

CAR BARN

Est. 1891

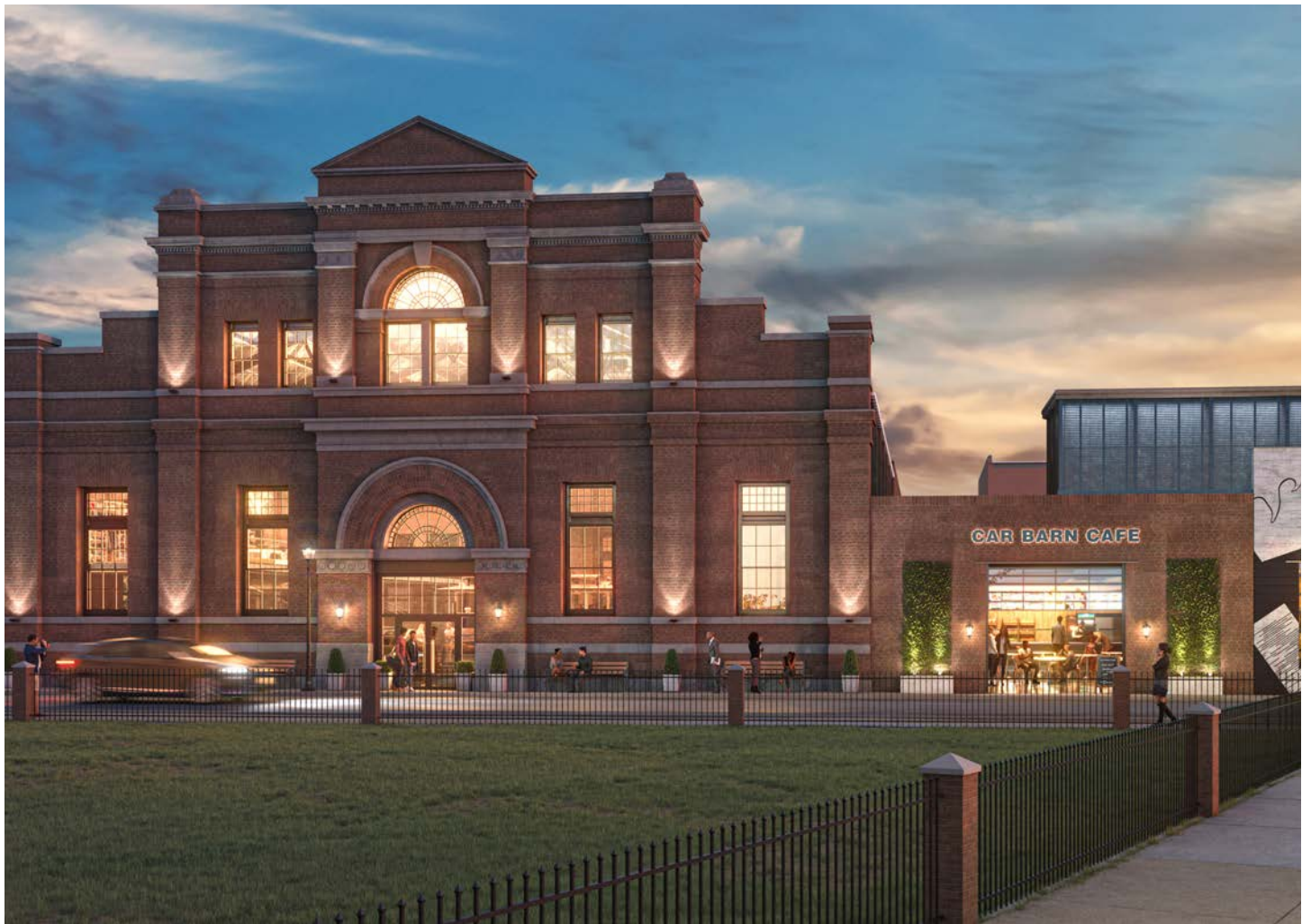
Historic Office/Retail Spaces
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INTRODUCING THE CAR BARN



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PART OF BALTIMORE'S TRANSPORTATION HISTORY

In 1891, the Baltimore Traction Company constructed a facility between Pratt Street and Granby Street as part of the company's foray into traction-powered trolley cars. This facility, the Car Barn and Power House ("Car Barn"), served its intended purpose until the advent of electric streetcars rendered the cable traction technology obsolete just a few years after the building's construction. Throughout the 20th century, the Car Barn and later additions to the site were utilized as storage, maintenance, and repair facilities for Baltimore's Department of Public Works.

43,000 sqft
of leasable space

12 ft-40 ft
ceiling heights

2025
anticipated delivery date



THE VISION

The Baltimore-based development firms Cross Street Partners and Beatty Development Group have partnered to rehabilitate the existing historic buildings into commercial space suitable for a variety of uses.

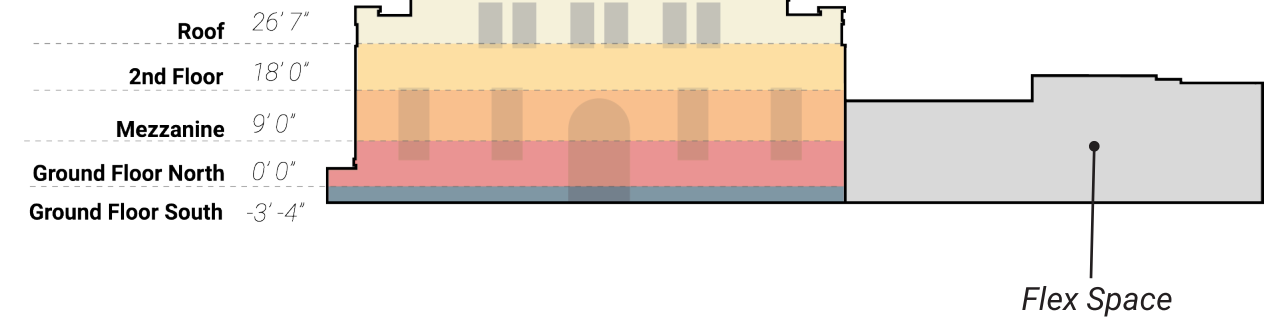
Character-defining features of the Car Barn – including the exposed brick walls, historic windows, and skylights – will be preserved. Updates to the building's site, systems, and interior will ensure the space is safe, accessible, and functional for both tenants and visitors.

Highly Conceptual Rendering

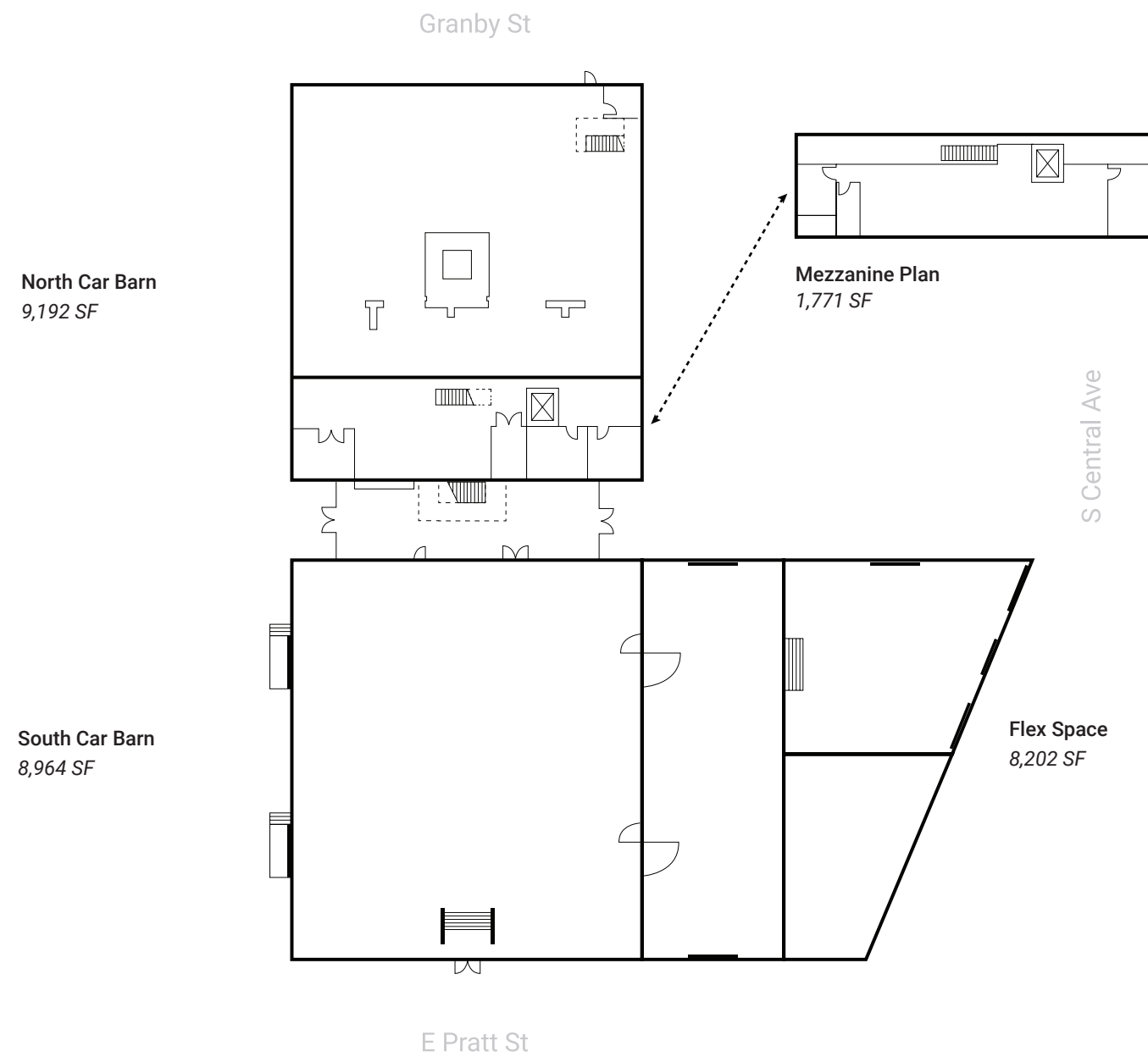
FLOOR PLANS

The buildings that make up the Car Barn footprint are united by their industrial character but defined by differing layouts, ceiling heights, and levels of ornamentation. The site's flexible C-2 zoning can accommodate a variety of small-to-medium commercial uses such as coworking, office, restaurant, gym, retail, and workforce training.

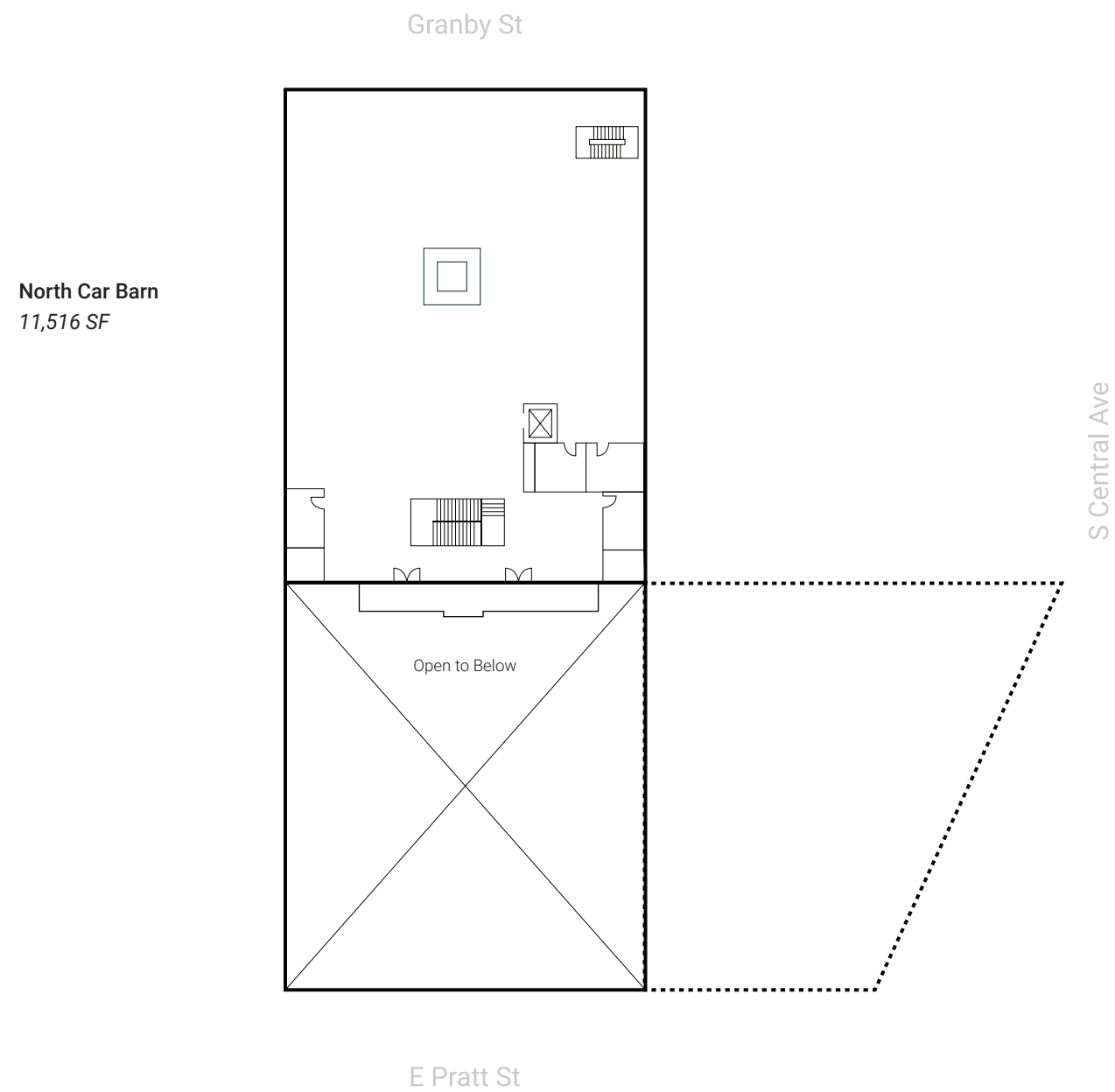
CAR BARN ELEVATION



FLOOR 1



FLOOR 2



MAKING THE CONNECTION

The Car Barn is located along Central Avenue in historic Jonestown, equidistant to nearby Johns Hopkins Hospital and Baltimore's vibrant waterfront, two of the city's greatest assets. Despite being approximately one mile apart, the neighborhoods between these two areas have long been disregarded. The Car Barn is an anchor development that effectively mends this gap, further stabilizing these neighborhoods and firming up the connection to Johns Hopkins, downtown, and the waterfront.

PSO TRANSFORMATION PLAN

The neighborhoods of Perkins, Somerset, and Oldtown have historically suffered from a lack of investment, concentrated poverty, high crime, and underperforming schools. The PSO Transformation Plan is already well underway with the ambitious goal of transforming these segmented sites into livable, mixed-use, and mixed-income neighborhoods, with a focus on improving infrastructure, building accessible public amenities, and supporting neighborhood residents by connecting them with necessary resources to succeed in downtown Baltimore.



PERKINS HOMES

Located directly adjacent to the Car Barn, Perkins Homes is a key focus area of the PSO Transformation Plan. Currently under construction, a mix of multifamily buildings and townhouses for sale or for rent will be merged with new commercial development, retail, green space, and other public infrastructure to establish a unique sense of place within the neighborhood.



Image: Central Avenue Bridge & Streetscape Project

CENTRAL AVENUE BRIDGE & STREETScape PROJECT

Central Avenue recently received \$47 million in improvements to support redevelopment activities occurring along the corridor and provide a direct connection to Harbor Point. Central Avenue is now a "complete street" with improved sidewalks, dedicated bike lanes, and repaved roads.



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The information in this brochure is for general guidance only. Prospective tenants should undertake further investigation in relation to all aspects of the development of particular concern to them, including the suitability of the development for their purposes. All building renderings and floor plans are artists impressions only and subject to change. All structures shown or implied are subject to planning consent and market conditions and are subject to change.

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