



OFFICE & FLEX SPACE FOR LEASE

The Lion Brothers Building
875 Hollins Street
Baltimore, MD 21201



Overview

The **38,000 square foot** historic Lion Brothers building has been repurposed to provide a new home for Baltimore's growing companies and institutions. Listed on the U.S. National Register of Historic Places, the rich history of The Lion Building marries its proud past to promise for the future. With a focus on **natural light** and architectural aesthetics, the **open floor plan** creates a unique and **efficient layout**. Outside of the **exposed brick walls**, tenants enjoy a host of nearby amenities offered by the **University of Maryland BioPark**.

Available Space

* 6,307 SF on first level

Building Features

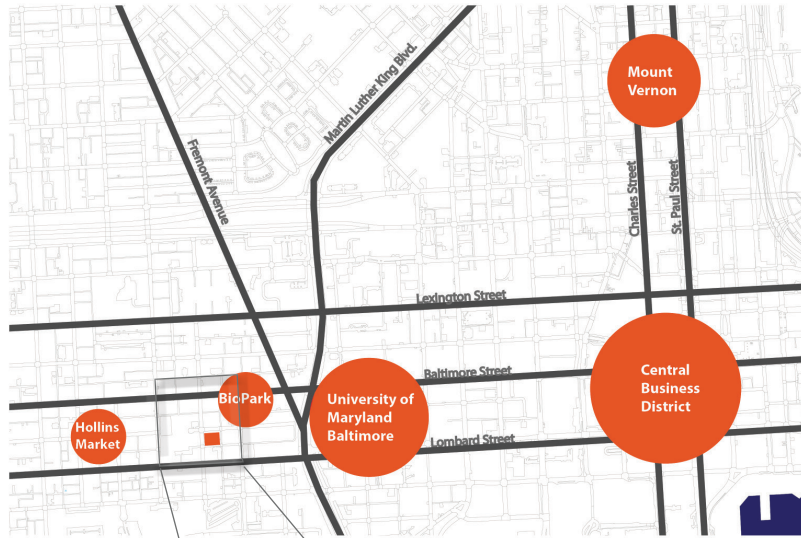
- * Factory windows, sky lights and 12-14 foot ceilings
- * Certified historic preservation
- * Onsite tenant gym with shower facilities
- * Onsite car and bike parking
- * Quick Access to I-95, I-295, BWI Airport and Downtown Baltimore
- * Accessible by MTA buses, Charm City Circulator, and the UMB Shuttle
- * Located within the University of Maryland BioPark, and adjacent to Hollins Market
- * Access to the BioPark's conference facilities and marketing support
- * Located in an Enterprise and Focus zone, which provide significant tax incentives

For Leasing information:

Cross Street Partners
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1200

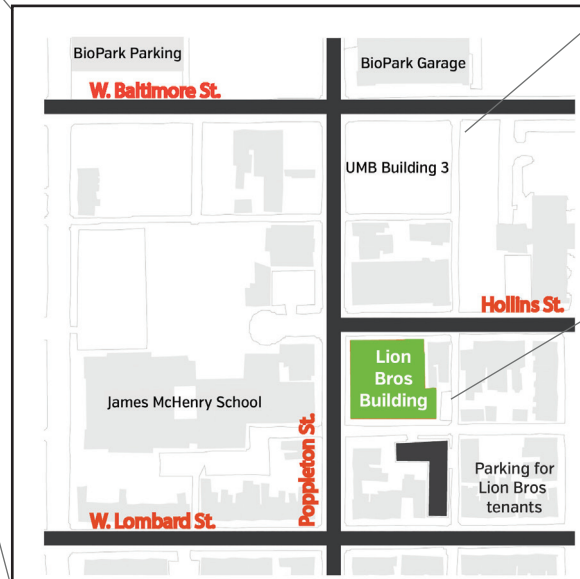
number of research faculty and clinicians at UMB

30

number of companies currently located in the BioPark

1000

estimated number of people working in the BioPark 2020



number of corporate collaborators working with UMB

450

56

number of times per day the charm city circulator picks up

237

number of pages in the Southwest Partnership's plan for the neighborhood

cross street
PARTNERS

Cross Street Partners is a fully integrated real estate company that specializes in urban and adaptive reuse projects with high community impact. With a wide range of capabilities, we provide multi-faceted real estate services, construction services and property management for clients seeking unparalleled insight and real estate innovation. CSP principals were responsible for the development of notable projects such as Clipper Mill, Brewers Hill, Tide Point (now the Under Armour campus), Hoen Lithograph Campus, and the Can Co.

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Floor Plan - First Level

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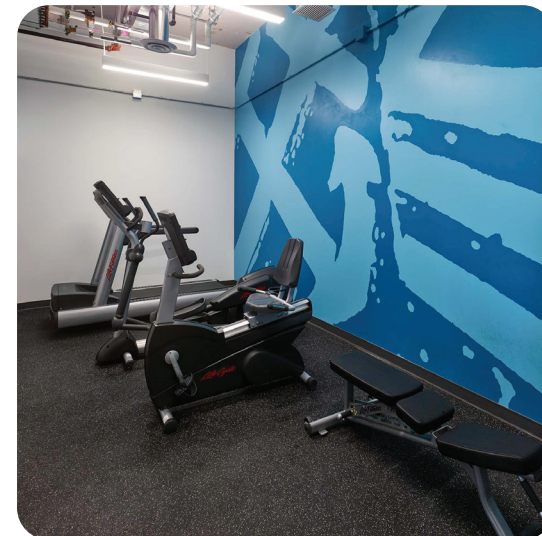
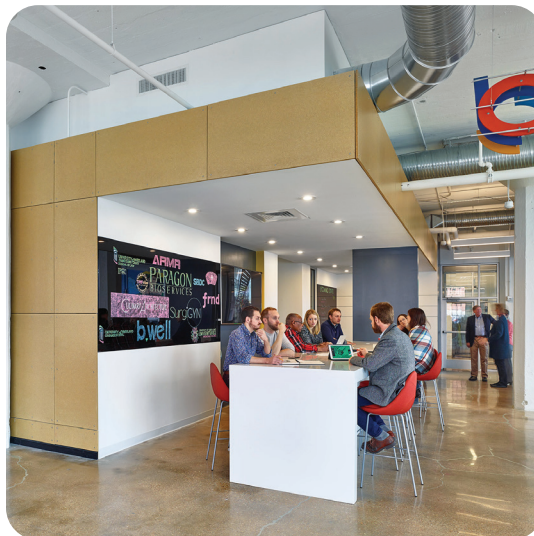
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