity in Baltimore's core has been driven by conversions in recent years. The CBD has more than 1,000 multifamily units underway, and the overwhelming majority of those units are slated to come to market by way of conversions from office and hospitality properties to multifamily assets.



Aerial Photo



FEDERAL HILL

THE BALTIMORE CONVENTION CENTER

ORIOLE PARK AT CAMDEN YARDS

CONVENTION CENTER

HARBORPLACE

CGF BANK ARENA

UMB/UMMC CAMPUS

EVERYMAN THEATRE

VA MEDICAL CENTER

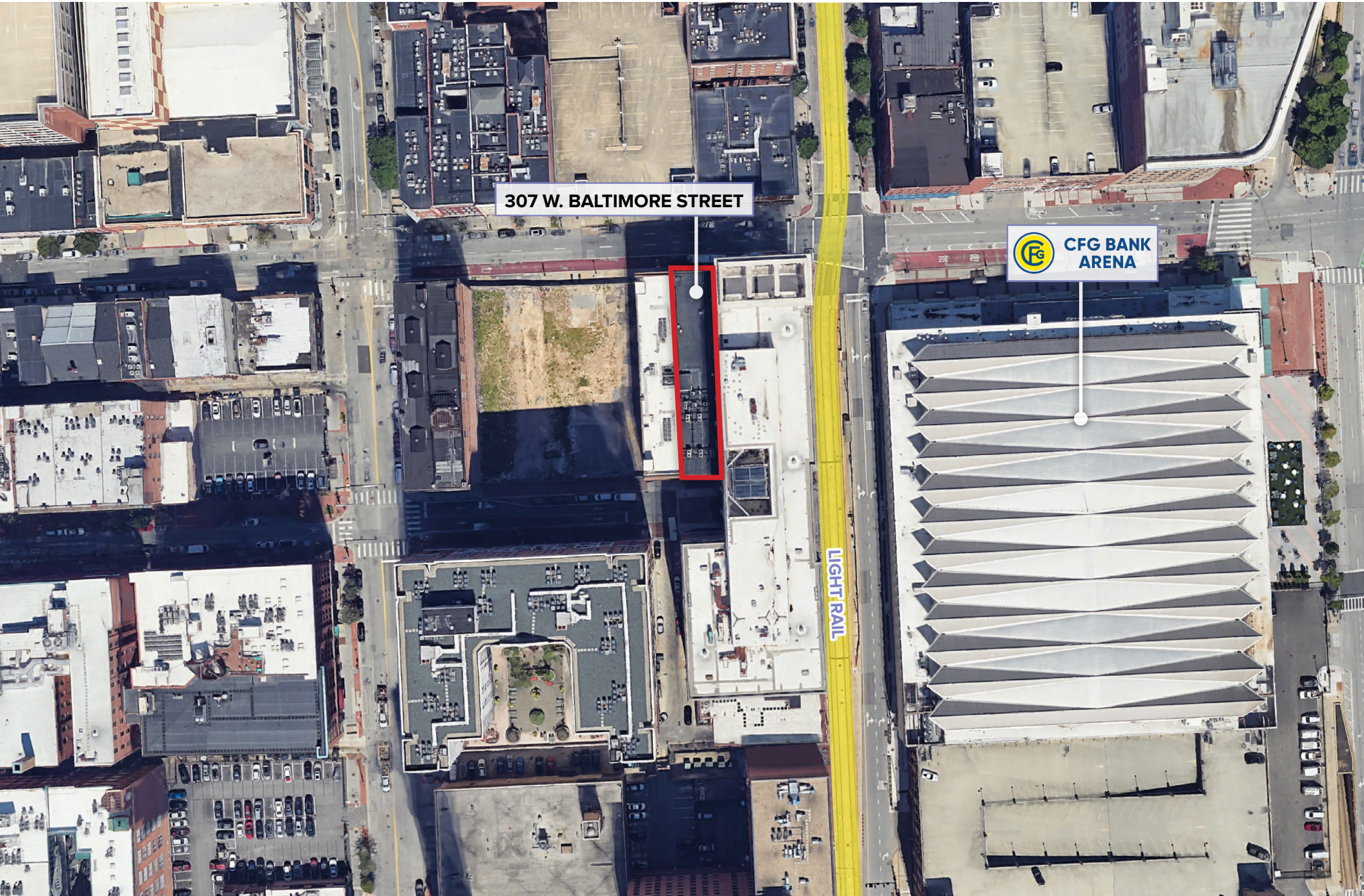
LEXINGTON MARKET

W BALTIMORE ST

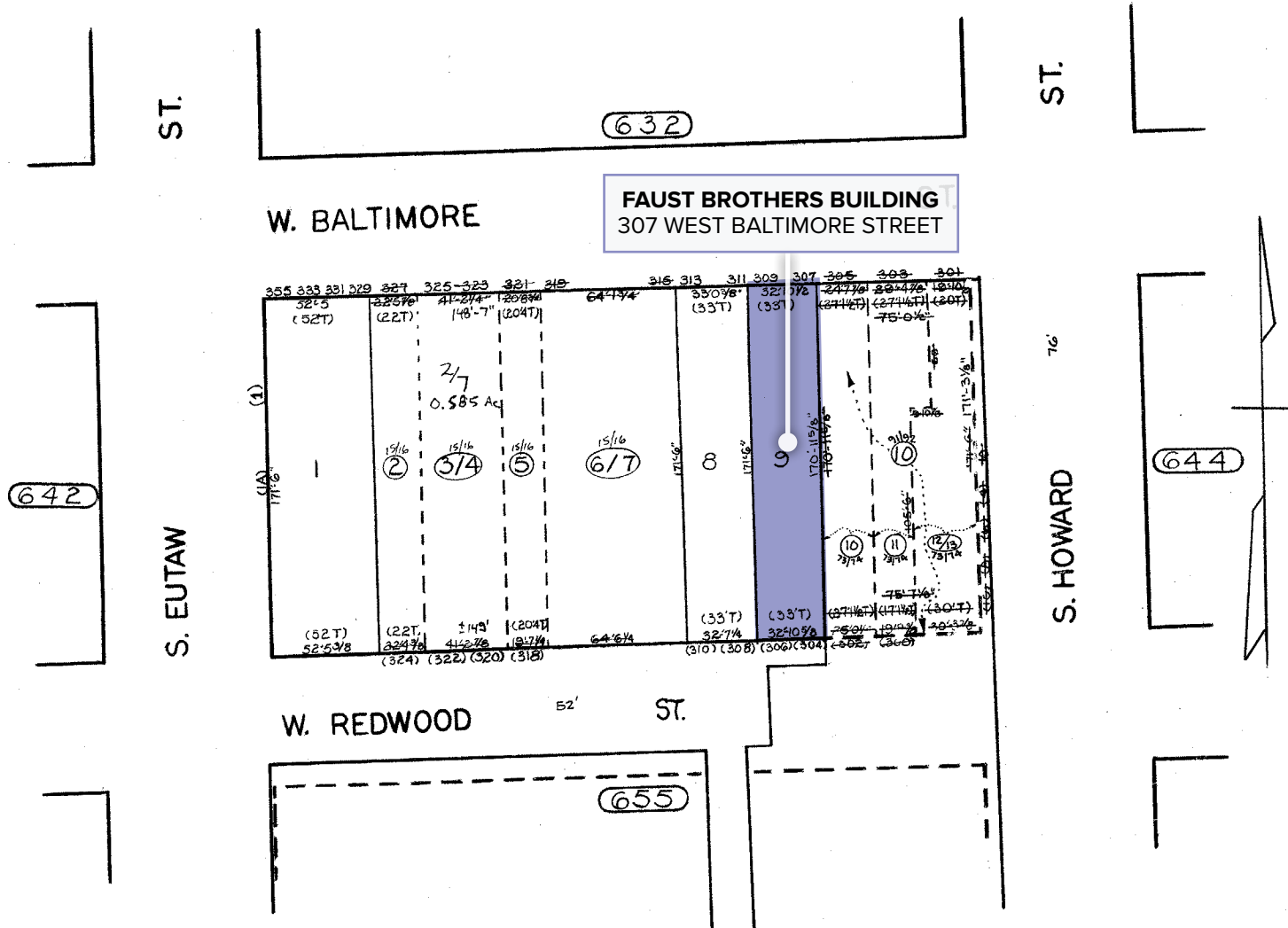
LEXINGTON MARKET SUBWAY STATION

HIPPODROME THEATRE

Site Photo



Plat



Retail Map



Demographics

2023 SUMMARY 0.5 MILE 1 MILE 1.5 MILES

Population	10,819	42,547	88,794
Households	6,920	22,691	45,489
Families	1,115	6,289	15,321
Avg HH Size	1.49	1.73	1.85
Owner Occupied Housing Units	731	5,055	12,722
Renter Occupied Housing Units	6,189	17,636	32,767
Median Age	29.9	33.4	34.0
Median HH Income	\$58,107	\$54,559	\$54,904
Avg HH Income	\$84,012	\$86,458	\$92,410

Business



7,990

TOTAL BUSINESSES



147,013

TOTAL EMPLOYEES

Income



\$54,904

MEDIAN HH INCOME



\$47,666

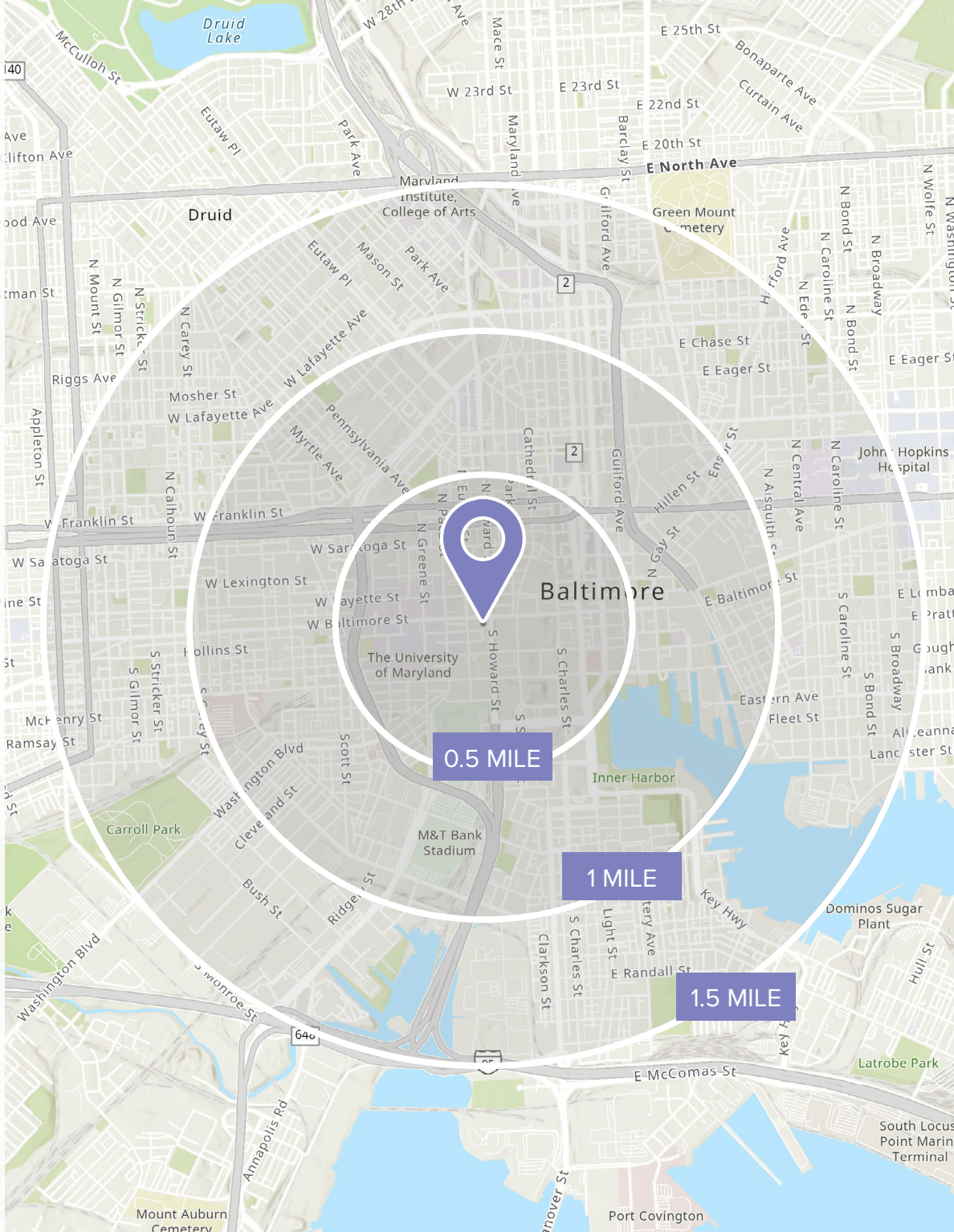
PER CAPITA INCOME



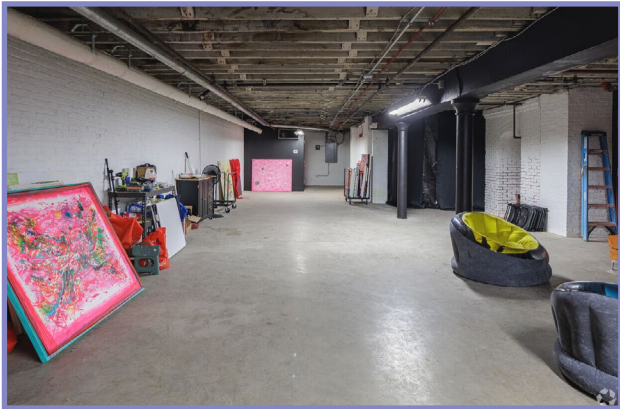
\$14,724

MEDIAN NET WORTH

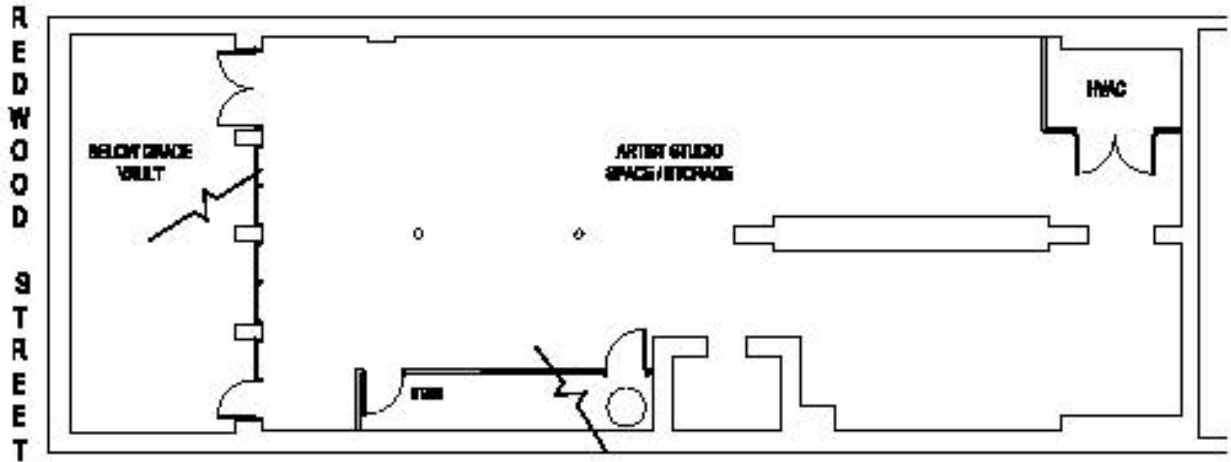
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.



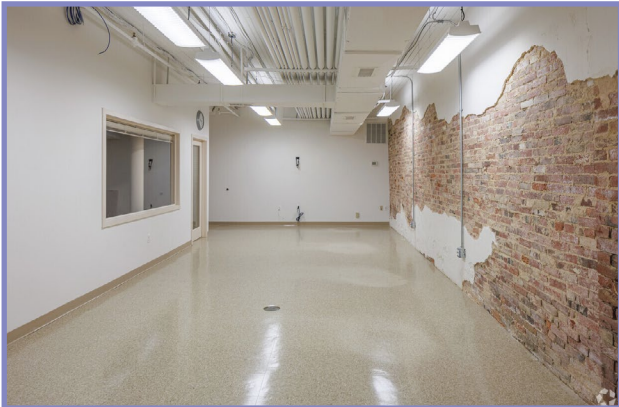
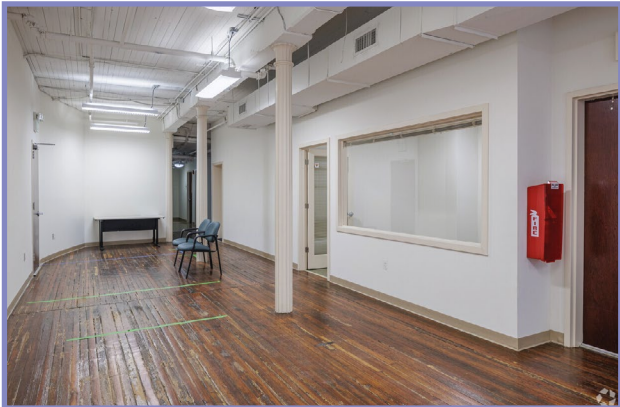
Floor Plan - Basement



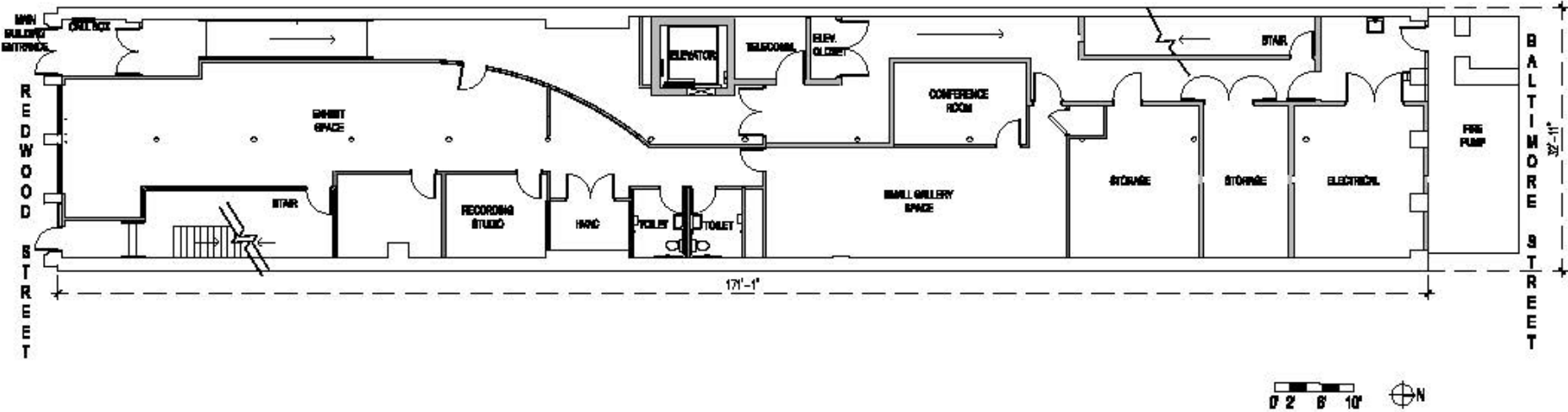
2,857 Gross SF of Artist Studio/Performance Space (Occupied)



Floor Plan - Ground Floor



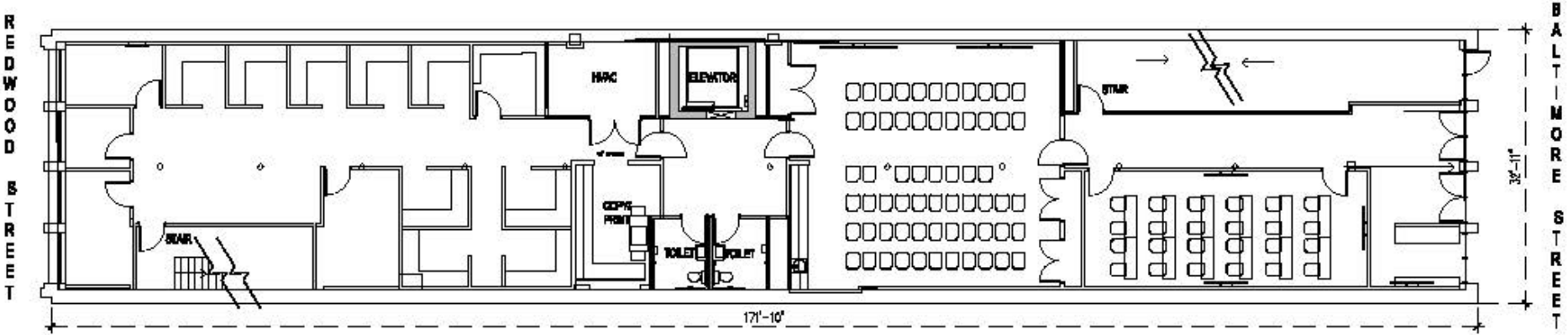
5,618 Gross SF (Occupied)



Floor Plan - 1st Floor



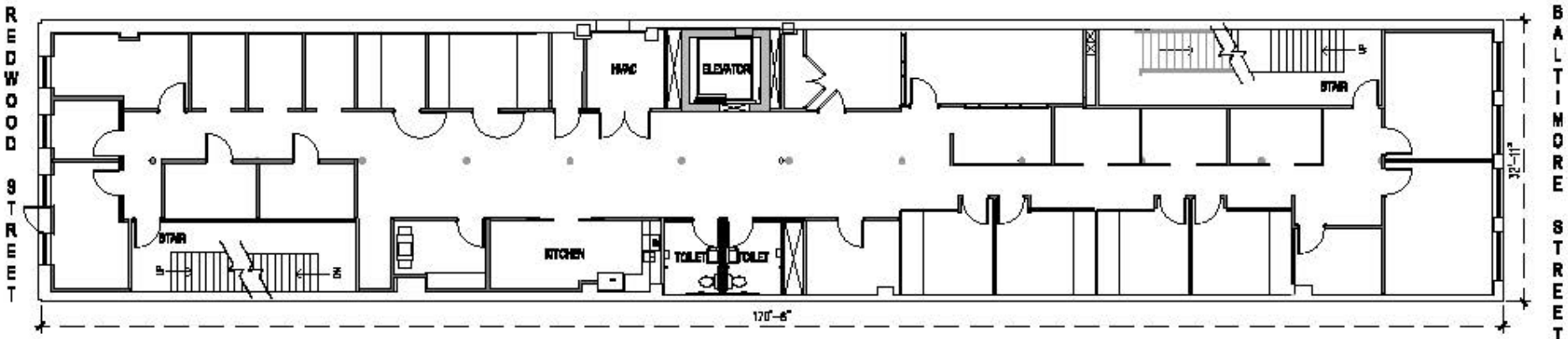
5,618 Gross SF of Office Space (Occupied)



Floor Plan - 2nd Floor



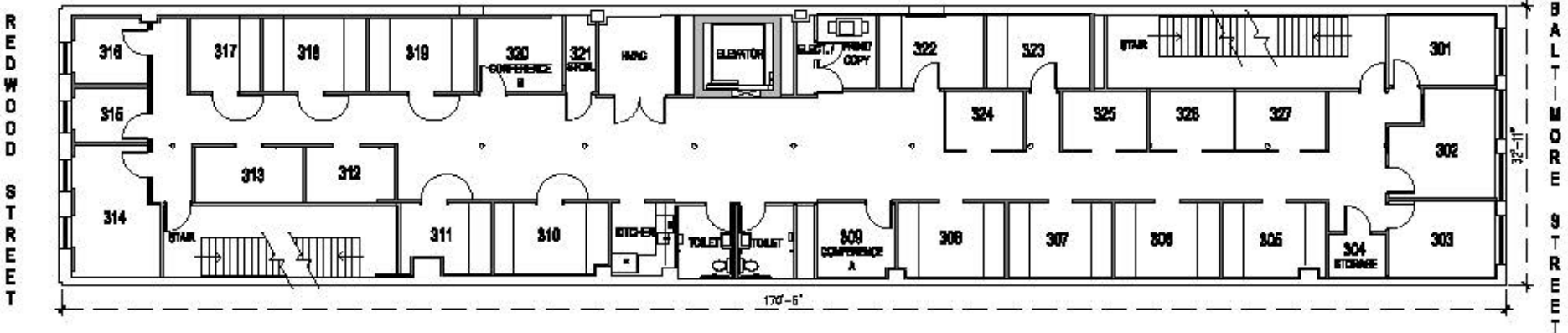
5,618 Gross SF of Office Space (Occupied)



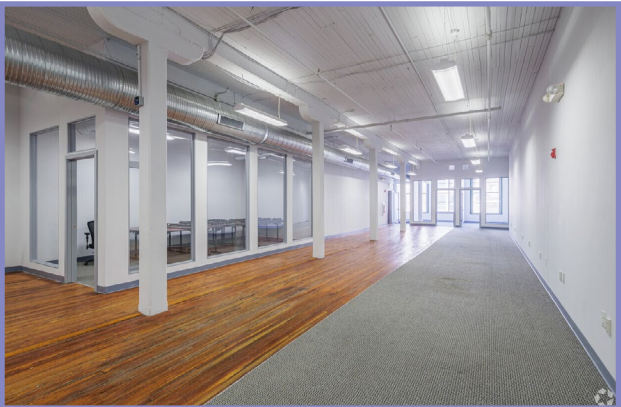
Floor Plan - 3rd Floor



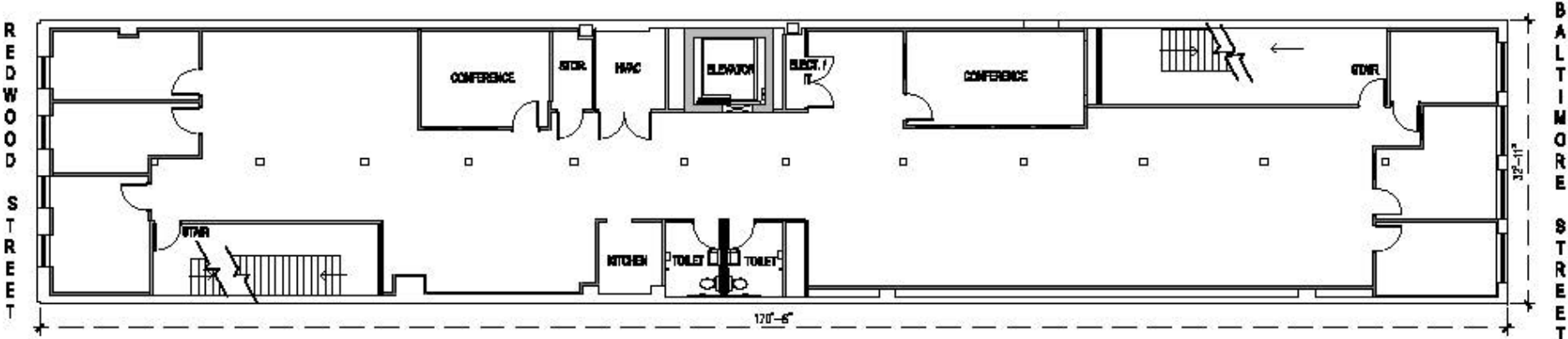
5,618 Gross SF of Co-Working Space (Semi-Occupied)



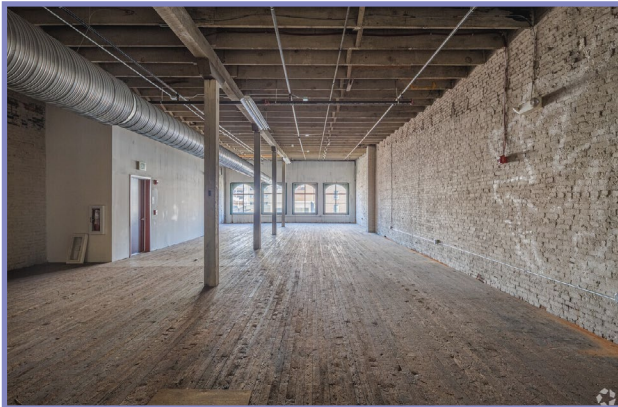
Floor Plan - 4th Floor



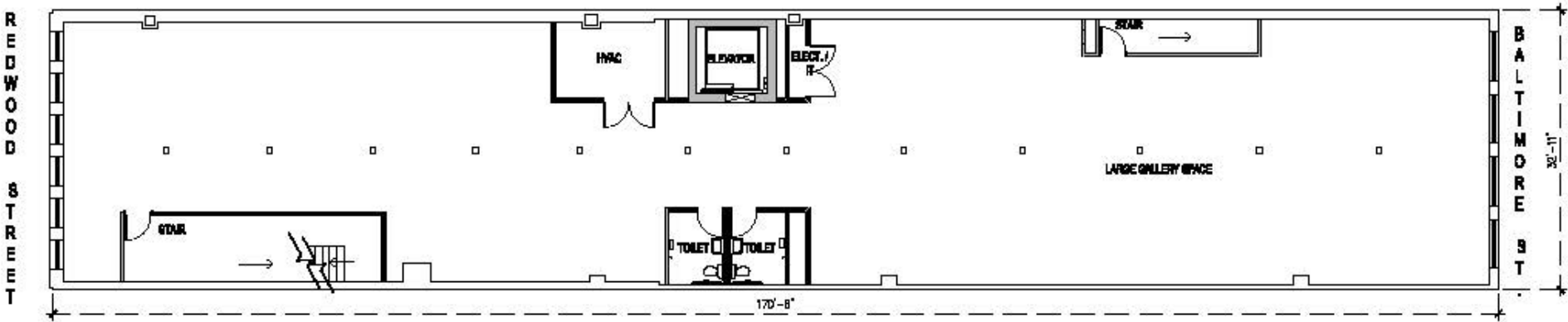
5,618 Gross SF of Office Space

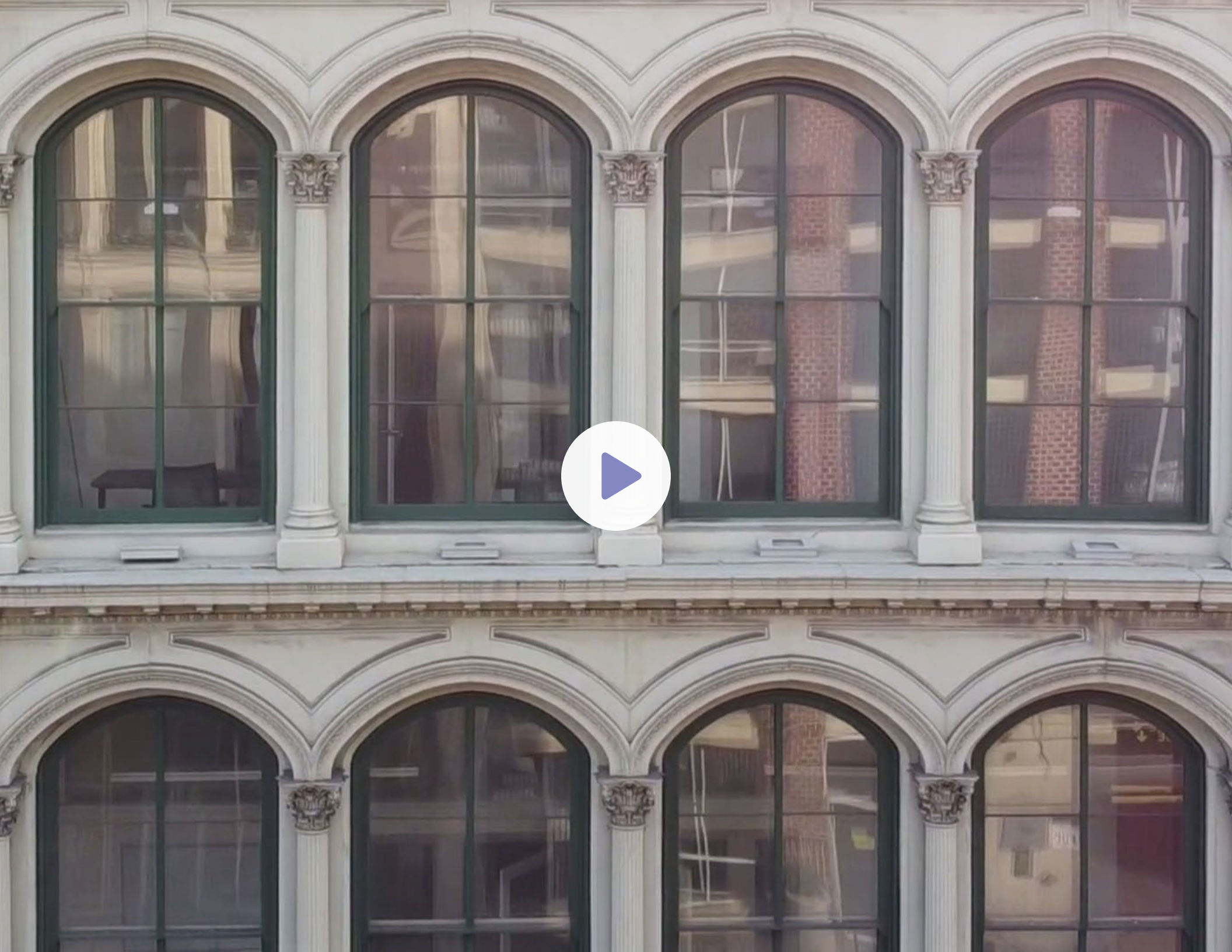


Floor Plan - 5th Floor



5,618 Gross SF of Office/Meeting/Event Space (Occupied)





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