

ESTD BALTIMORE 1911

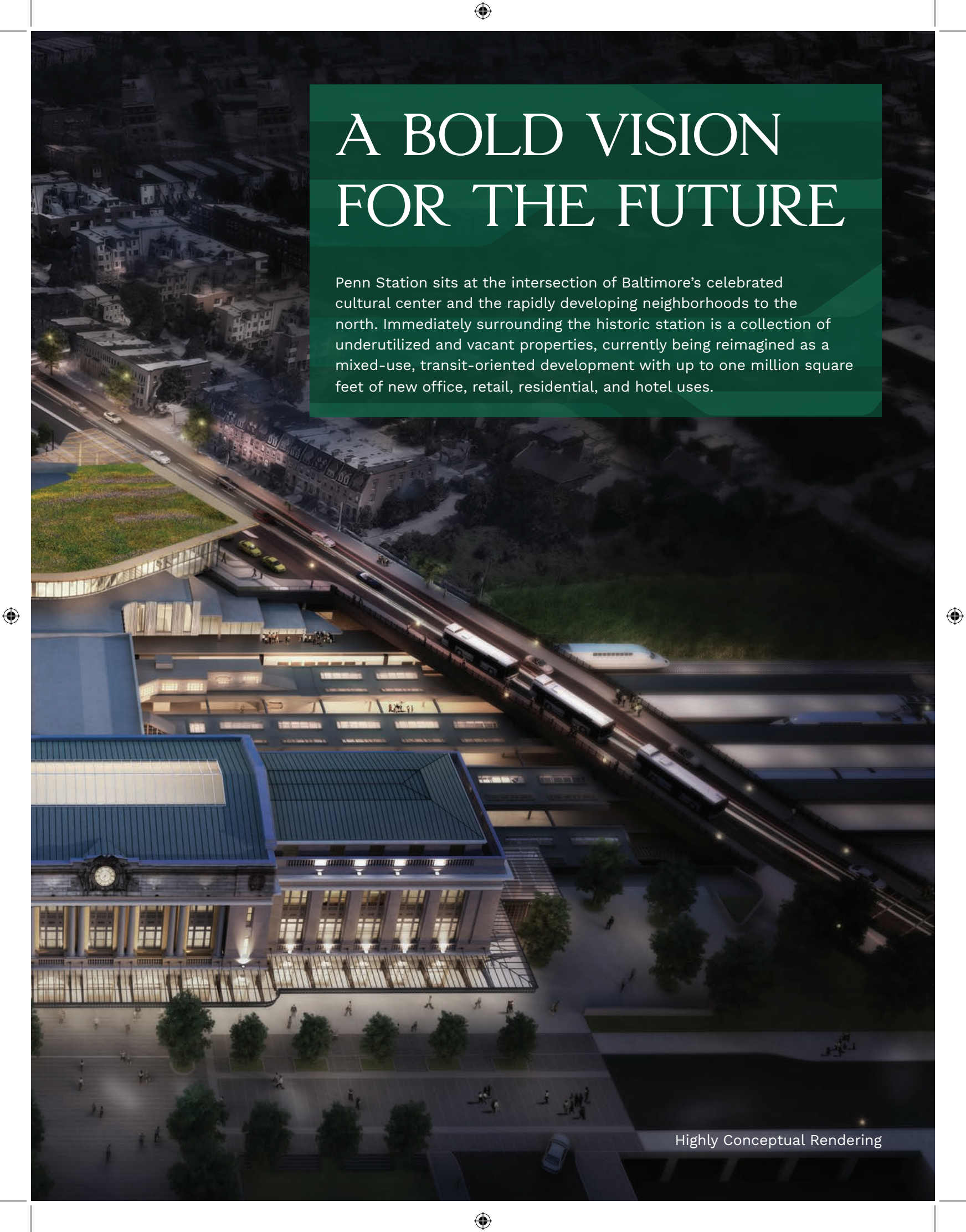
# PENN STATION



**Premier Office Space.  
Now Leasing in the Heart of Baltimore.**





An aerial night-time architectural rendering of Penn Station in Baltimore. The station's historic building, with its blue-tiled roof and clock tower, is illuminated and serves as the focal point in the lower-left. To its right, a modern transit corridor runs diagonally across the frame, featuring a series of sleek, illuminated train cars. The surrounding urban landscape is depicted with a mix of existing buildings and new, conceptual developments, including a large green field and various commercial structures. The scene is lit with a combination of warm streetlights and cool blue tones from the station and transit infrastructure, creating a futuristic yet grounded atmosphere.

# A BOLD VISION FOR THE FUTURE

Penn Station sits at the intersection of Baltimore's celebrated cultural center and the rapidly developing neighborhoods to the north. Immediately surrounding the historic station is a collection of underutilized and vacant properties, currently being reimagined as a mixed-use, transit-oriented development with up to one million square feet of new office, retail, residential, and hotel uses.

Highly Conceptual Rendering

# IN THE HEART OF BALTIMORE

Located at the geographic center of Baltimore, Penn Station benefits from an appealing combination of strong local workforce, desirable economic incentives, and unparalleled transportation access.

## Talent and Education

- Deep talent pool of young, well-educated, and motivated professionals.
- Centrally located amongst Baltimore's major educational institutions: Maryland Institute College of Art, University of Baltimore, Johns Hopkins University, Loyola University of Maryland, the University of Maryland Baltimore, Coppin State University, and Morgan State University.
- Strong millennial population base.

## Costs and Incentives

- Baltimore is a cost-effective option for employers and employees. The labor force is less expensive than other nearby cities, as is the cost of living and office leasing rates.
- Penn Station is positioned within the confluence of three incentive zones: Enterprise Zone, Opportunity Zone, and HUBZone.

## Transportation and Access

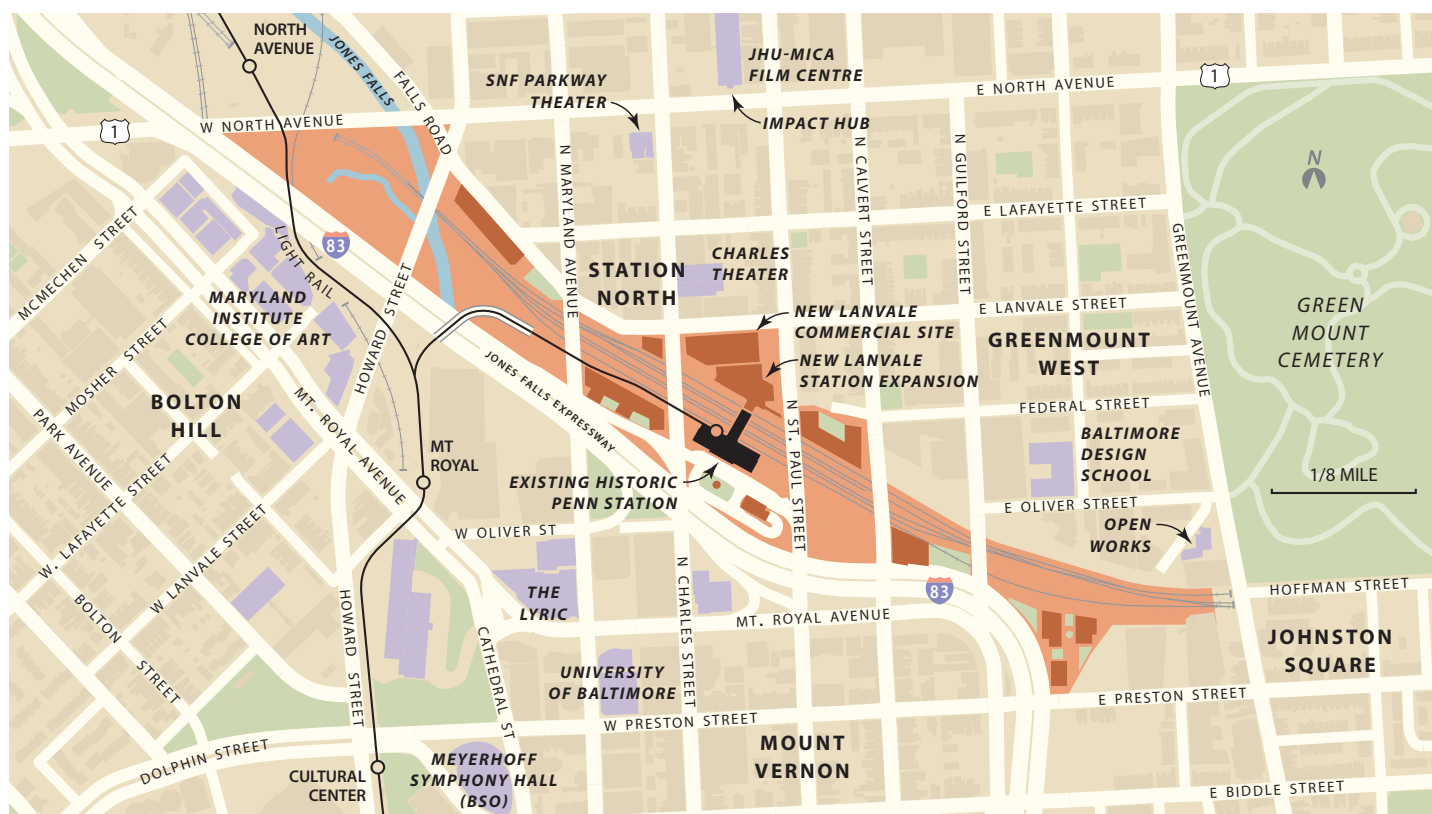
- Serves Amtrak's high-speed Acela Express, Northeast Regional, and long-distance trains, as well as the regional MARC train service and the city's Light Rail and Metro. These linkages provide quick access to both regional submarkets and other markets on the Northeast Corridor, such as Washington, D.C., Philadelphia, and New York.
- Easy, direct vehicular access from I-83.
- Dedicated free Charm City Circulator stop, multiple CityLINK bus stops, as well as a shuttle stop for the Baltimore Collegetown Network.
- Flanked by Baltimore's most traveled north/south dedicated bike routes.



## The Future of Rail

Amtrak is redefining the future of rail by investing in new high-speed trainsets to improve service on the Northeast Corridor.

Debuting in 2023, Amtrak's new fleet of Acela trains will provide travelers with world-class accommodations and amenities, along with an even more comfortable ride on Amtrak's most environmentally conscious trainset to date.



A redeveloped Penn Station will become the active center of an ambitious mixed-use transit hub, with additional development phases each providing an important relation and function.



## Take the Train

Penn Station provides quick access to other major markets on the Northeast Corridor, as well as a dedicated stop at BWI Marshall Airport.

|                      |                    |
|----------------------|--------------------|
| BWI Marshall Airport | 11 minutes         |
| Washington, D.C.     | 45 minutes         |
| Philadelphia         | 1 hour, 15 minutes |
| New York             | 3 hours            |



## Catch a Flight

Located 12 miles south of Penn Station, Baltimore Washington International Thurgood Marshall Airport is the busiest airport in the region, serving more than 27 million passengers annually. 16 airlines serve BWI Marshall, with nonstop service to 91 domestic and international destinations. The airlines offer approximately 330 nonstop departures from the airport daily.



# PENN STATION

## Where Storied Past Meets Bright Future.

The Beaux-Arts style Penn Station is a sight to behold. The ornate granite and terra cotta exterior finishes give way to an interior full of classic treatments and style choices, most notably the three large illuminated domed skylights.

Built in 1911, the station continues to serve as Baltimore's primary transportation hub – today, more than three million Amtrak and MARC passengers move through the station each year. As the centerpiece of the future development, Penn Station will be fully reimaged as a mixed-use office and retail development, starting with a full refurbishment to a state of good repair, making vital core and shell improvements to both polish the station appearance and increase overall functionality.





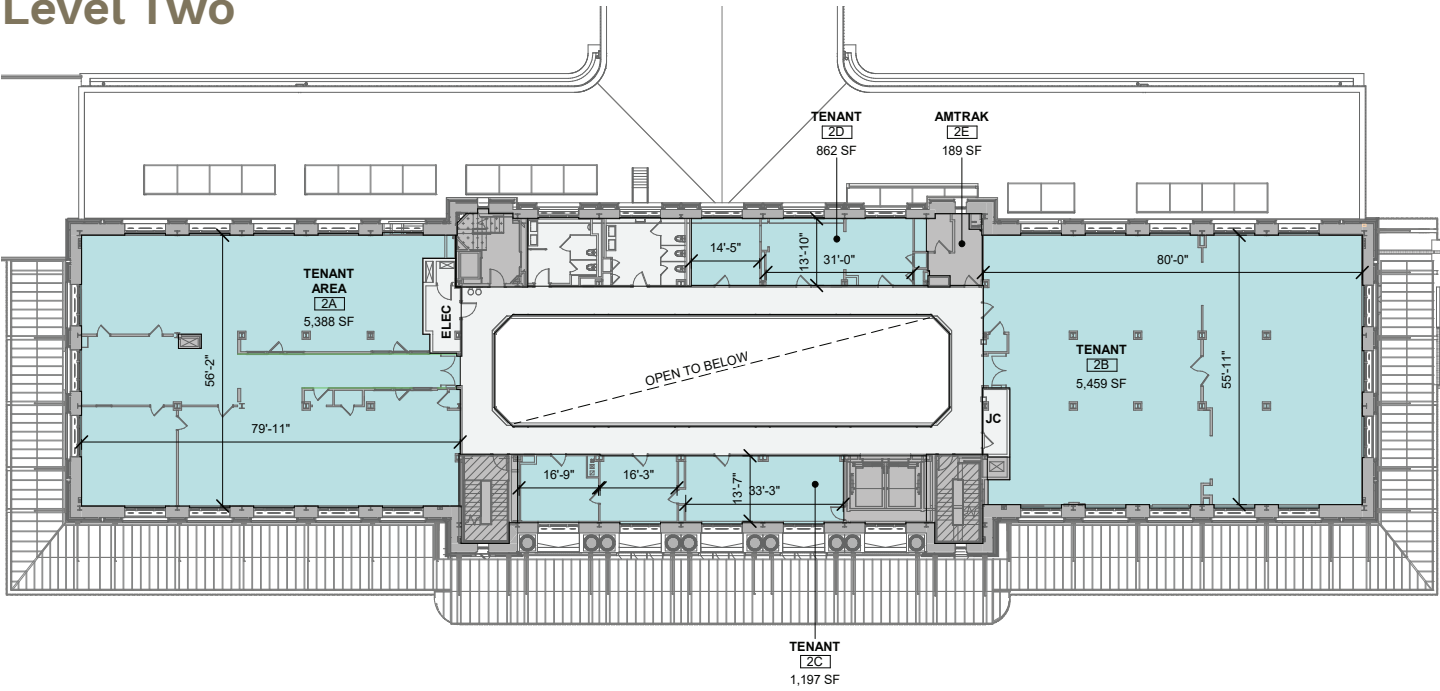
# LET'S GET TO WORK

## **Historic Station. Modern Sensibilities.**

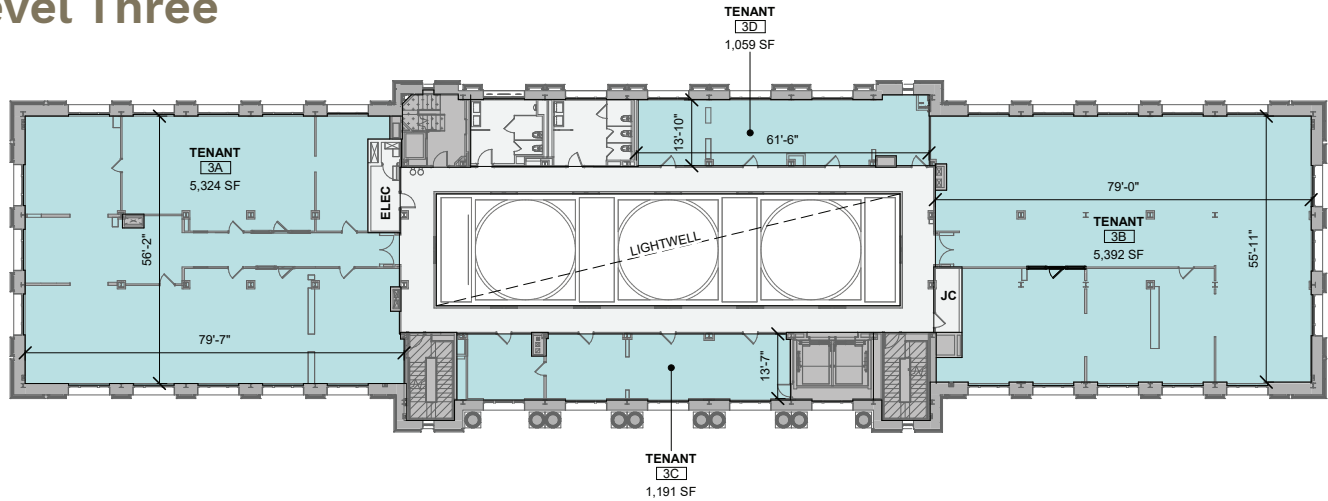
Through adaptive reuse, the development team will respect the historical character of Penn Station while introducing modern sensibility. The three vacant upper office floors of Penn Station are available for lease and can be designed to accommodate a single anchor tenant or multiple users.

- 27,240 SF of refurbished office space over three levels.
- Second-floor balcony overlooking the bustling grand hall.
- New elevators and restrooms.
- Dedicated office lobby entrance with 24/7 security and on-site property management.
- Easy, instant access to Baltimore's primary transportation hub.

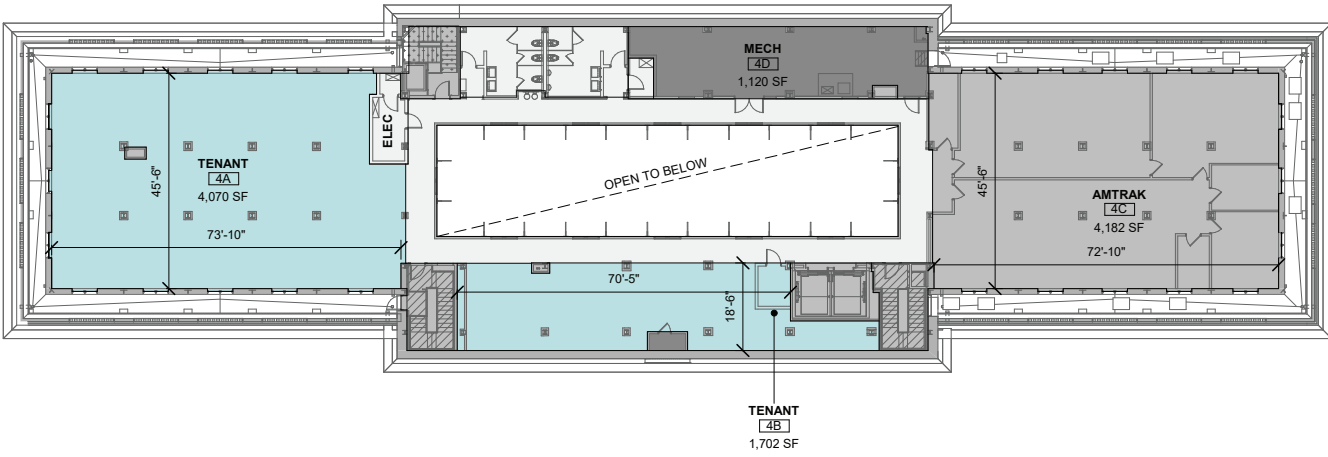
# Level Two



# Level Three



# Level Four





Certain fourth floor spaces include a vaulted ceiling and offer unique views of the skylight above and skywell below.

Highly Conceptual Rendering

# FUTURE DEVELOPMENT

## Establishing a Destination.

A repurposed Penn Station will serve as the prominent anchor for all future development that springs up on the adjacent properties while remaining the lively beating heart of the vibrant surrounding neighborhoods.

### Station Plaza

Located just outside of “Baltimore’s Front Door,” a reimagined Station Plaza will provide pedestrian-only access to the existing front entry doors of the station and create new open space for additional programming.

### Station Expansion

Just over the tracks from Penn Station, a brand-new, state-of-the-art station expansion will be constructed and integrated with the existing Penn Station concourse. Transit functions, such as ticketing and baggage, will be relocated to the new expansion, freeing up the concourse level of Penn Station for commercial use.

### Lanvale Commercial

Delivering in 2024, the mixed-use Lanvale building will create additional density around Penn Station with commercial and residential uses, as well as an inviting street-level retail program that integrates with the station expansion. The mixed-use synergy between the Lanvale buildings, the new station expansion and the historic station will create an active, 24/7 environment and unique sense of place.



Repurposing the Station Plaza into a true pedestrian realm allows for the creation of outdoor seating areas for restaurants and a desirable amenity for office tenants and visitors alike.



Delivering in 2023, the new station expansion will modernize transit functions and support future anticipated growth for Amtrak, MARC, Light Rail, and expanded Acela service.



Currently in a preliminary design phase, the Lanvale building offers the ultimate in flexible modern workspace and is available for multiple tenants or as an attractive build-to-suit opportunity.

# EXPERIENCE ALL THAT BALTIMORE HAS TO OFFER

Ideally positioned at the apex of Baltimore's creative and cultural districts, office workers at Penn Station will enjoy unprecedented access to all the best that Baltimore has to offer.



Courtesy of: Alma Cocina Latina

## Unique Tastes

Baltimore has a diverse mix of homegrown restaurants helmed by renowned restaurateurs and chefs. Some of the city's most popular restaurants can be found near Penn Station, including Alma Cocina Latina, The Brewer's Art, and the award-winning Le Comptoir du Vin.



## Premier Universities

Three of Baltimore's most prominent anchor institutions are within the immediate vicinity of Penn Station: the University of Baltimore, the Maryland Institute College of Art (MICA), and Johns Hopkins University, all of which are driving innovation in the STEAM disciplines.



Courtesy of: ReBUILD Metro

## Growing Neighborhoods

The surrounding neighborhoods of Greenmount West, Charles North, and Bolton Hill are undergoing a rapid revitalization, attracting residents with renovated rowhomes and new apartments. Residents enjoy no shortage of things to do, with art studios, galleries, bars, restaurants, performance spaces, and independent cinemas in the area.



## Cultural Institutions

Just south of Penn Station, Mt. Vernon is the established cultural core of the city. The historic neighborhood lays claim to such pedigreed institutions as the Walters Art Museum, the George Peabody Library, and the Joseph Meyerhoff Symphony Hall – home to the internationally recognized Baltimore Symphony Orchestra.





## Office Leasing

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# PENN STATION

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