



**MAKERS,
CREATORS,
MANUFACTURERS &
PRODUCERS**

MAKE IT HAPPEN

MACHINE WORKS



WHERE WE WORK

Situated between Amtrak's Penn Station and Johns Hopkins East Baltimore Medical Campus, The Machine Works' Johnston Square neighborhood is centrally located for creators and changemakers. The building's redevelopment is part of an ongoing \$200 million

neighborhood revitalization. Machine Works is part of the State's largest maker district home to Open Works, Sewlab USA, Area 405, the Station North Tool Library, the Cork Factory and Oyin Handmade.



0.9
miles to Penn Station

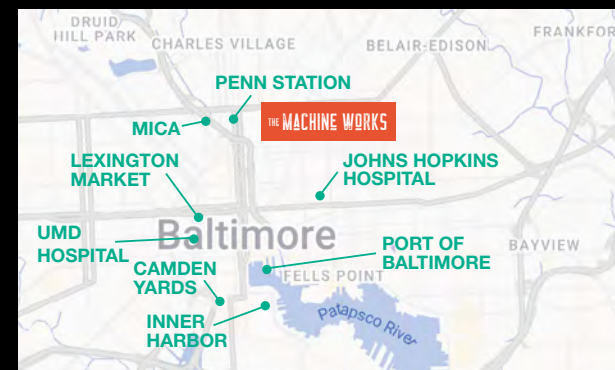
1.4
miles to downtown

3.0
miles to I-95

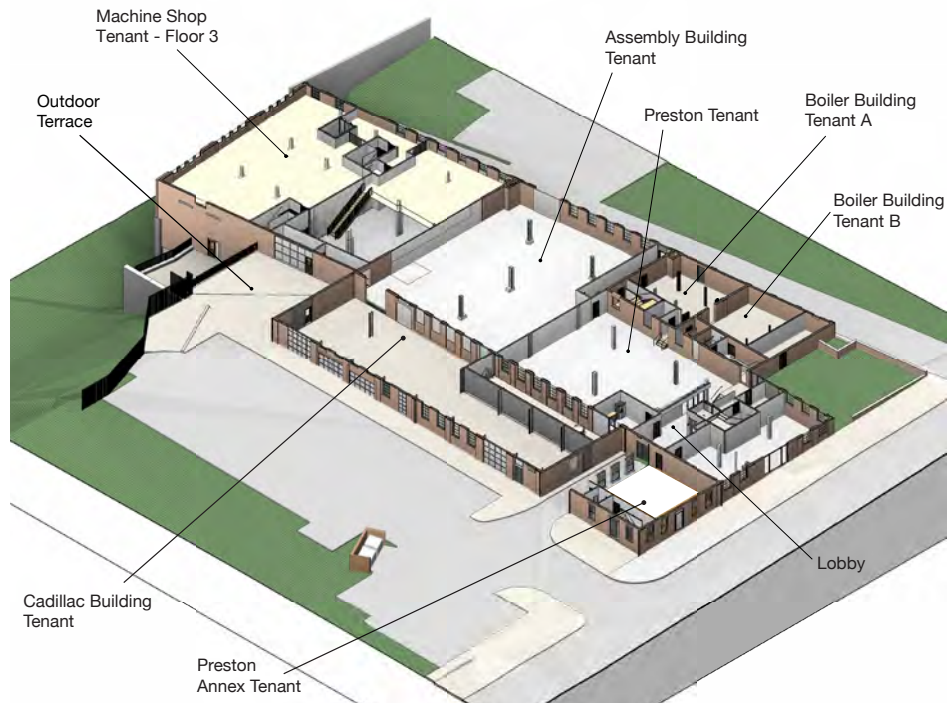
3.2
miles to MD 295

9.0
miles to Port of Baltimore

13.6
miles to BWI Airport

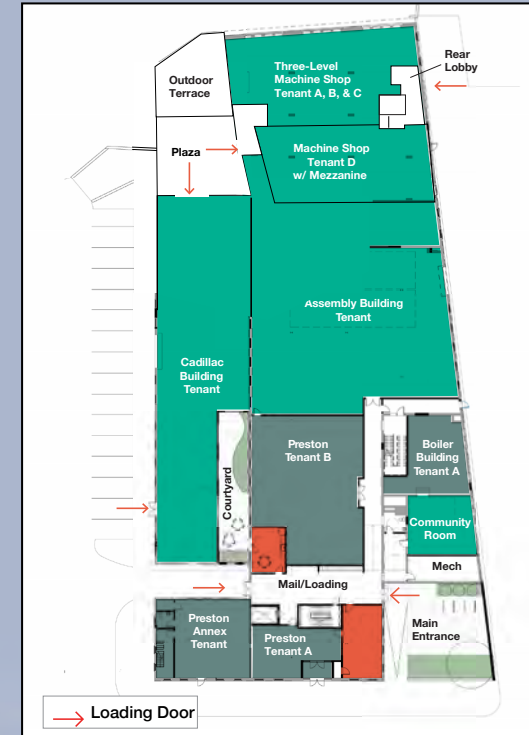


WE CREATE



AND GROW, TOGETHER

- Modern, code-compliant space
- 24/7 access
- Loading docks for deliveries and shipping
- Freight elevator
- Gated parking lot
- High ceilings - 20'+
- Mail room and shared break room
- Enterprise, Opportunity Zone designation
- Walking distance to Amtrak, MARC commuter rail, Light Rail
- Close proximity to I-83 and Route 40
- Close proximity to Open Works maker space and Station North Tool Library



This community-driven revitalization is a collaborative effort by MCB Real Estate, Rebuild Metro, and the Rebuild Johnson Square Neighborhood Organization. Together, we have combined resources and expertise to transform this historic Baltimore industrial property, unlocking its potential for growth and opportunity.

MACHINE WORKS

**Reclaiming Baltimore's Industrial Spirit:
A New Hub for Modern Innovators**

350-35,000 SF AVAILABLE

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