MONTGOMERY PARK

1800 Washington Blvd. Baltimore, MD 21230
A Historic Preservation and Environmentally Friendly Office Building in the Heart of Baltimore

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Montgomery Park is the adaptive reuse of the historic Montgomery Ward Catalog House, originally constructed in 1925 in Baltimore City. Carefully renovated by Himmelrich Associates into a modern office campus, with award winning green features, Montgomery Park offers larger users extremely expansive floor plans, flexible configurations and class-leading amenities with free parking and excellent access to I-95, The Washington DC/Baltimore Metro Area and BWI Airport. Large users also benefit from high efficiency building systems, multiple redundant services and optimized installation of IT systems under raised flooring. Each and every space at Montgomery Park showcases the building's unique industrial architecture, extensive windows and grand scale.

★ Montgomery Park operates its own complimentary shuttle service, providing easy access to downtown and other public transportation hubs.
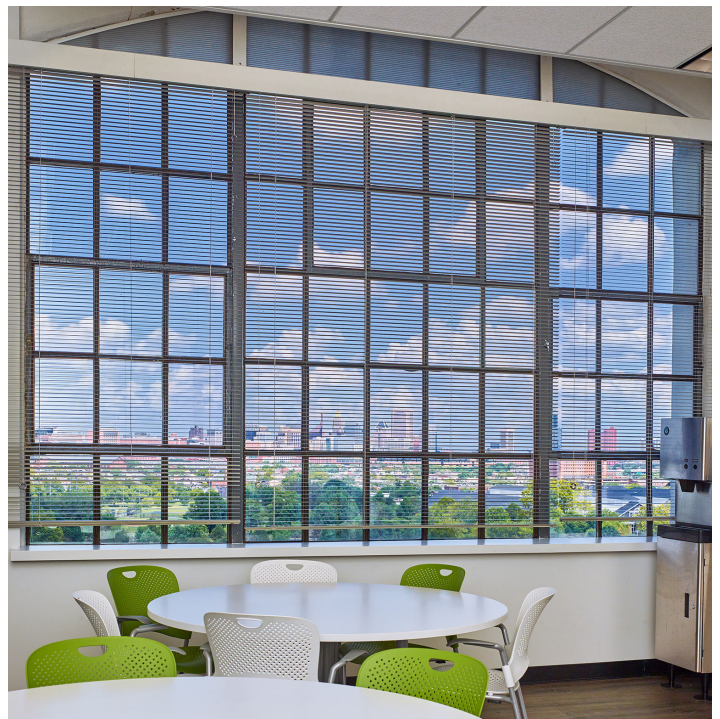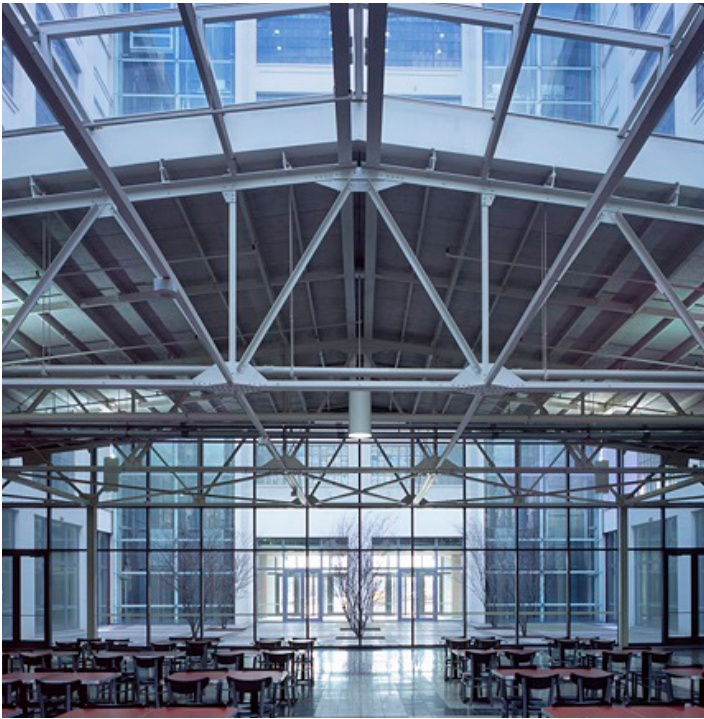
OFFERING SUMMARY

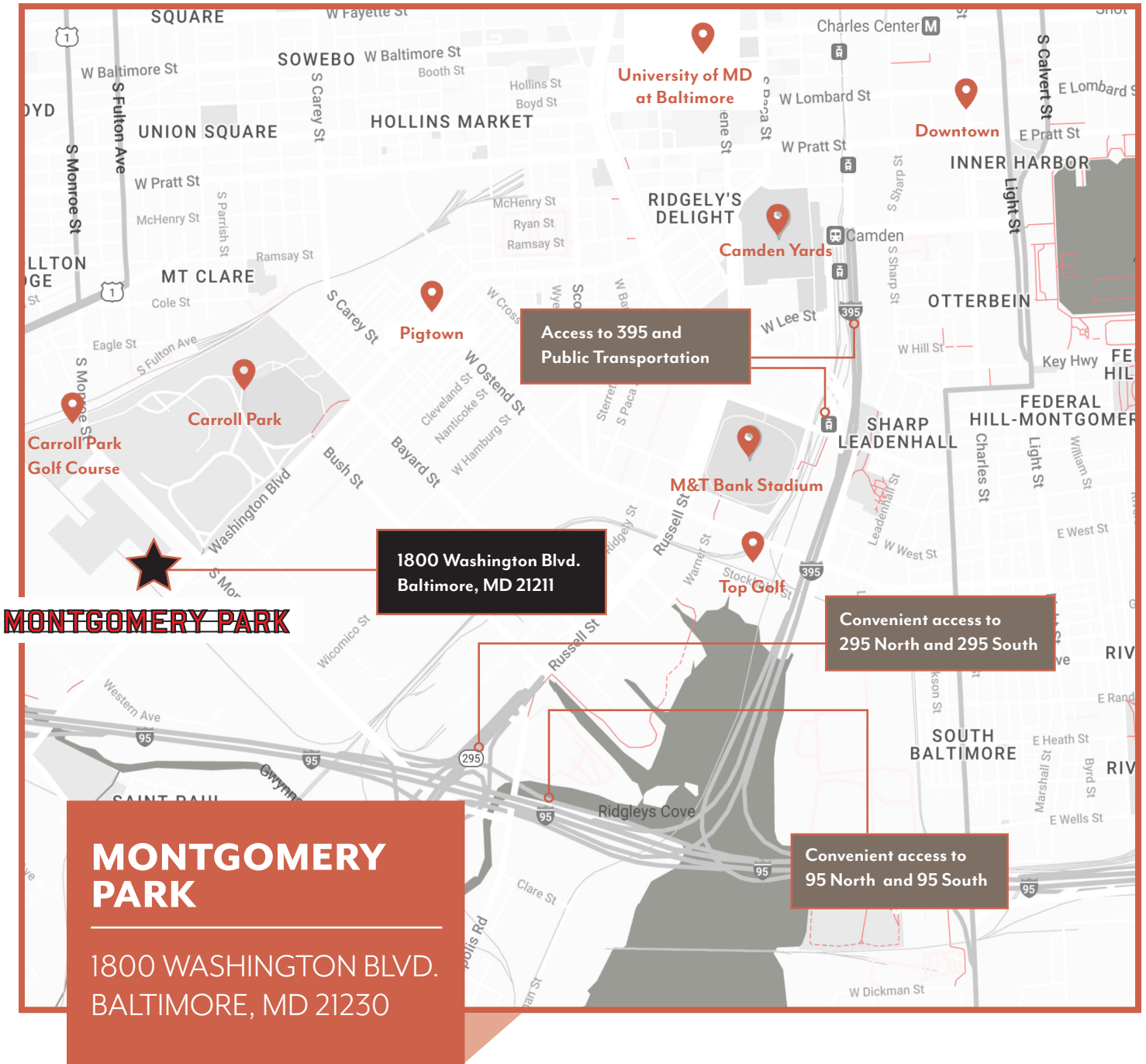|	
Lease Rate:	Negotiable
Building Size:	Approximately 1,300,000 SF
Year Built:	1925
Renovated:	2000
Parking:	Free/On-Site
Access:	24/7 & Security

PROPERTY HIGHLIGHTS

- CONVENIENT LOCATION ADJACENT TO I-95
- SECURE CAMPUS AND FREE ON-SITE PARKING
- AMENITIES INCLUDING A FOOD COURT, FULL SIZE HEALTH CLUB, LARGE AUDITORIUM, TRAINING ROOMS, AND COMMON MEETING SPACES.
- GREEN SYSTEMS INCLUDING CHILLED WATER CENTRAL COOLING, GREY WATER CATCHMENT, RECYCLING SYSTEM, AND THE LARGEST GREEN ROOF IN MARYLAND.
- ON-SITE PROPERTY MANAGEMENT

HIMMELRICH
SMART SPACE BY DESIGN

ADDITIONAL PHOTOS

LOCATION MAP

University of MD
at Baltimore

Charles Center

Downtown

INNER HARBOR

Camden Yards

Camden

OTTERBEIN

RIDGELY'S
DELIGHT

SHARP
LEADENHALL

FEDERAL
HILL-MONTGOMER

Access to 395 and
Public Transportation

Pigtown

Carroll Park

Carroll Park
Golf Course

M&T Bank Stadium

1800 Washington Blvd.
Baltimore, MD 21211

Top Golf

Convenient access to
295 North and 295 South

MONTGOMERY PARK

SOUTH
BALTIMORE

Ridgleys Cove

Convenient access to
95 North and 95 South

MONTGOMERY
PARK

1800 WASHINGTON BLVD.
BALTIMORE, MD 21230

FOR MORE INFORMATION PLEASE CONTACT:

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