



# CITY GARAGE

## SCIENCE & TECHNOLOGY CENTER

101 WEST DICKMAN ST, BALTIMORE, MARYLAND

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 **Scheer Partners**  
*A Reputation for Results*

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## THE STORY

**CITY GARAGE**, located at 101 W. Dickman Street, is Baltimore's premier destination for life science companies looking for best-in-class R&D / lab / manufacturing capabilities. Originally designed and built to service Baltimore City's bus fleet, the 135,000 square foot building has evolved into a center of innovation in the Baltimore Washington Region. From the Sagamore Distillery to Under Armour's "Lighthouse" Manufacturing and Design Leadership Center, City Garage has been the home of some of the region's most innovative and successful companies.

Upcoming renovations will foster innovation in the building by installing "lab ready" infrastructure, and will make the building a standout option for life science companies in the area. City Garage is the most accessible building in the Baltimore area, located less than 1 minute off of I-95. Nowhere else in the market can you get lab / manufacturing space with water views, walking distance to Nick's Fish House, and in Baltimore's hottest new development, Baltimore Peninsula.

WHICH THE BREEZE, O'ER THE DAWN'S EARLY  
GALLANTLY STREAMING? AND THE TOWERING STEEP  
CONCEALS, HALF DISCLOSED, NOW IT CATCHES  
WHOSE BROAD STRIPES AND BRIGHT STARS  
HOME OF THE BRAVE? ON THE SHORE, DIMLY SEEN THRO  
GLEAM OF THE MORNING'S FIRST BEAM, IN FULL GLORY  
WHAT SO PROUDLY WE HAILED

BROAD  
OH, SA



# UTILITY NARRATIVE



**WiredScore**  
PLATINUM



## GENERATOR

- Brand New backup 500KW Generator
- 5W PSF available for tenant lab equipment



## HVAC / MECHANICAL

- Individual RTUs feeding individual suites



## UTILITIES

- High pressure natural Gas: Over 2 PSIG
- 6" domestic cold water
- 6" sanitary



## POWER

- Electrical: 480V / 3 phase 5000 Amps
- Emergency distribution panel boards
- Step-down transformers for lab & office receptacle power panel boards



## FIRE / LIFE SAFETY

- 8" incoming fire line
- Fully sprinklered

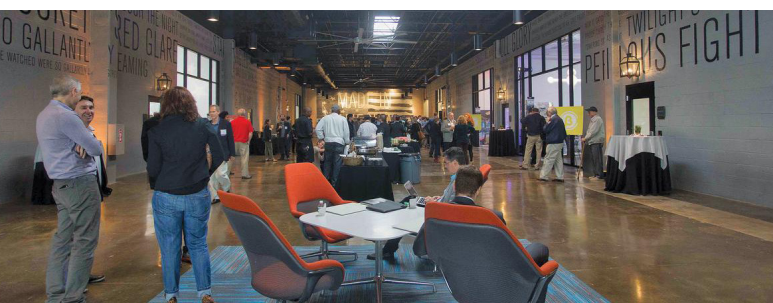
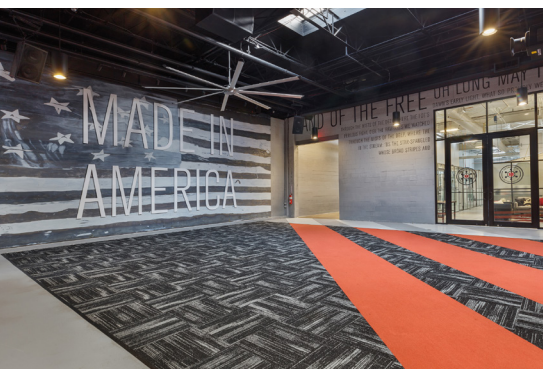


## ZONING

- Port Covington Zoning District (PC-3)

**UP TO 65,000 SF LAB / MANUFACTURING**  
located in the 235-acre Baltimore Peninsula development

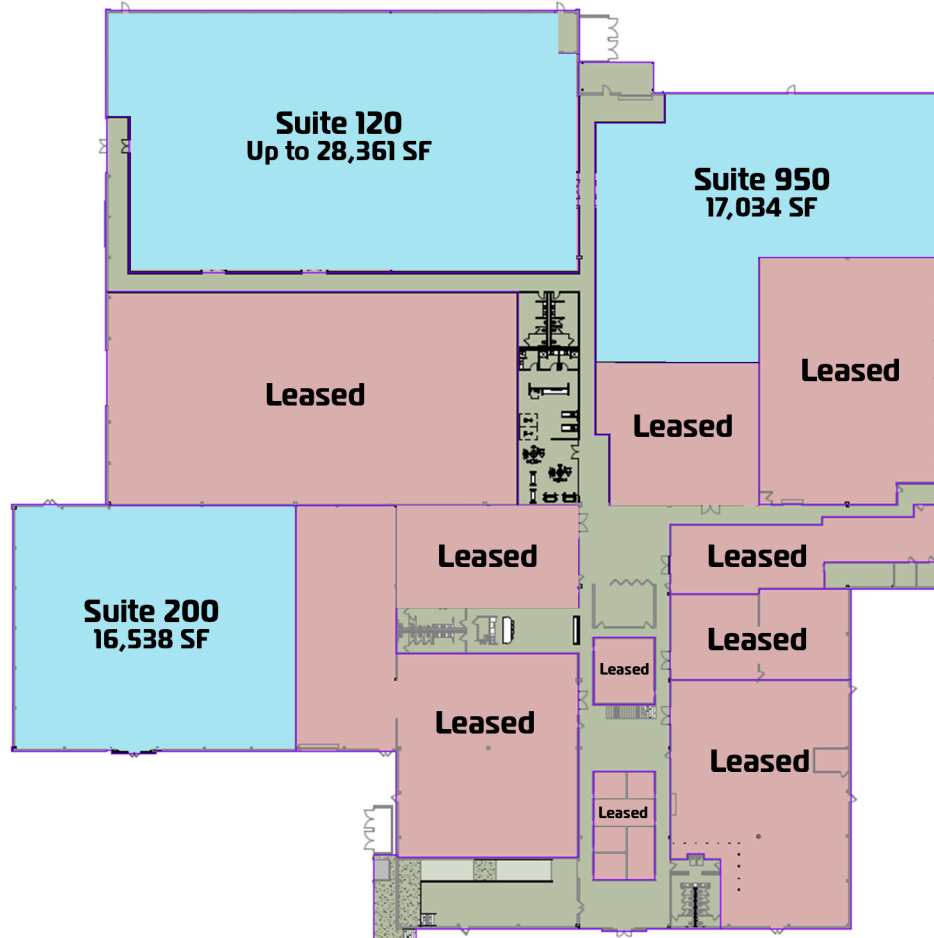




## AMENITIES

- Common Conference Room
- Common Breakroom/Kitchenette
- Adjacent to South Point waterfront park
- Part of the Baltimore Peninsula community which will include 14.1 million SF of office, retail & residential
- Brand new Gymnasium with showers

# FLOOR PLAN

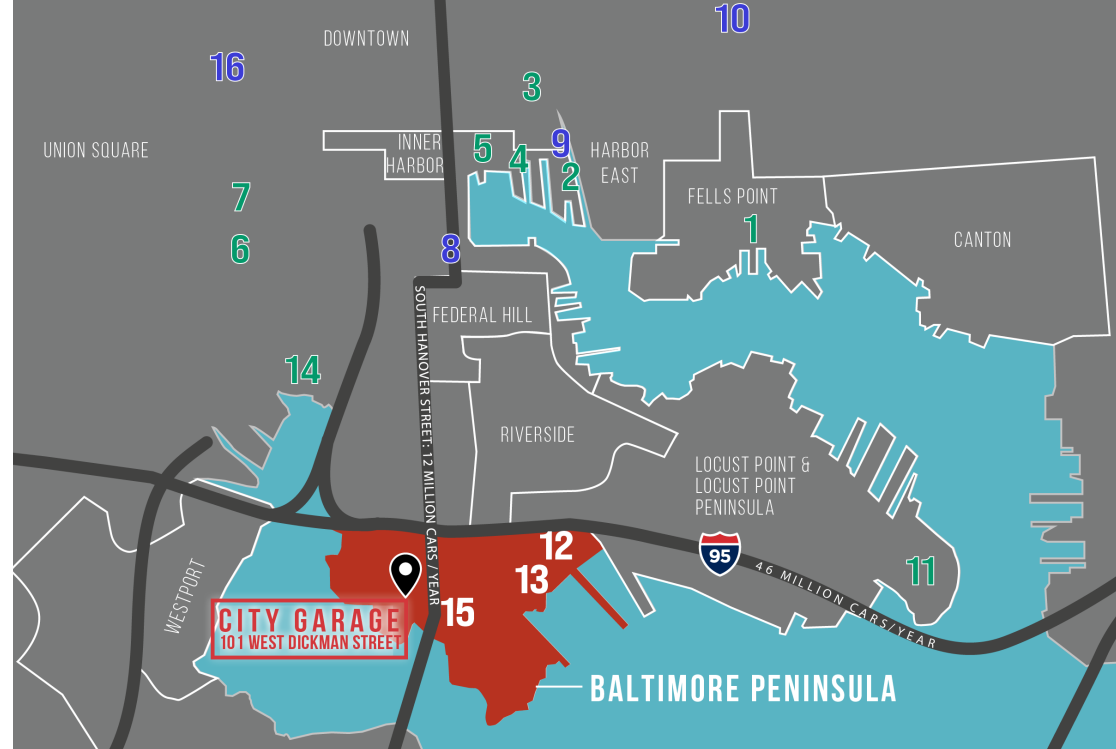


# LOCATION & MARKET OVERVIEW

Baltimore is advantageously located in the heart of the densely populated and economically vibrant Mid Atlantic, which makes the city highly attractive to both residents and businesses. It features a thriving port and easy access to Washington DC and Philadelphia (both within a 2-hour drive) and New York City can be reached by train in about 2 hours. Highlighting the city's accessibility, it is drivable to one-third of the U.S. consumer markets.

Baltimore Peninsula is designed to be accessible by rail, bus, water taxi, bike trails, pedestrian pathways, car, or other progressive transit options. With direct access to I-95, expanded transit routes, additional stops, and integrated technology, Baltimore Peninsula will connect workers to jobs and neighborhoods in new and exciting ways.

Prestigious Johns Hopkins Hospital, Johns Hopkins University, and University of Maryland Medical Systems drive the economy in Baltimore and provide a highly educated talent pipeline – including the nation's leading STEM talent. Of the seven community colleges and sixteen four-year colleges and universities, nine are listed as Centers of Academic Excellence in Cyber Defense (NIETP, 2019).



- |                                                |                                                                  |                                                  |                               |                                        |
|------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------|-------------------------------|----------------------------------------|
| Tourist<br>Life Science<br>Baltimore Peninsula | <b>1</b>   Sagamore Pendry                                       | <b>2</b>   Pier Six Pavilion                     | <b>3</b>   Power Plant Live!  | <b>4</b>   National Aquarium           |
|                                                | <b>5</b>   Harborplace Light Street Pavilion                     | <b>6</b>   Oriole Park Camden Yards              | <b>7</b>   M&T Bank Stadium   | <b>8</b>   Maryland Science Center     |
|                                                | <b>9</b>   Institute of Marine & Environmental Technology (IMET) | <b>10</b>   Johns Hopkins Hospital               | <b>11</b>   Fort McHenry      | <b>12</b>   Sagamore Spirit Distillery |
|                                                | <b>13</b>   Rye Street Tavern                                    | <b>14</b>   Warner Street Entertainment District | <b>15</b>   Nick's Fish House | <b>16</b>   University of MD BioPark   |



# BALTIMORE PENINSULA OVERVIEW

Upon completion, Baltimore Peninsula will be a world-class destination with a projected 14.1 million square feet of mixed-use development including vibrant retail and entertainment, iconic office buildings, hotels, and residences. The 2.5 miles of restored waterfront will undoubtedly drive revenues, property values, and returns. The \$5.5 billion Baltimore Peninsula development will provide substantial benefit

properties in proximity to the project, including City Garage. The property also benefits from being included in the original Master Plan for Baltimore Peninsula, which includes entitlements for future development as well as an approved \$660 million TIF (Tax Increment Financing) for future infrastructure. Phase 1A including Sagamore Spirit Distillery + Visitor Center and Rye Street Tavern are now open.



Land acquisition of majority of site

**March:**

Maryland transportation authority commitment for \$33M for highway improvements

**July:**

Under Armour purchased 58 acres for their global headquarters (550+ current employees + proposed future headquarters expansion)

**September:**

\$660M TIF approved

**December:**

Final zoning approved

Joint venture closing with Goldman Sachs urban Investment group—\$233M equity commitment

Sagamore Spirit Distillery & Rye Street Tavern opened

Baltimore Sun headquarters relocation to Baltimore Peninsula (300+ employees)

**Phase 1B:**

Horizontal development groundbreaking

Chapter One (Phase 1B) begins construction

Chapter One (Phase 1B) delivers (up to 3 million sf)

2013 - 2015

2016

2017

2018

2019

2020

2021



WARNER STREET ENTERTAINMENT DISTRICT



EXIT 52

37.8 MILES TO DC

104 MILES TO PHILADELPHIA

190 MILES TO NYC

S HANOVER ST  
W DICKMAN ST

BALTIMORE PENINSULA

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