

THE WOODBERRY

2001 West Cold Spring Lane, Baltimore, MD 21209

 **Ridley Athletic
Complex**

**RETAIL/SERVICE/
RESTAURANT
SPACE AVAILABLE
2,400 - 5,500 SF ±
DIVISIBLE**



COLD SPRING LANE

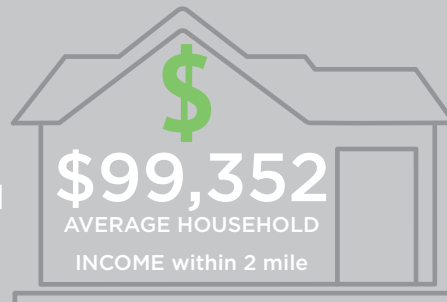


2021



214,033

**TOTAL
HOUSEHOLD
POPULATION**
3 Miles



\$1.8 BILLION
TOTAL
CONSUMER
SPENDING
3 miles



89,417
EMPLOYEES
3 Miles

MT. WASHINGTON MILL

VILLAGE OF CROSS KEYS
UNDER REDEVELOPEMNT
290,000 SF ±

BELVEDERE SQUARE

ATWATER'S
TRADITIONAL FOODS

SINAI HOSPITAL
5,000 EMPLOYEES

BALTIMORE POLYTECHNIC INSTITUTE

CVS/pharmacy

LOYOLA UNIVERSITY
3,879 STUDENTS

THE WOODBERRY

LOYOLA UNIVERSITY RIDLEY ATHLETIC COMPLEX
6,000 SEATS

JONES FALLS TRAIL
11 miles

GREENSPRING TOWER SQUARE

hair cuttery Walgreens



THE ROTUNDA

WOODBERRY KITCHEN

JOHNS HOPKINS UNIVERSITY
23,000 STUDENTS



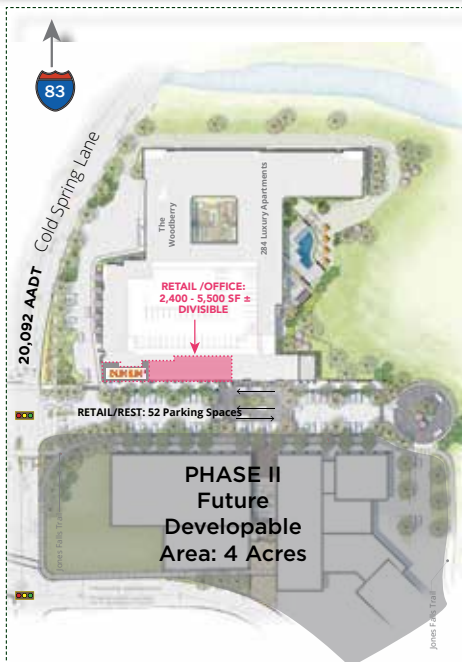
The Woodberry is a multi-phase development located on W. Cold Spring Lane just off the Jones Falls Expressway in Baltimore, MD. The first phase of the development includes 284 residential units and 7,500 ± square feet of first-floor retail/restaurant space. A future second phase of The Woodberry includes four acres of developable land.

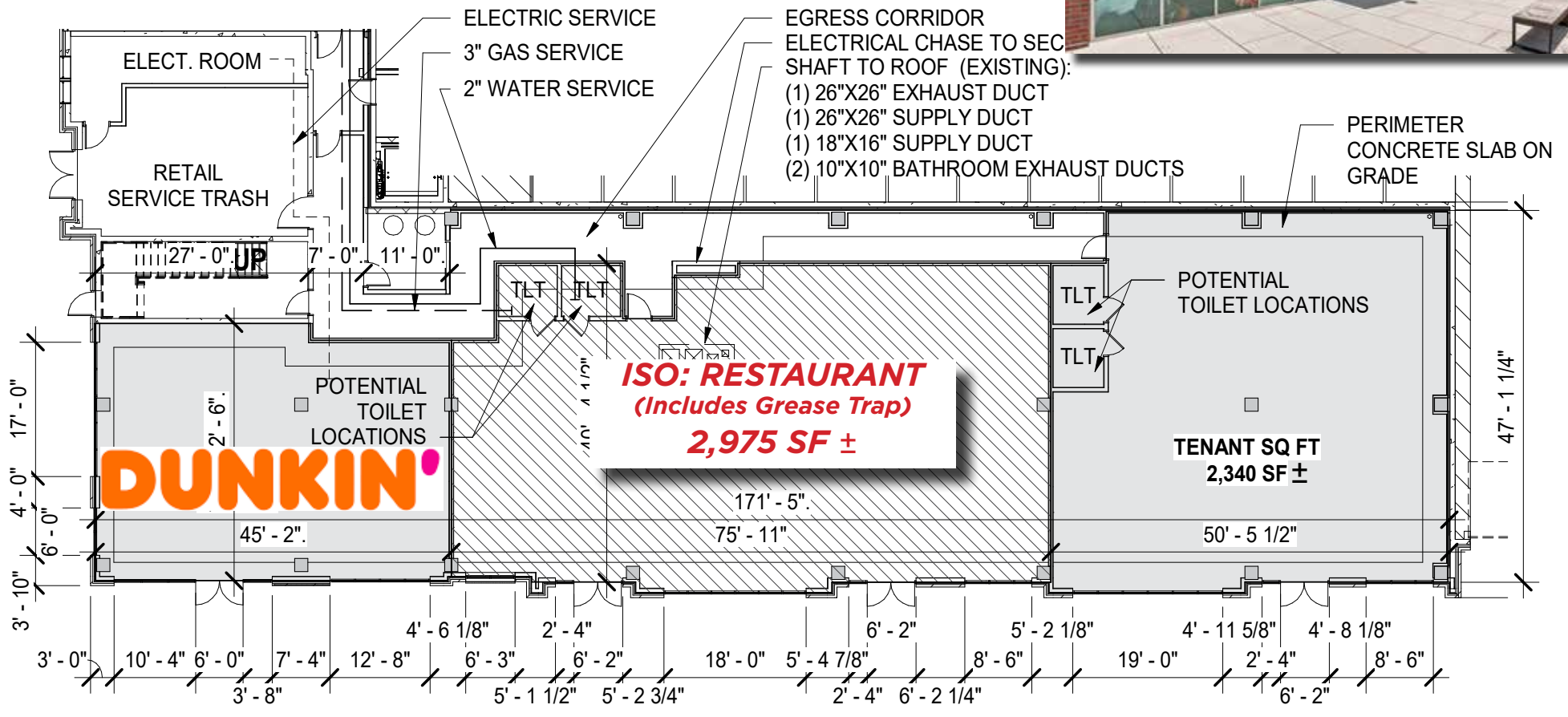
Conveniently located along the Jones Falls Trail, which is part of the East Coast Greenway project that, when finished, will connect from Maine all the way to Key West, Florida.



A short 4-minute walk will take you to the Cold Spring Lane Light Rail station which sees an average of 600 daily passengers. The site sits at a signalized intersection and boasts immediate access on and off I-83, which is heavily traveled and has an average daily traffic count of 143,797 cars per day. Baltimore Penn Station is located 4-miles away and only 14 miles to BWI airport.

Many world-class amenities surround the Woodberry neighborhood, including popular dining options such as Woodberry Kitchen, Cosima, La Cuchara, Johnny's, and Birroteca all within 2.5 miles of the site. The Union Collective, a 155,000 square foot former Sears warehouse that is now home to a vibrant carefully curated selection of independently owned, Baltimore-based businesses is 1.6 miles from The Woodberry. Other nearby amenities include CVS and The Rotunda, and major employers, including Sinai Hospital, within two miles with over 5,000 employees and 214,782+ admissions/visits annually. Johns Hopkins University and Loyola University are approximately 1.5 miles, with Loyola University's 6,000-seat Ridley Athletic Complex just next door. The Village of Cross Keys (290,000 +/- SF), currently undergoing redevelopment, is home to restaurants, hospitality, retail, and other amenities, including Williams-Sonoma, Talbot's, Fulton Bank, Sotheby's International Realty Offices, the award-winning Baltimore School of Music and many others.





Unless expressly set forth to the contrary in this Lease, any site plans, keys, codings, or tenant lists, or other items set forth in this Lease or in Exhibits to this Lease are not intended, in any way, to constitute a representation or warranty by, or on behalf of, Landlord or Landlord's Indemnitees (a) as to the past, current or future layout or dimensions of the Project or any spaces located therein or (b) as to the past, existing or future tenants or occupants in the Project.

FOR FURTHER INFORMATION:

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