

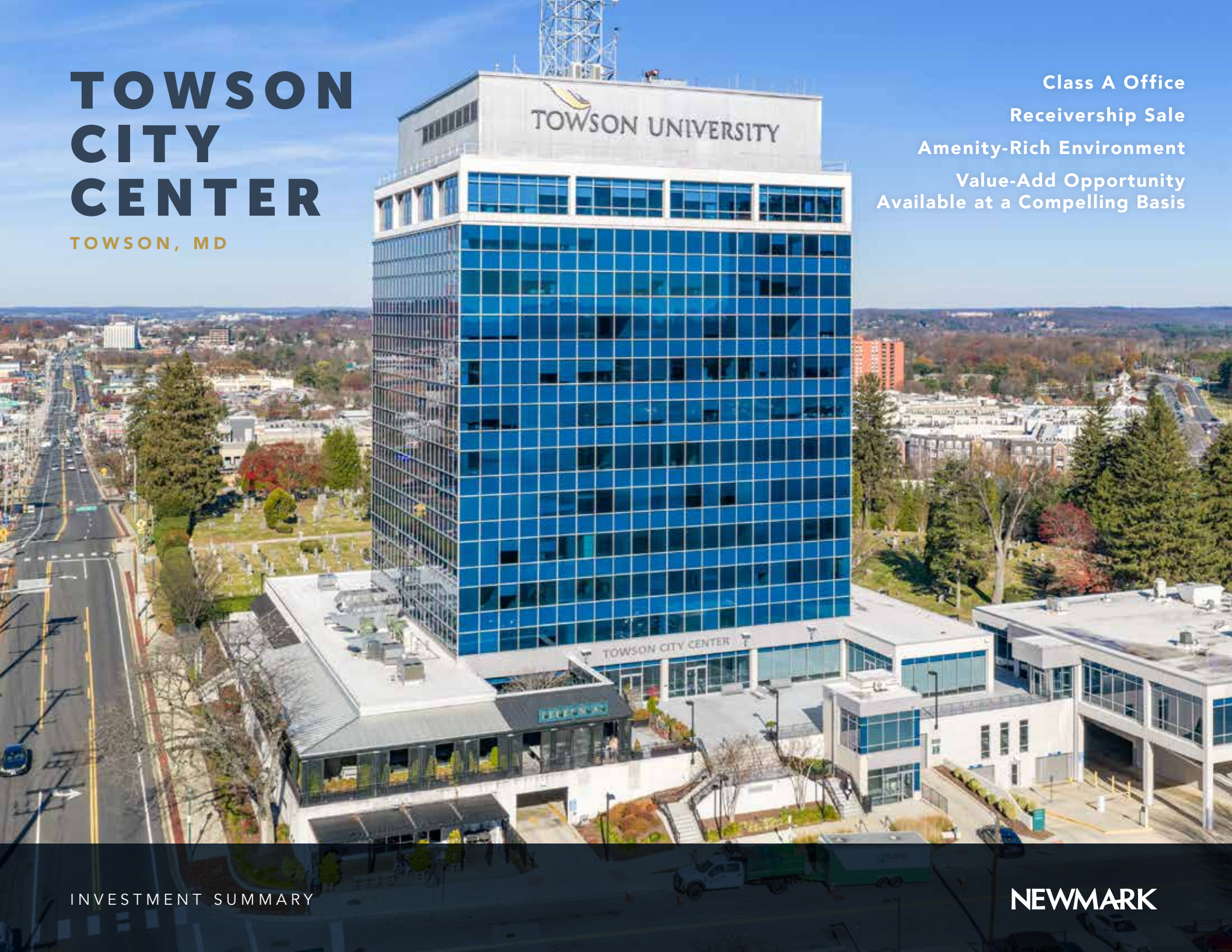
TOWSON CITY CENTER

TOWSON, MD

Class A Office
Receivership Sale

Amenity-Rich Environment

Value-Add Opportunity
Available at a Compelling Basis



INVESTMENT SUMMARY

NEWMARK

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™

URBAN OUTFITTERS

SHAKE SHACK®

sweetgreen



SUBWAY®

insomnia cookies



1 min Walk
TO CIRCLE EAST

NORDSTROM



★ macy's

ZARA

J.CREW



POTTERY
BARN



Foot Locker



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

**FUTURE
NAMING
RIGHTS
AVAILABLE**

**PLUG + PLAY
HIGH END
RESTAURANT
SPACE**

**74,000 SF OF
LEASE-UP
POTENTIAL**

**POTENTIAL
FOR ADDITIONAL
ROOFTOP/TELECOM
INCOME**

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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