



CUSHMAN &
WAKEFIELD

775

WEST HAMBURG ST

TRANSFIGURATION PARISH: CHURCH AND SCHOOL

WASHINGTON VILLAGE

BALTIMORE, MARYLAND

RARE REDEVELOPMENT OPPORTUNITY



TRANSFIGURATION PARISH

775

W HAMBURG ST

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Introduction

On behalf of the Transfiguration Roman Catholic Congregation, Inc (“Owner”), Cushman & Wakefield is pleased to present for sale Transfiguration Parish - a prominent and historically significant religious campus located at the corner of Scott Street and West Hamburg Street in the Pigtown neighborhood of Baltimore. Spanning approximately 1.07 acres, the site includes three architecturally distinct structures: a beautifully restored Romanesque-style church built in 1897, a three-story rectory, and a two-story school building constructed in 1887, all supported by extensive on-site surface parking.

The property offers an exceptional opportunity for adaptive reuse or redevelopment. The school and rectory buildings offer flexible configurations well-suited for residential conversion, and existing educational or institutional uses. The church, with its ornate details, twin towers, and traditional vaulted sanctuary, remains a striking landmark within the community. With prominent street frontage, proximity to I-95 and downtown Baltimore, and convenient access to transit, the site is well positioned to benefit from the area’s ongoing revitalization and infrastructure investment.

The property is zoned R-8, which permits a mix of residential, educational, and institutional uses by right. More intensive redevelopment scenarios may require zoning modifications and proposed uses are subject to approval by the Archdiocese of Baltimore.

Given the architectural character of the buildings, the scale and layout of the site, and the strength of the surrounding market, Transfiguration Parish presents a rare opportunity to repurpose a legacy asset within one of Baltimore’s most historic and transit-accessible neighborhoods. Your firm is invited to submit an offer as outlined in the following pages.



MARKET OVERVIEW



Strategic Suburban Location Washington Village | Baltimore, Maryland

Washington Village, also known as the historic Pigtown neighborhood, is a charming suburb with a rich history and a thriving community, located less than 5 minutes West of Downtown and 15 minutes from the Baltimore/Washington International Airport.

Within five miles of the property are anchor institutions including the University of Maryland Medical Center and associated Research Institutions, Johns Hopkins University, University of Maryland Medical Center, and Mercy Hospital. Nationally ranked educational institutes such as Towson University, The University of Maryland Baltimore, Notre Dame of Maryland University, Loyola University of Maryland, St. Mary's University, and Morgan State are all within ten miles of the Property. Johns Hopkins, ranked in the top ten of National Universities, boasts \$3.4 Billion in annual research funding with 91% of graduates employed full-time or in Graduate School within six months of graduation.



MARKET OVERVIEW



Regional Growth

The Baltimore region has experienced tremendous growth across many sectors. Ranking second in the nation for the life sciences market, its best-in-class hospitals and medical research institutions earn billions in funding per year while driving intellectual property. The region is highly accessible to the majority of the Northeastern and Mid-Atlantic USA via I-95. Additionally, the Port of Baltimore is the most inland on the East Coast and the ninth-largest water port in the U.S. by tonnage.

Dynamic Communities

Known for its historic charm and working-class roots, Pigtown is one of Baltimore's most authentic and evolving neighborhoods. The area features a blend of classic brick rowhomes, neighborhood parks, local institutions, and boutique retail. The walkable streetscape create a warm, community-oriented atmosphere.

Other nearby neighborhoods, such as Federal Hill, Locust Point, and Mount Vernon, complement Pigtown's appeal with their walkability, transit access, and proximity to downtown Baltimore. These areas offer an affordable, centrally located alternative to Baltimore's waterfront, with convenient access to I-95, the MARC train, the University of Maryland Medical Center and graduate campuses, Johns Hopkins, and the Inner Harbor.



Druid Hill Park and the Maryland Zoo

Johns Hopkins Homewood

Morgan State University

Location

Charles Village

University of Baltimore

Coppin State University

Mount Vernon

Downtown Baltimore

Johns Hopkins University and Medical Center

University of Maryland Medical Schools and Medical Center

Camden Yards

775 West Hamburg ★

M&T Bank

Fells Point and Harbor East

Canton



Federal Hill

Locust Point

Baltimore / Washington International Thurgood Airport
12 minutes from 765 W Hamburg

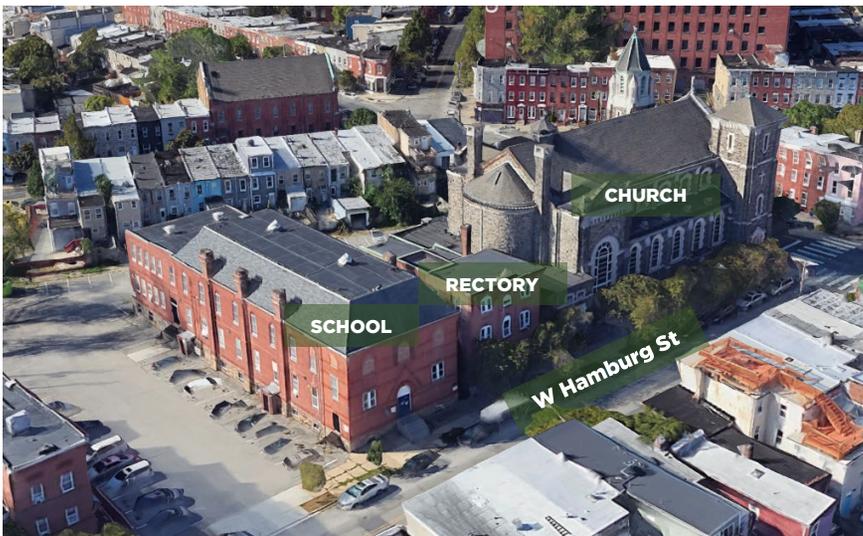
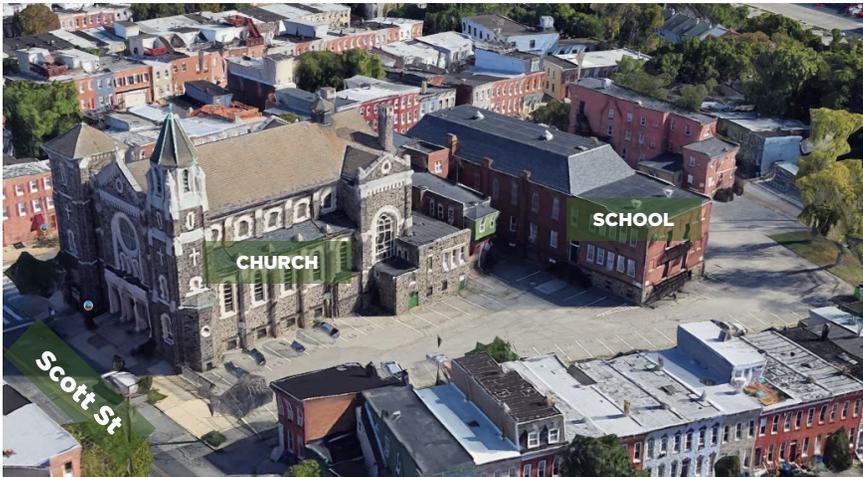
Baltimore Peninsula



PROPERTY OVERVIEW



W Hamburg & Scott Street



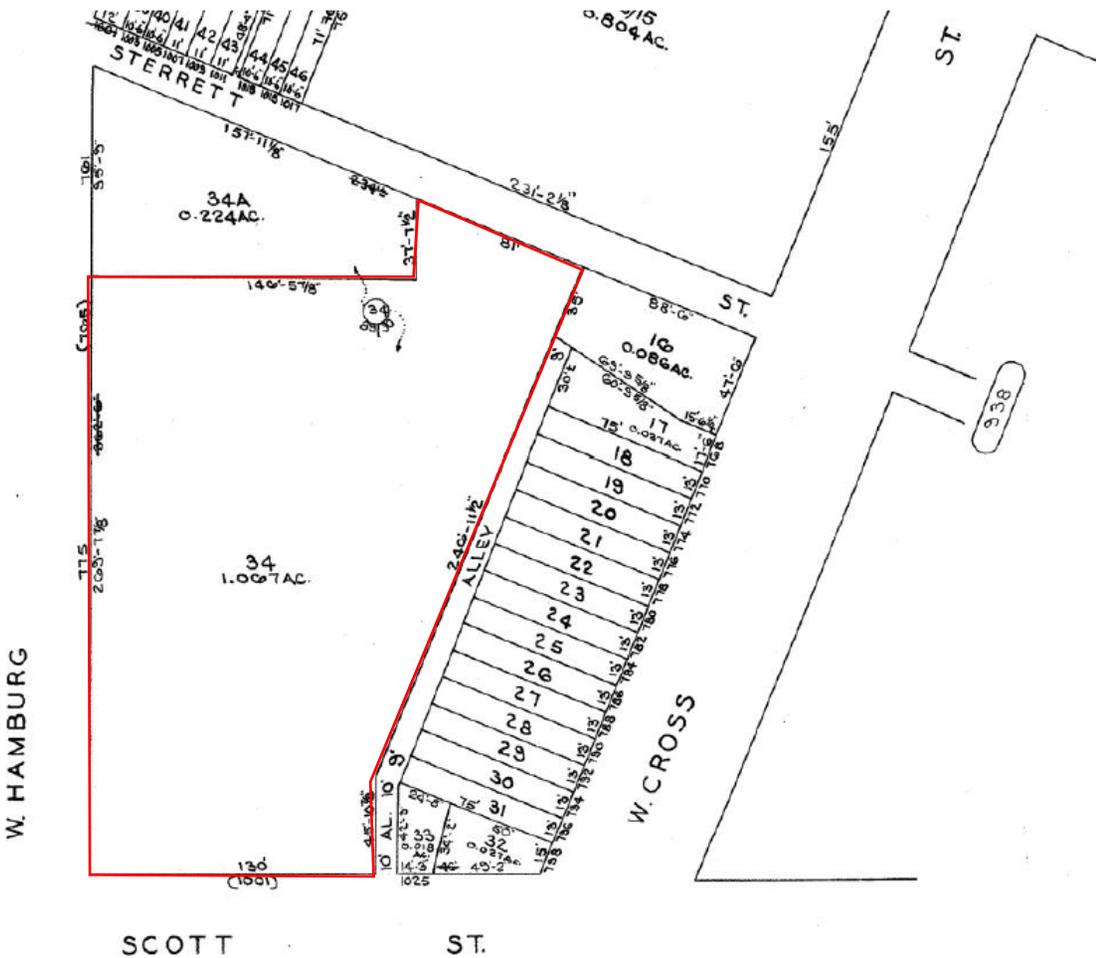
Transfiguration Parish is located at the intersection of Scott Street and West Hamburg Street, a prominent and highly visible corner in the heart of Baltimore's Pigtown neighborhood. Spanning approximately 1.07 acres, the property includes three historic structures totaling approximately 29,638 square feet of above-grade space, with additional partially finished lower-level square footage.

- **Church** built in 1897, totaling 11,502 square feet, with traditional architecture featuring twin towers, ornate and high ceilings, and ornate stained-glass windows. The sanctuary includes 60 pews and seats approximately 350-400 congregants.
- **3-story Rectory** constructed in 1887, totaling 5,086 square feet. The building includes multiple bedrooms, common areas, and offices, and is currently used for administrative purposes. Partially finished lower-level space adds additional functionality.
- **2-story School Building**, also built in 1887, totaling 13,050 square feet. The first floor served as classroom space and the second floor functioned as a fellowship hall, cafeteria, and kitchen. The school includes partially finished basement and loft space. This structure is suitable for educational use, or residential / institutional redevelopment.

The zoning is **R-8**, which permits residential use by right, including detached and semi-detached homes, rowhouses, multifamily housing, day-care centers, and educational or religious institutions. R-8 zoning allows approximately 58 dwelling units per acre. Higher-density redevelopment may require zoning adjustments. Proposed uses are also subject to approval from the Archdiocese of Baltimore.

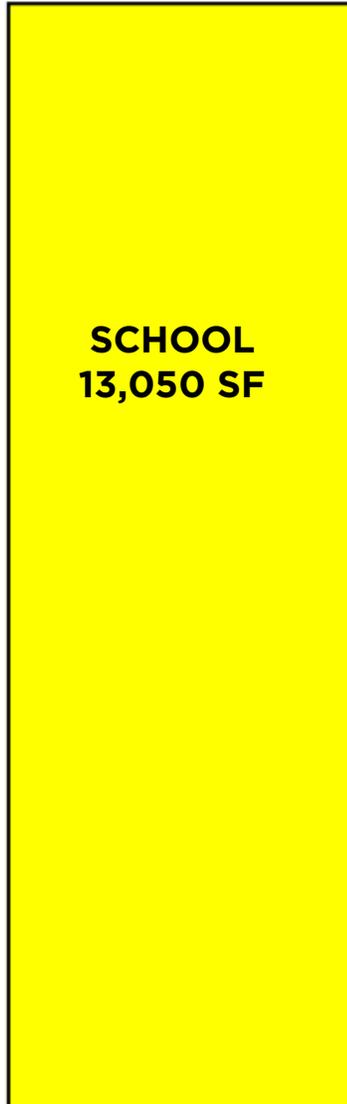
With its central location, substantial land area, and distinctive architecture, the Transfiguration Parish offers a compelling opportunity for adaptive reuse or redevelopment in one of South Baltimore's most well-connected and evolving neighborhoods.

EXISTING SITE PLAN



SCHOOL

45 FT

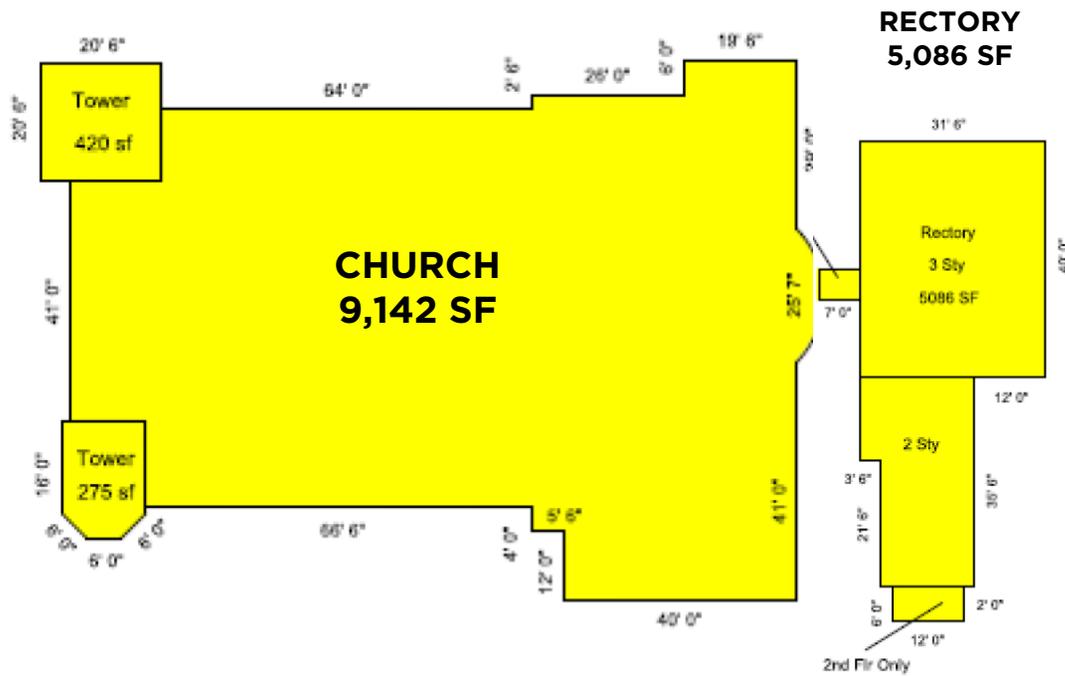


SCHOOL
13,050 SF

145 FT



CHURCH & RECTORY





CUSHMAN &
WAKEFIELD

TRANSFIGURATION PARISH

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WEST HAMBURG STREET
BALTIMORE, MARYLAND

To facilitate our timely evaluation of your qualifications and level of interest, please submit your written offer to this solicitation electronically no later than 5:30 p.m. Date TBD to David W. Baird, CRE (david.baird@cushwake.com).

This property is being marketed as a “Principals-Only” Offering. The Buyer’s Representative, if any, will need to look to their client for any and all compensation.

Additional information is available via an electronic data room. Interested parties should contact David Baird for a Non-Disclosure Agreement to execute and return.

Contact

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