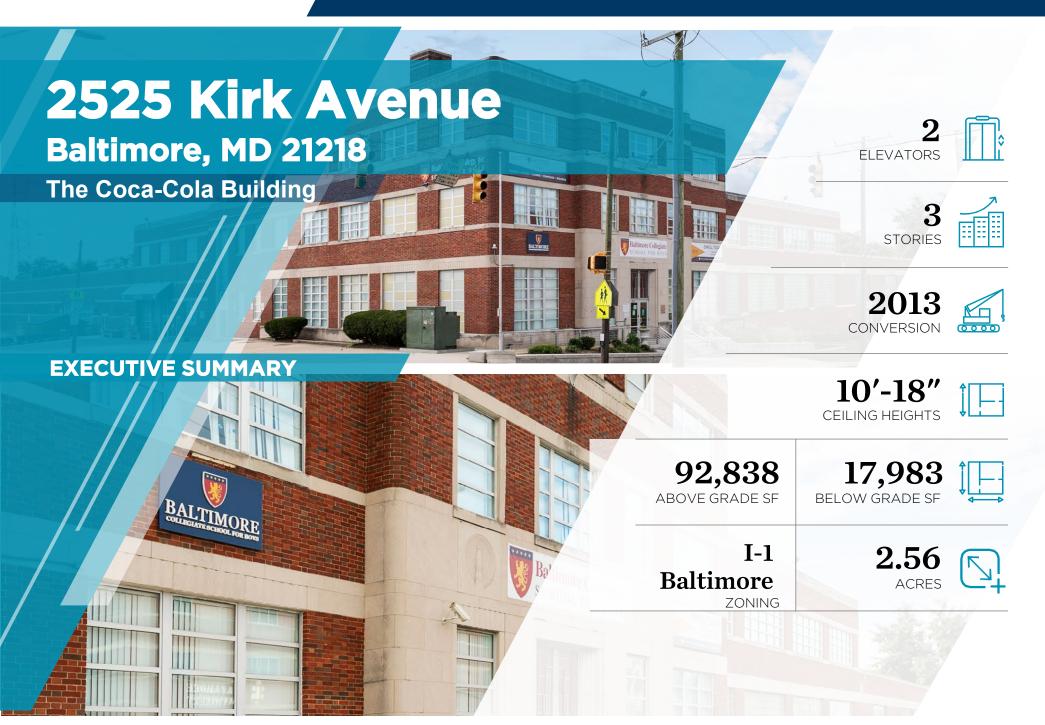


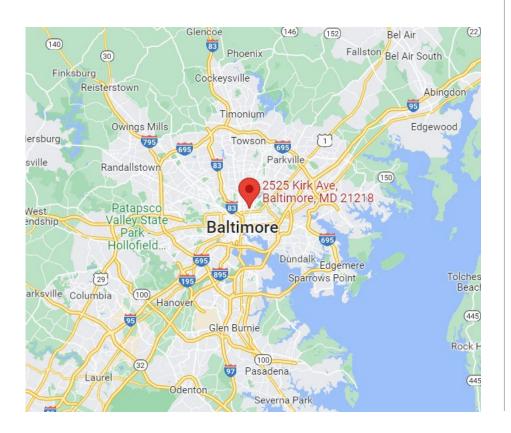
INVESTMENT/REDEVELOPMENT OPPORTUNITY





OFFERING

Cushman & Wakefield is pleased to present the exclusive listing of The Coca-Cola Building. Over the course of its life, The Coca-Cola Building has experienced several configurations. In addition to its current function as a school, the Property has design and mechanical features reflecting its past use as an industrial office and storage Property. The Building is well-suited for conversion for a variety of uses with potential for future rezoning. Harbor East and Downtown Baltimore are less than 3 miles from The Coca-Cola Building.



HIGHLIGHTS

REDEVELOPMENT OPPORTUNITY

Originally constructed in 1939 as a manufacturing plant for the Coca-Cola Corporation, the building was converted in 2013 to a school. Other functions have included owner-user warehouse/storage and office. Future ownership has the rare opportunity to reposition the Property while preserving the existing structure and its uniquely historically industrial aesthetics. Future ownership can also retain the Property's character by hosting community events and serving as a hub for the surrounding community.

2

HOME TO THE BALTIMORE MONARCH ACADEMY

The Coca-Cola Building is home to Monarch Academy, the charter school in the City to serve exclusively boys with a continuous academic program.

3

EASE OF ACCESS TO MAJOR UNIVERSITIES AND EMPLOYERS

The Coca-Cola Building is well-located and offers easy access to the region's top educational institutions such as Johns Hopkins University (1.1 miles), Morgan State University (1.6 miles), and Loyola University Maryland (2.1 miles). Just 2 miles from the Property is The Johns Hopkins Hospital, rated the #1 hospital in Maryland, and the #5 hospital in the Nation.

4

SOLID CONSTRUCTION AND MECHANICALS

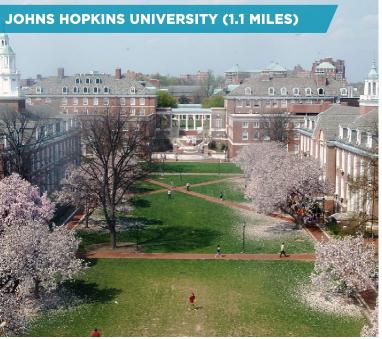
The Building has a concrete foundation with a structural brick frame and steel support columns, while the windows are either glass block or steel casement. The Property features a modern wet sprinkler system, and two elevators.

5

BALTIMORE PENN STATION PROXIMITY | D.C. COMMUTE CONVENIENCE

The Coca-Cola Building is just 1.5 miles from Baltimore's Penn Station, which is set to undergo a \$90 Million Renovation later this year. The improvements will include refurbishing the more than 100-year-old "Head House," building a glass-walled passenger concourse, adding space for shops, eateries and offices, and constructing a new high-speed rail platform. Residents are able to commute door to door from their residence to Downtown Washington D.C. in less than 70 minutes.











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