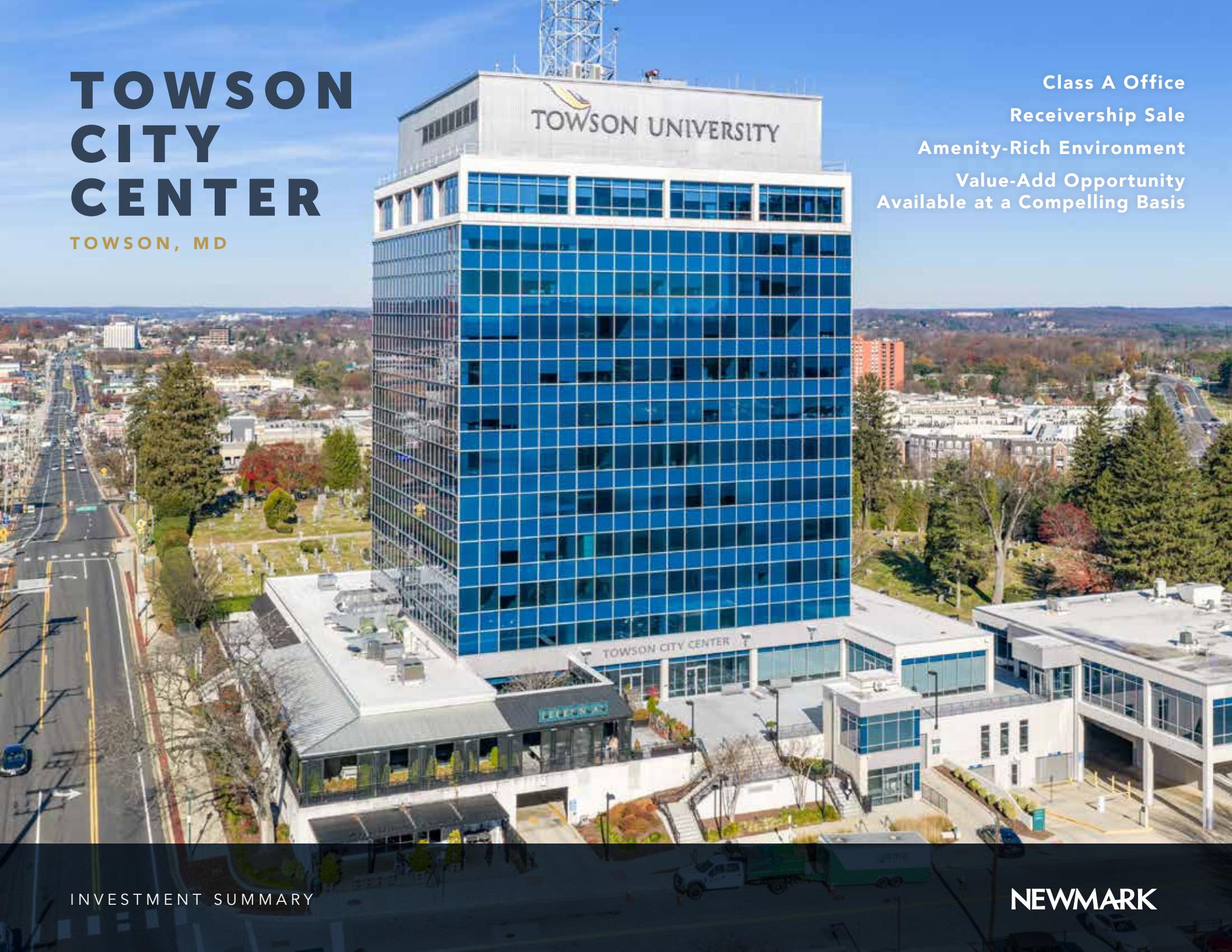


# TOWSON CITY CENTER

TOWSON, MD



Class A Office

Receivership Sale

Amenity-Rich Environment

Value-Add Opportunity

Available at a Compelling Basis

# Executive Summary

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **Towson City Center** (1 Olympic Place), a Class A office tower located in Towson, MD (the "Property").

Built in 1967 and undergoing a complete-gut renovation in 2012, the asset totals 173,441 square feet, is 57% leased to 7 tenants, and has meaningful near-term lease-up potential.

**Towson City Center** is anchored by MileOne Autogroup (Atlantic Automotive), occupying 32% of the building since its renovation in 2012.

Situated in the heart of Towson, the asset provides an infill, walkable, and highly amenitized surrounding, while still located within a suburban location.





## 1 OLYMPIC PLACE | TOWSON, MD



Rentable Area  
**173,441 SF**



Year Built/Renovated  
**1967 / 2012**



Stories  
**12**



Typical Floorplate  
**12,167 SF**



Parking  
**341 total spaces**  
**2 spaces per 1,000 SF**



Percent Leased  
**57%**



Anchor Tenant  
**MileOne**  
AUTOGROUP



Immediate Lease-Up Potential  
**74K SF / 45% OF GLA**

# EXCEPTIONAL WALK-ABILITY:

The largest driver in Towson is the ability to walk to hundreds of stores, restaurants, and entertainment locations within minutes. Towson residents and commuters alike enjoy countless amenities right at their fingertips, with recent developments such as Towson Row adding even more value to the area.

CIRCLE EAST



CINEMARK

SHAKE SHACK®



LA FITNESS.

sweetgreen



SUBWAY



THE FRESH MARKET

CHIPOTLE MEXICAN GRILL

7-ELEVEN

insomnia cookies

NORDSTROM



macys\*

ZARA

J.CREW

Chick-fil-A

H&M

POTTERY BARN

Foot Locker

lululemon

FOGO DE CHÃO

The Cheesecake Factory

3 min Walk  
TO TOWSON TOWN CENTER





10 min Walk  
TO TOWSON ROW



8 min Walk  
TO DULANEY PLAZA



CHOPT



chico's

LOFT



ATHLETA

# FUTURE UPSIDE



# LOCATION + MARKET



## TOWSON OFFICE

SPACE IS 11.8% VACANT TODAY  
WITH A 9.7% HISTORICAL 10-YEAR  
AVERAGE



## ONE OF THREE

CLASS A OFFICE BUILDINGS OVER  
150,000 SF IN THE IMMEDIATE  
HEART OF TOWSON



## NO OFFICE

DELIVERIES SINCE 2018  
NO NEW COMPETITION THREATS

# TOWSON CITY CENTER

TOWSON, MD

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**NEWMARK**