

RETAIL @

# M4K

4 MARTIN LUTHER KING JR BLVD  
& FIREHOUSE BUILDING  
BALTIMORE, MARYLAND

[www.4mlk.com](http://www.4mlk.com)



SITUATED  
IN THE:



UNIVERSITY  
of MARYLAND  
BioPark

INVESTMENT & DEVELOPMENT BY:

WEXFORD  
SCIENCE+TECHNOLOGY



VENTAS

RETAIL LEASING BY:



MACKENZIE  
RETAIL



# OVERVIEW

**4MLK** is part of the **BioPark**, Wexford Science & Technology's Knowledge Community in Baltimore, Maryland. The BioPark is a biomedical research community adjacent to the vibrant academic medical center campus of the University of Maryland, Baltimore. It is a community of life science companies and academic research centers that are commercializing new drugs, diagnostics and devices and advancing biomedical research. 4MLK is a center of gravity for researchers, innovators, experts and entrepreneurs working at the leading edge of science & technology in the third largest biopharma cluster in the U.S.

Phase I of the **4MLK Development** will consist of a new 250,000 SF Class A Life Science Building (with an opportunity to build an additional 250,000 SF on the site for a total of over 500,000 SF), and include up to **8,164 SF ± of ground floor retail**.

## BioPark Tenants:





Located at the intersection of Martin Luther King Jr Boulevard and Baltimore Street, **4MLK** is a gateway between the BioPark, University of Maryland, Baltimore, and University of Maryland Medical Center (UMMC) offering Class A laboratory, office, flex lab, convening spaces and **ground floor retail**.



## OVERVIEW

|                   |                              |
|-------------------|------------------------------|
| BUILDING SIZE:    | <b>250,000 SF</b>            |
| AVAILABLE RETAIL: | <b>LOBBY: ~350 SF (CAFE)</b> |
|                   | <b>RETAIL A: 2,444 SF</b>    |
|                   | <b>RETAIL B: 2,435 SF</b>    |
|                   | <b>RETAIL C: 3,285 SF</b>    |
| ASKING RENT:      | <b>NEGOTIABLE</b>            |

## HIGHLIGHTS

- Brand-new construction in a landmark Class-A building with LIMITED dedicated retail opportunities
- Active daytime population of 34,074 within a 0.5 mile radius, driven by the University's medical system and academic uses
- Major transit route to Downtown Baltimore, Baltimore Ravens' and Orioles' stadiums, the Horseshoe Casino, I-95, and the BWI Airport
- Excellent storefront roadside visibility on Martin Luther King Jr. Boulevard (53,971 ADT)
- Access to the University of Maryland BioPark's amenities
- Adjacent public plaza
- Access to on-site UMB Core Facilities and regional CROs

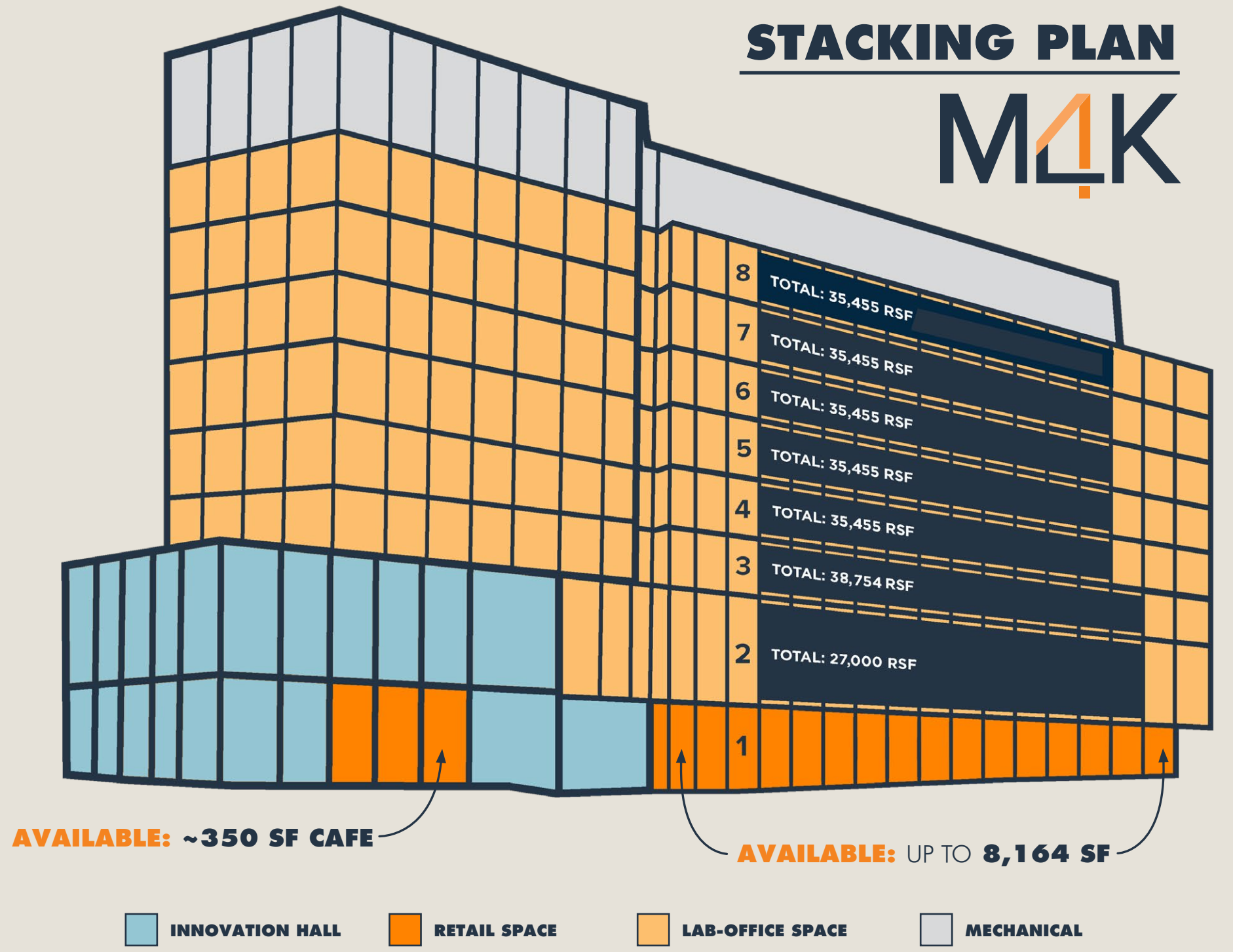


# M4K 1<sup>ST</sup> FLOOR RETAIL



# STACKING PLAN

## M4K





# 801 W. BALTIMORE STREET 2<sup>ND</sup> GEN. RESTAURANT

## OVERVIEW

AVAILABLE:

2,063 SF

OCCUPANCY:

IMMEDIATE

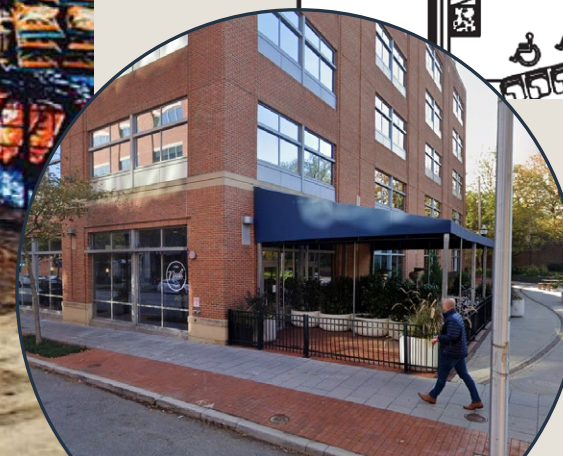
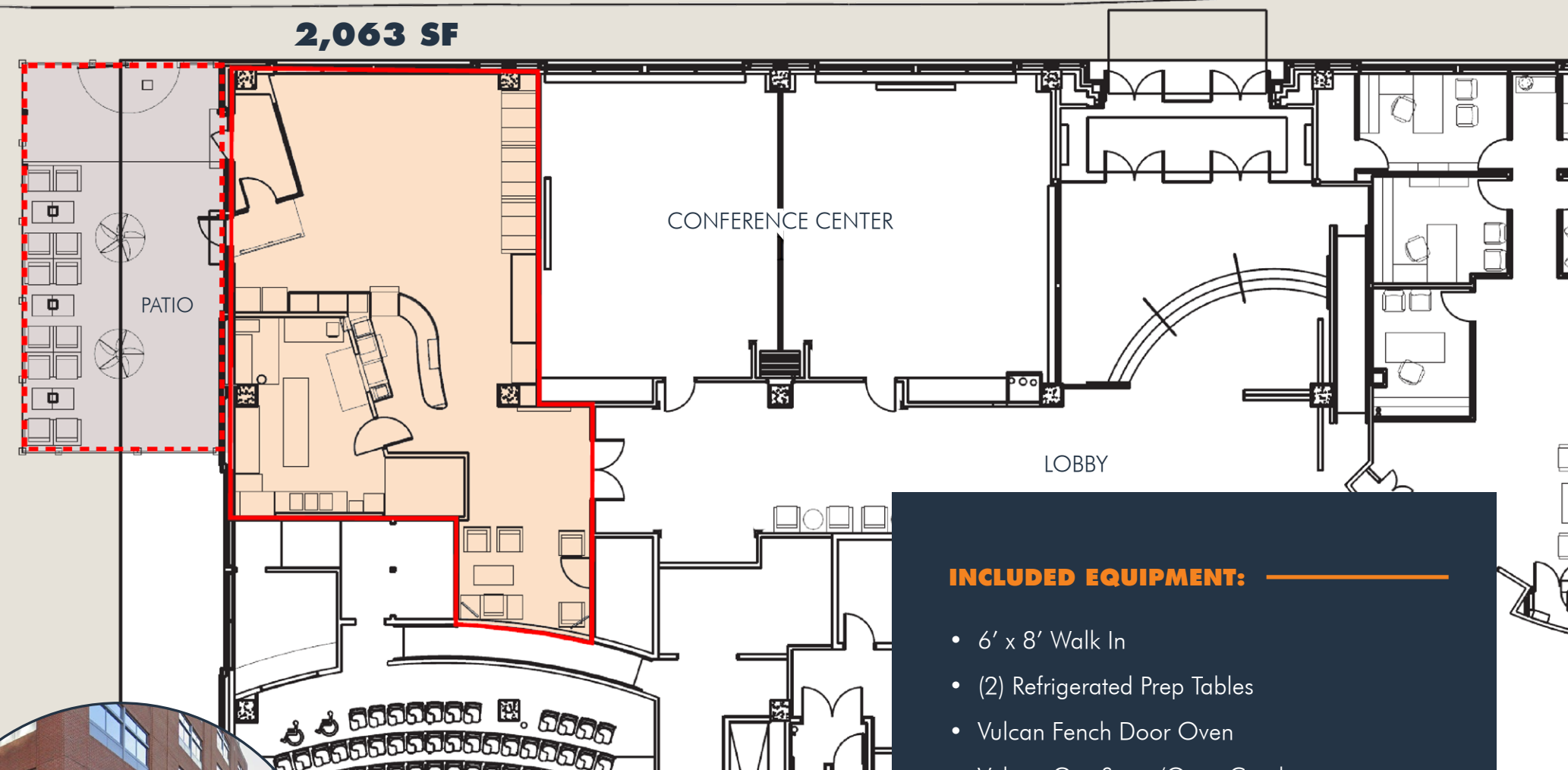
## HIGHLIGHTS

- Turn-key restaurant opportunity at the base of a 220K SF office building (95% leased!)
- Located off the lobby of 801 W. Baltimore Street within the thriving UMB BioPark: ~1,200 employees
- Captive regular employees plus access to broad customer base; Limitless catering opportunities available
- Maximum Indoor Capacity: 99
- Covered and heated outdoor patio dining areas
- Class B Liquor License available



# RESTAURANT FLOOR PLAN

2,063 SF



## INCLUDED EQUIPMENT:

- 6' x 8' Walk In
- (2) Refrigerated Prep Tables
- Vulcan Fench Door Oven
- Vulcan Gas Stove/Oven Combo
- Tri-Star Commercial Fyer
- Electrolux Reach In Freezer
- Manitoc Ice-Maker
- Oasis Cold Case + True Chilled Display Case





The **Firehouse** is currently under redevelopment to improve the building's shell and make it available to a full-service, **food and beverage operator** while preserving its historical architectural features.

FOOD/  
BEVERAGE  
**2,650-  
4,800 SF**

# THE FIREHOUSE

## OVERVIEW

|                   |                       |
|-------------------|-----------------------|
| BUILDING SIZE:    | <b>4,800 SF</b>       |
| STORIES:          | <b>2</b>              |
| <b>AVAILABLE:</b> | <b>2,650-4,800 SF</b> |
| ASKING RENT:      | <b>NEGOTIABLE</b>     |

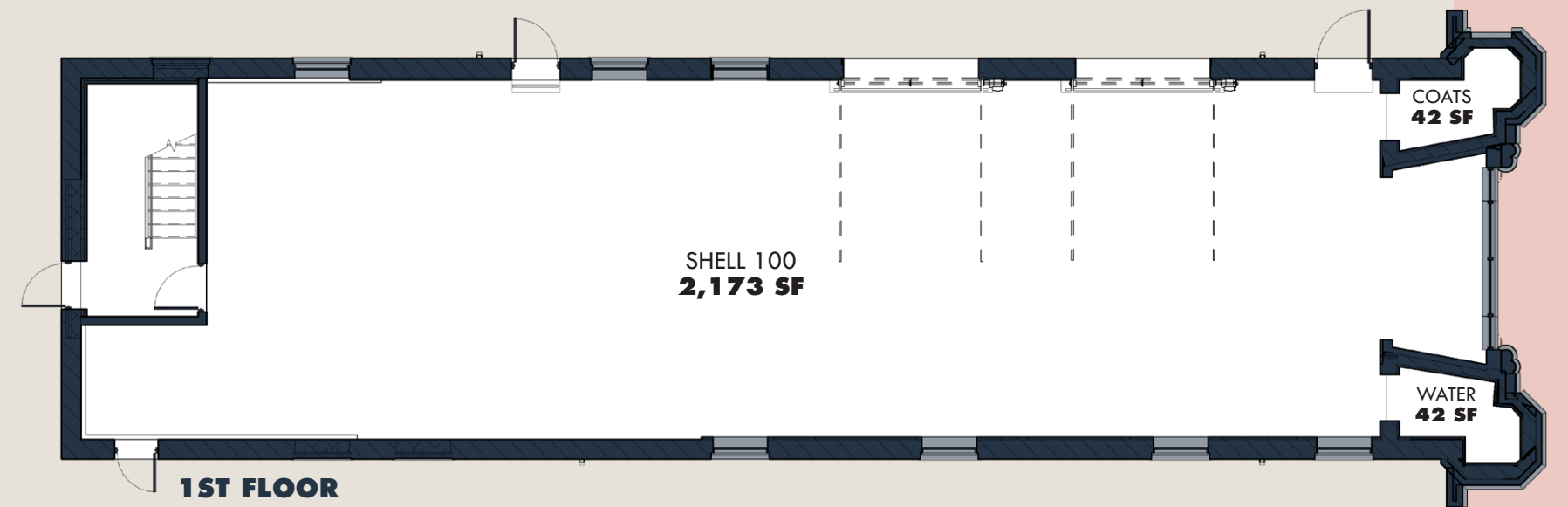
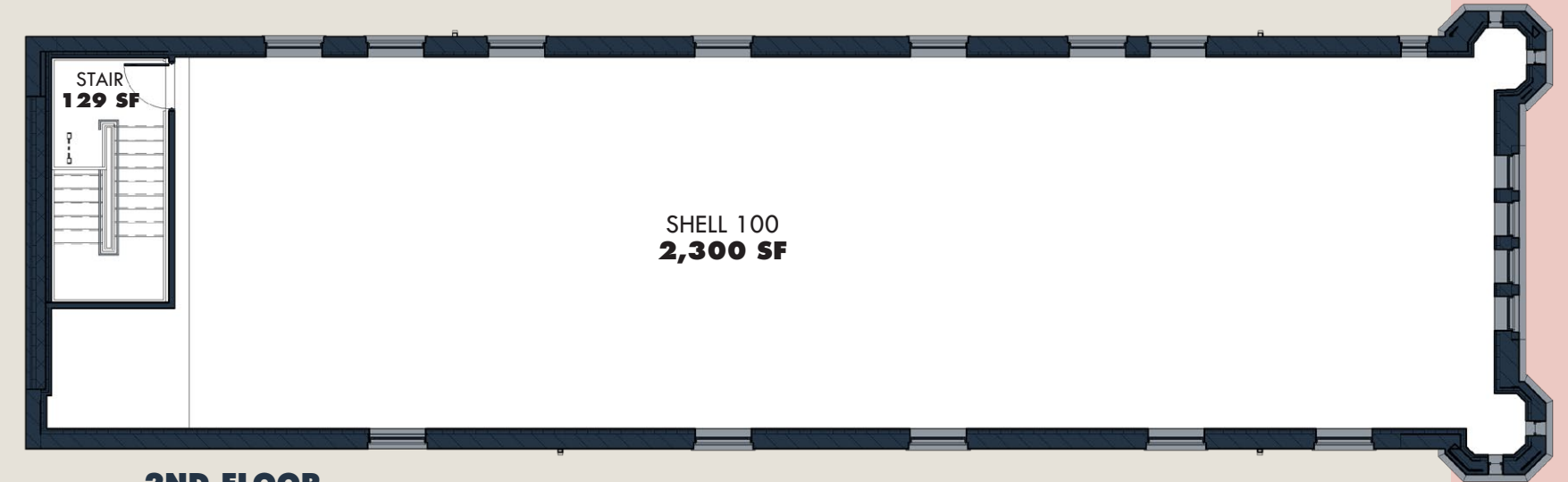
## HIGHLIGHTS

- Seeking local or regional **food & beverage operator**
- Unique two-story **former Firehouse** with **outdoor seating** in a **shared plaza** with the brand new 4MLK
- Adjacent to the **University of Maryland Baltimore campus** including the Schools of Medicine, Dentistry, Pharmacy, Nursing, Social Work, Law, and Public Health
- Located on the 14-acre **BioPark** featuring 8 buildings and 1,000+ workers
- Unmet demand for a creative **"all day" concept** to serve the bustling UMB medical system and academic community





# THE FIREHOUSE FLOOR PLANS



W BALTIMORE ST





# LOCAL BIRDSEYE

## UNIVERSITY OF MARYLAND BIOPARK

## UNIVERSITY OF MARYLAND BALTIMORE

- Located off I-95, adjacent to the University of Maryland Baltimore and University of Maryland Medical Center campuses
- Close proximity to Central Business District, the Inner Harbor, Camden Yards and M&T Bank Stadium
- Easy access to numerous amenities and University of Maryland facilities
- Located 3 miles from John Hopkins Medical campus
- 15-minute drive to BWI Thurgood Marshall Airport



### CAMPUS STATS 2023

#### UMB PROFESSIONAL SCHOOLS:



**6,667**  
STUDENTS



**8,206**  
EMPLOYEES

#### 6 GRADUATE PROGRAMS:

As the state's only public health, law, and human services university, UMB confers the majority of professional practice doctoral degrees awarded in Maryland each year.



SCHOOL OF MEDICINE



SCHOOL OF LAW



SCHOOL OF DENTISTRY



SCHOOL OF PHARMACY



SCHOOL OF NURSING



SCHOOL OF SOCIAL WORK



# TRADE AREA



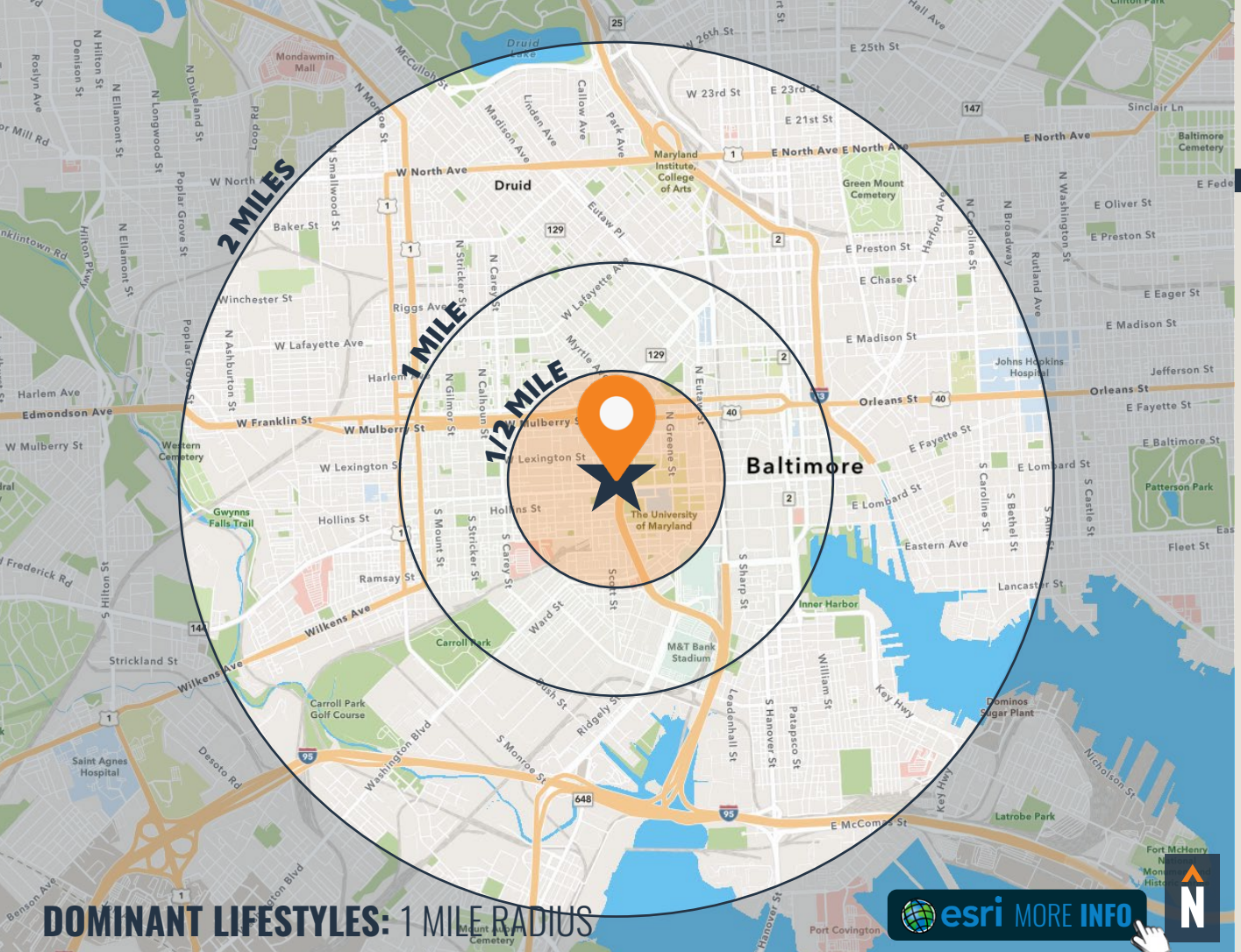
University of Maryland BioPark



University of Maryland Baltimore



University of Maryland Medical Center




**32%**  
METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**  
Median Household Income: **\$67,000**

**21%**  
CITY COMMONS



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

Median Age: **28.5**  
Median Household Income: **\$18,300**

**8%**  
SOCIAL SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**  
Median Household Income: **\$17,900**

# DEMOGRAPHICS

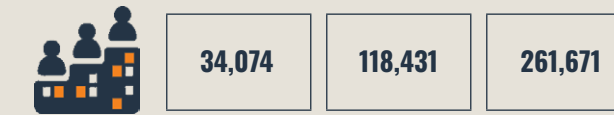
2023

RADIUS: **.5 MILES** | **1 MILE** | **2 MILES**

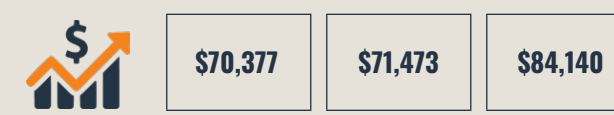
## RESIDENTIAL POPULATION



## DAYTIME POPULATION



## AVERAGE HOUSEHOLD INCOME



## NUMBER OF HOUSEHOLDS



## MEDIAN AGE



**FULL DEMOS REPORT**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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