

SHOFERS PORTFOLIO

MIXED-USE REDEVELOPMENT OPPORTUNITY

930 SOUTH CHARLES | BALTIMORE, MARYLAND

Confidential Offering Memorandum



CUSHMAN &
WAKEFIELD

CUSHMAN & WAKEFIELD

One East Pratt Street
Suite 700
Baltimore, MD 21202



INVESTMENT CONTACTS

DAVID BAIRD, CRE

Managing Director

+1 410 347 7543

david.baird@cushwake.com

MICHAEL DENISE

Senior Advisor

+1 410 347 7548

michael.denise@cushwake.com

DAVID DOWNEY, CCIM

Managing Director

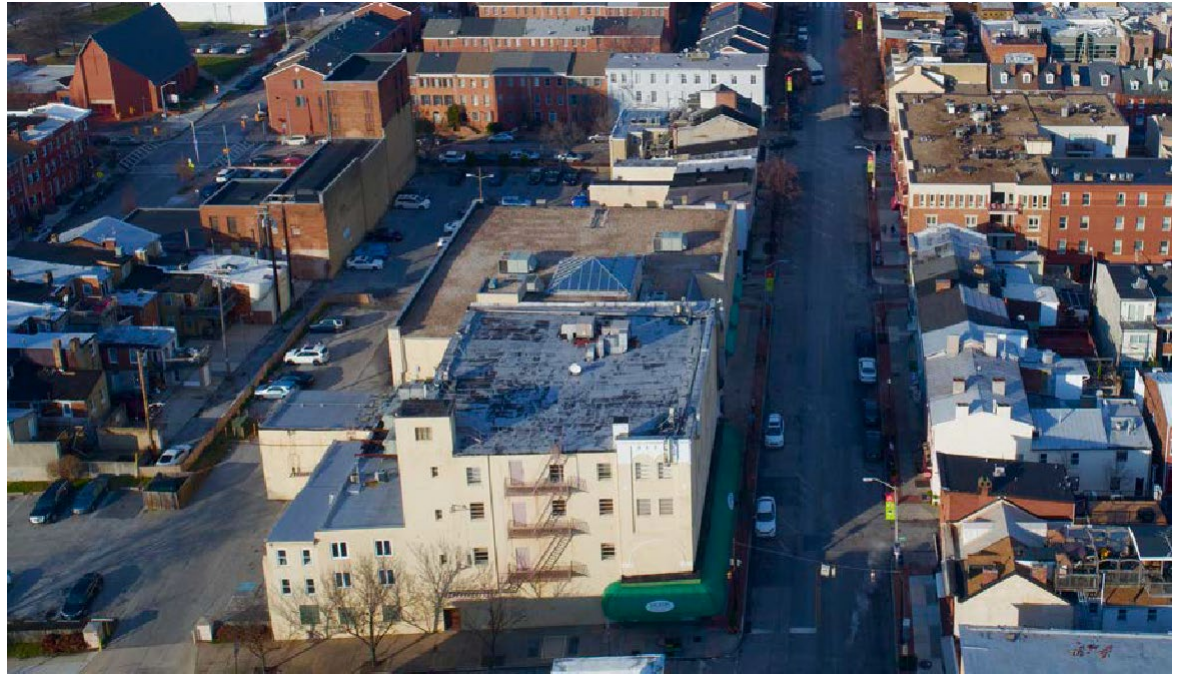
+1 410 347 7536

david.downey@cushwake.com

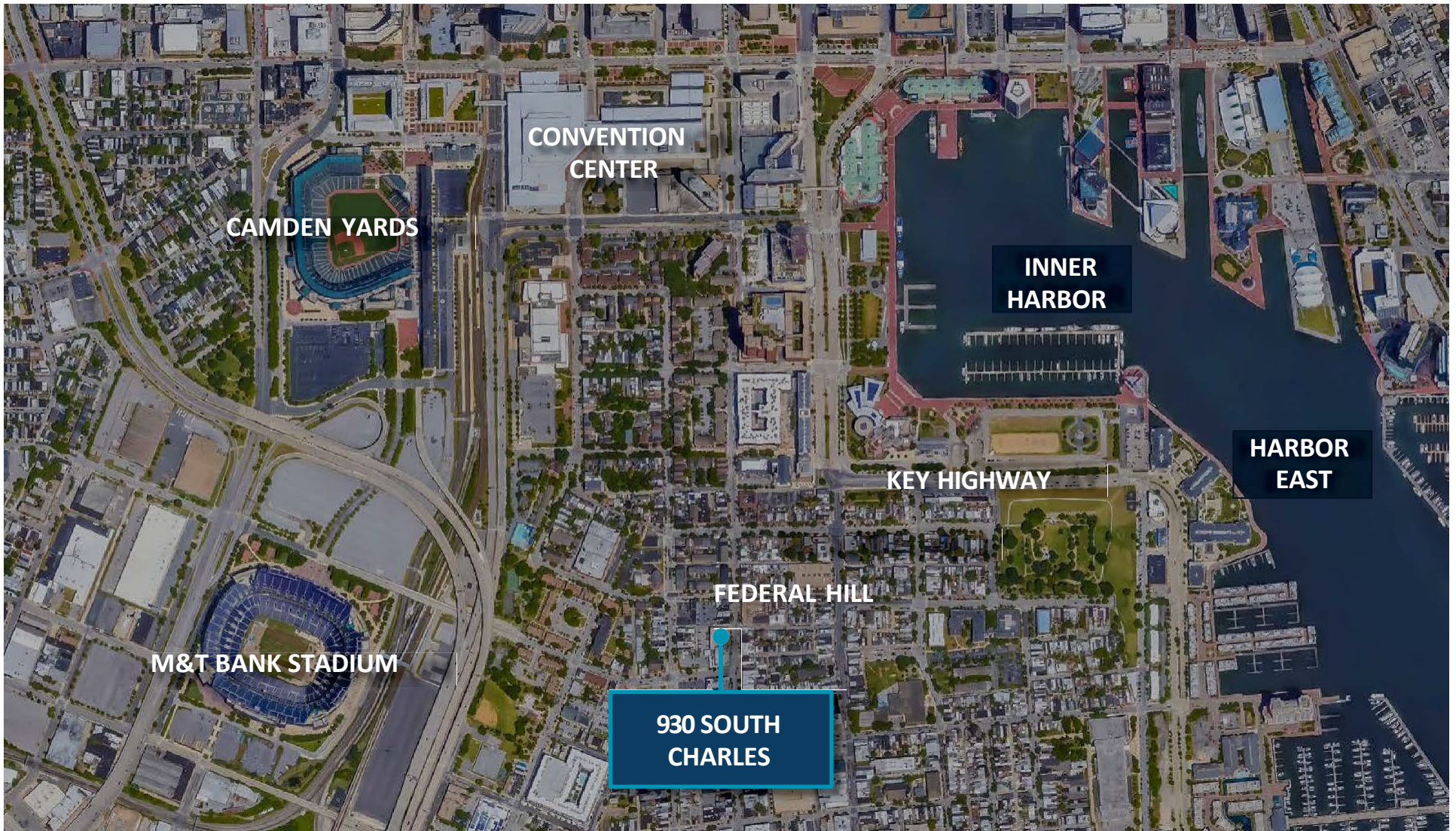
INVESTMENT SUMMARY

Cushman & Wakefield is pleased to offer The Shofers Portfolio, a portfolio of two contiguous properties totaling approximately 73,703 +/- GSF, and a surface parking lot, sited on 1.16 +/- acres located in the Federal Hill neighborhood of Baltimore. This exceptionally located mixed-use development opportunity is one of the few large redevelopment sites remaining in the Federal Hill/ Locust Point neighborhoods of Baltimore. Originally built between 1900-1920 and renovated with a 40,000 SF addition in 2005, this property offers investors and developers great flexibility and potential for adaptive reuse and additional density. Blocks from M&T Bank Stadium, Camden Yards, the Baltimore Convention Center, the CBD, and the world-renowned Inner Harbor make this a truly walkable location amongst some of the largest demand drivers in the market. Frontage along South Charles and South Hanover Street only a block from Cross Street Market put this property at the center of Baltimore's Urban Millennial/Gen-Z population. Baltimore City's C-1 zoning designation for the property allows for development of most asset classes in stand-alone or mixed-use form. This unique opportunity is poised to make a significant addition to the renascent urban landscape of Baltimore and its waterfront submarkets.

The property is being offered for sale in fee, under the terms detailed in the following pages.



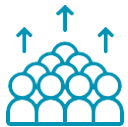
LOCATION MAP



INVESTMENT HIGHLIGHTS



1. Irreplaceable development site in Historic Federal Hill Neighborhood



2. Growing, Affluent Demographic



3. Zoned for Mixed-Use Development



4. Adaptive Re-use Potential



5. No Parking Requirements by Zoning/Amples On-site Parking



6. Large lot size/dimensions-additional density possible

FEDERAL HILL

Federal Hill is one of Baltimore's oldest neighborhoods dating back to the 18th century when it was the center of the city's bustling maritime port, hub of industrial growth, and destination for hundreds of thousands of immigrants.

Originally named John Smith's Hill after its first citing by the explorer in his 1608 journey up the Chesapeake.

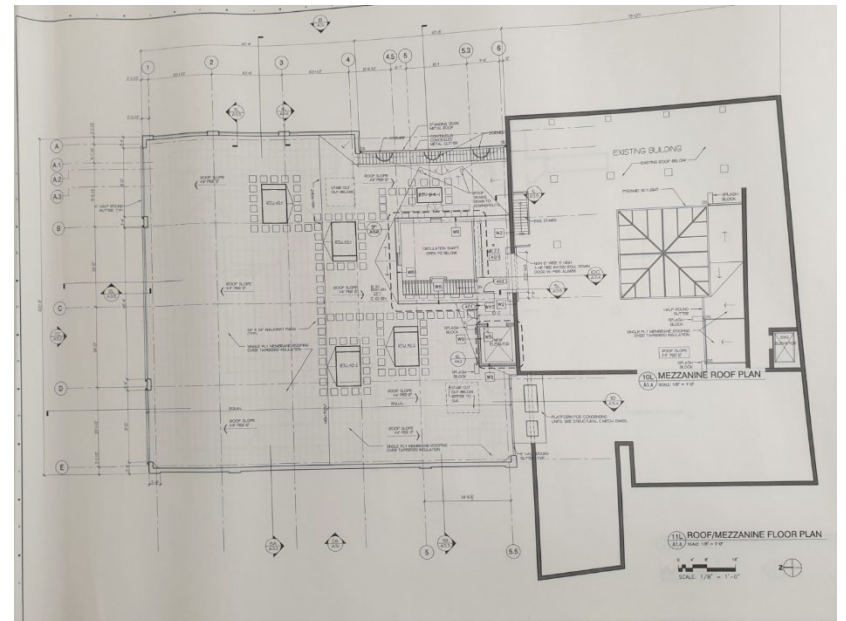
Federal Hill earned its name in 1788 during a parade celebrating Maryland's Ratification of the US Constitution.

Recently the neighborhood has become the central location for recent graduates and young professionals moving back into the city.



PROPERTY SUMMARY

- Property comprised of 1.16 +/- acres
- 73,703 +/- Existing structure
- Level topography and historic property
- Excellent core site dimensions to maximize development density.
- Original structure built in 1920, 2005 addition
- No Parking requirement by right



INVESTMENT CONTACTS

DAVID BAIRD, CRE

Managing Director

+1 410 347 7543

david.baird@cushwake.com

MICHAEL DENISE

Senior Advisor

+1 410 347 7548

michael.denise@cushwake.com

DAVID DOWNEY, CCIM

Managing Director

+1 410 347 7536

david.downey@cushwake.com

CUSHMAN & WAKEFIELD

One East Pratt Street

Suite 700

Baltimore, MD 21202

