



BALTIMORE FOOD HUB
LEASING BROCHURE

ACT
AMERICAN COMMUNITIES TRUST



What Will You Grow?

The Baltimore Food Hub creates a campus for food businesses and entrepreneurs in the heart of East Baltimore. By co-locating food production, manufacturing, retail and education on one campus, the Baltimore Food Hub allows businesses to collaborate and expand while tapping into a ready local workforce. Grow in one of five unique historic structures on a 3.5-acre site rich with history and opportunity.

- Real property tax credits, income tax credits for businesses hiring new employees, & access to loan funds.
- Food-related office, light industrial & retail
- **Affordable**, beautiful space in historic Broadway East community
- 1.5 miles from **Johns Hopkins** campus and metro
- Sustainable, adaptive reuse: **Seeking LEED v4 Neighborhood Development** designation
- Highly-visible to 1 million annual Amtrak passengers
- 24/7 physical security presence



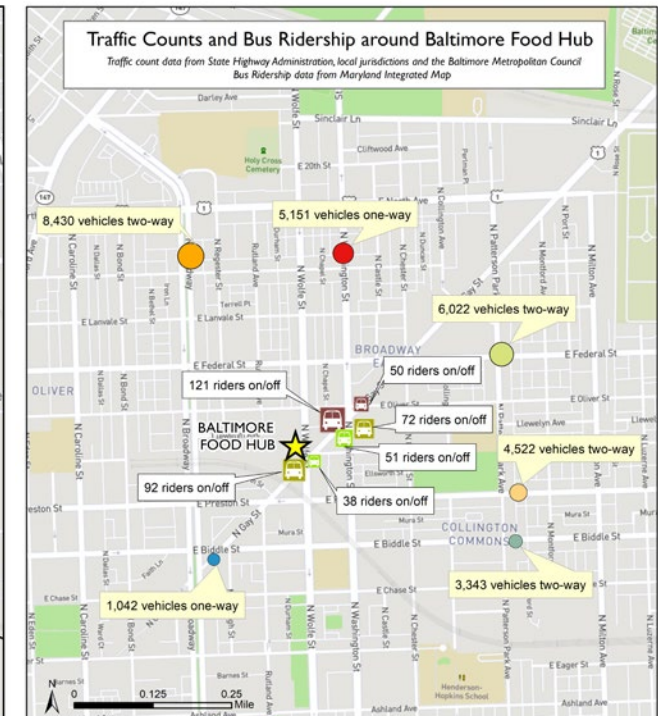
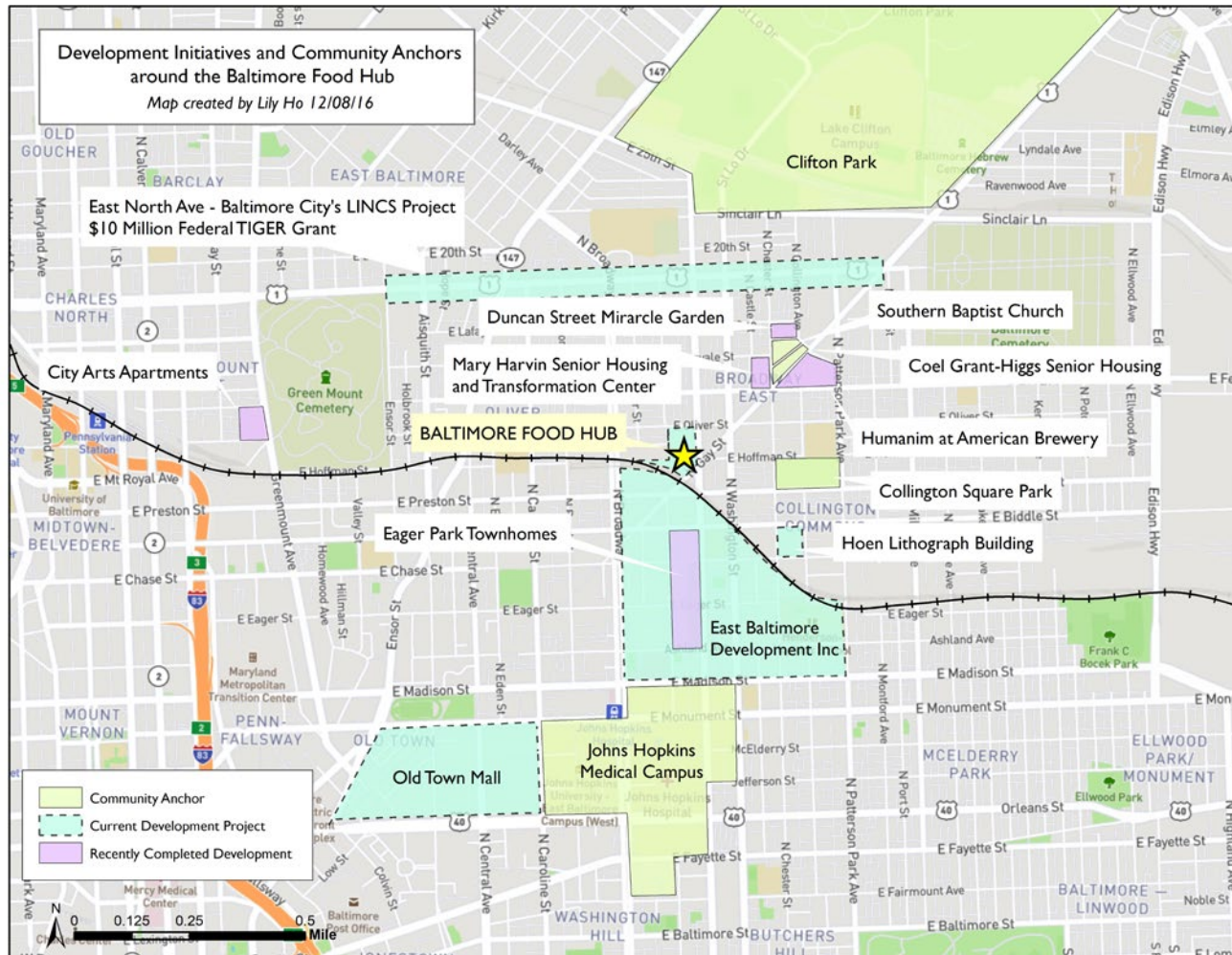
BALTIMORE FOOD HUB • 1801 E. OLIVER ST, BALTIMORE, MD 21213

LEASING FOOD-RELATED OFFICE, LIGHT INDUSTRIAL & RETAIL, DELIVERY 2019

CONTACT: CHINA BOAK TERRELL • CHINA@ACTIMPACT.ORG • 410.989.1607 • WWW.BALTIMOREFOODHUB.COM

Take Root in East Baltimore

The Baltimore Food Hub is located in Broadway East, blocks from the **Johns Hopkins** campus and Eager Park. The community is home to **Humanim at the American Brewery**, the **Mary Harvin Senior Center**, and the **Hoen Lithograph Building**. The site is minutes from downtown, I-95, I-895, and I-83. It is also well-served by public transportation including Metro rail and multiple bus lines.



BUS RIDERSHIP DATA, 2017

(Icon size is proportional to ridership count)

Bus Line	Stop & Direction
BR	N Gay St and N Washington St Northbound
GD	N Wolfe St and N Gay St Eastbound
GD	N Washington St and N Gay St Westbound
LM	N Washington St and N Gay St Westbound
BR	N Gay St and Oliver St Southbound
LM	N Wolfe St and N Gay St Westbound

TRAFFIC COUNTS, 2014

Location where Traffic Count was performed
(Icon size is proportional to traffic count)

Orange circle	North/South along N Broadway
Green circle	East/West along Federal St
Red circle	North along N Washington St
Orange circle	East/West along Preston St
Blue circle	East/West along Biddle St
Blue circle	North Along N Gay St

Traffic counts are the number of vehicles expected to pass this point on an average day in the year. Weekday-only (Monday-Friday) traffic counts are approximately 5-10% higher at all points.



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Cultivating Collaboration

The Baltimore Food Hub is an inclusive economic development project shaped by years of planning and the partnership of organizations with deep roots in East Baltimore.

The project's first tenant, Humanim, will operate its culinary social enterprise, City Seeds, on site starting in fall 2017. The catering business provides job training and employment through catering contracts with local institutions. Tenants under LOI include:

- **The Land of Kush**, a local minority-owned businesses specializing in vegan soul food;
- **Urban Pastoral**, a local grower and restaurateur with plans to operate a multi-ethnic food hall;
- **So Fine Food**, a woman-owned business that will manufacture salad dressing on site.



Access Tax Credits & Capital

The project's location in an Enterprise Zone enables **real property and income tax credits** for building owners and businesses hiring new employees.

Businesses that create at least 25 new full-time jobs may qualify for up to \$5.5 million in **state income tax credits** through the One Maryland Tax Credit program. The credit can be carried forward 14 years and is refundable, subject to certain limitations.

Loan funds for industrial and commercial financing managed by the Baltimore Development Corporation can fund working capital, furniture, fixtures & equipment, land acquisition & improvement, business acquisition, and capital projects.



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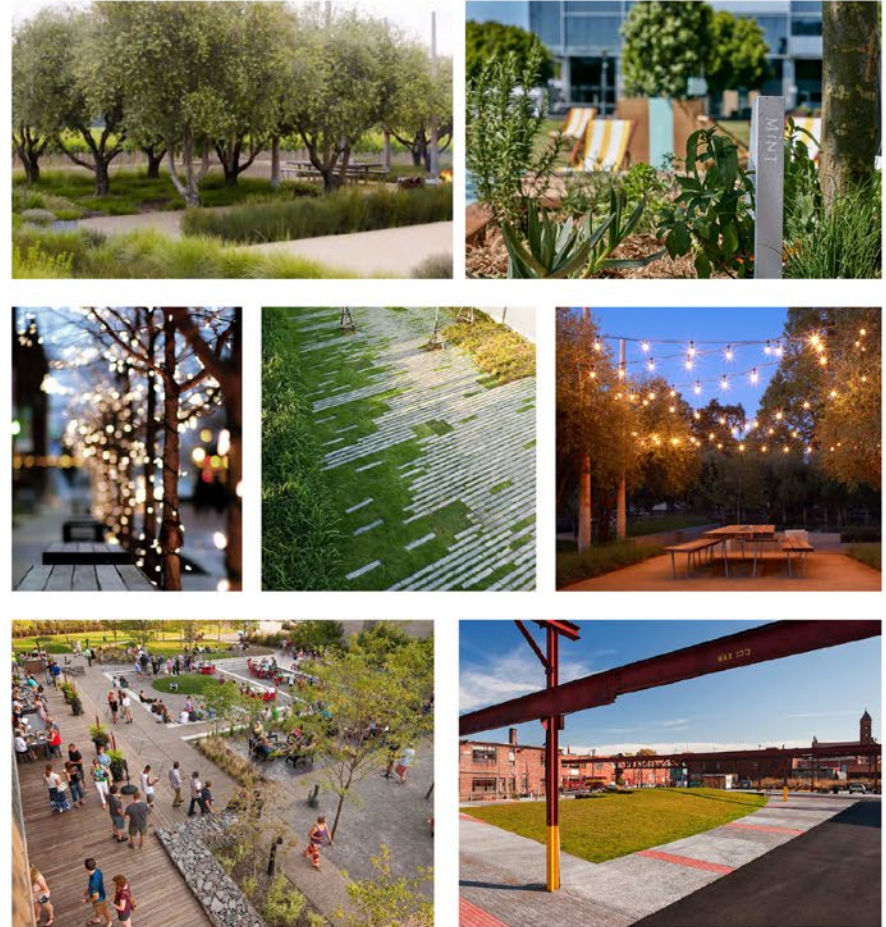
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Connecting to Our Community



CAMPUS CHARACTER



BALTIMORE FOOD HUB | SCHEMATIC DESIGN | 03.23.17

ACT ZIGER/SNEAD MAHAN RYKIEL
ARCHITECTS LANDSCAPE ARCHITECTS URBAN DESIGN & PLANNING

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Building 1

10,324 SF (7,179 SF level one, 2,897 level two, & 248 SF mid-levels)

- Ideal for food production/ manufacturing/ flex
- Two levels with ceilings heights of more than 30'
- Exposed brick and concrete floors
- Adjacent to planned community plaza



Top S3cr3t Photography by Evan Woodard



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Building 2

13,271 SF

- Ideal for retail/ office/ flex
- Three levels including mezzanine open to main floor
- Roof access with views of East Baltimore and downtown

- Exposed brick and concrete floors
- Adjacent to planned community plaza
- Adjacent to planned community plaza
- Elevator



Top S3cr3t Photography by Evan Woodard



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Building 3

9,980 SF

- Ideal for office or flex space
- Beautiful open floor plan with vaulted ceiling
- Two-story historic building rich with architectural detail

- Concrete floors
- Elevator



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Buildings 5 & 6

7,085 SF (combined)

- Ideal for retail or manufacturing
- Street frontage on heavily trafficked Wolfe & Gay Streets
- Historic one-story stables will be joined to create single space
- Exposed brick and concrete floors
- Adjacent to parking and planned community plaza



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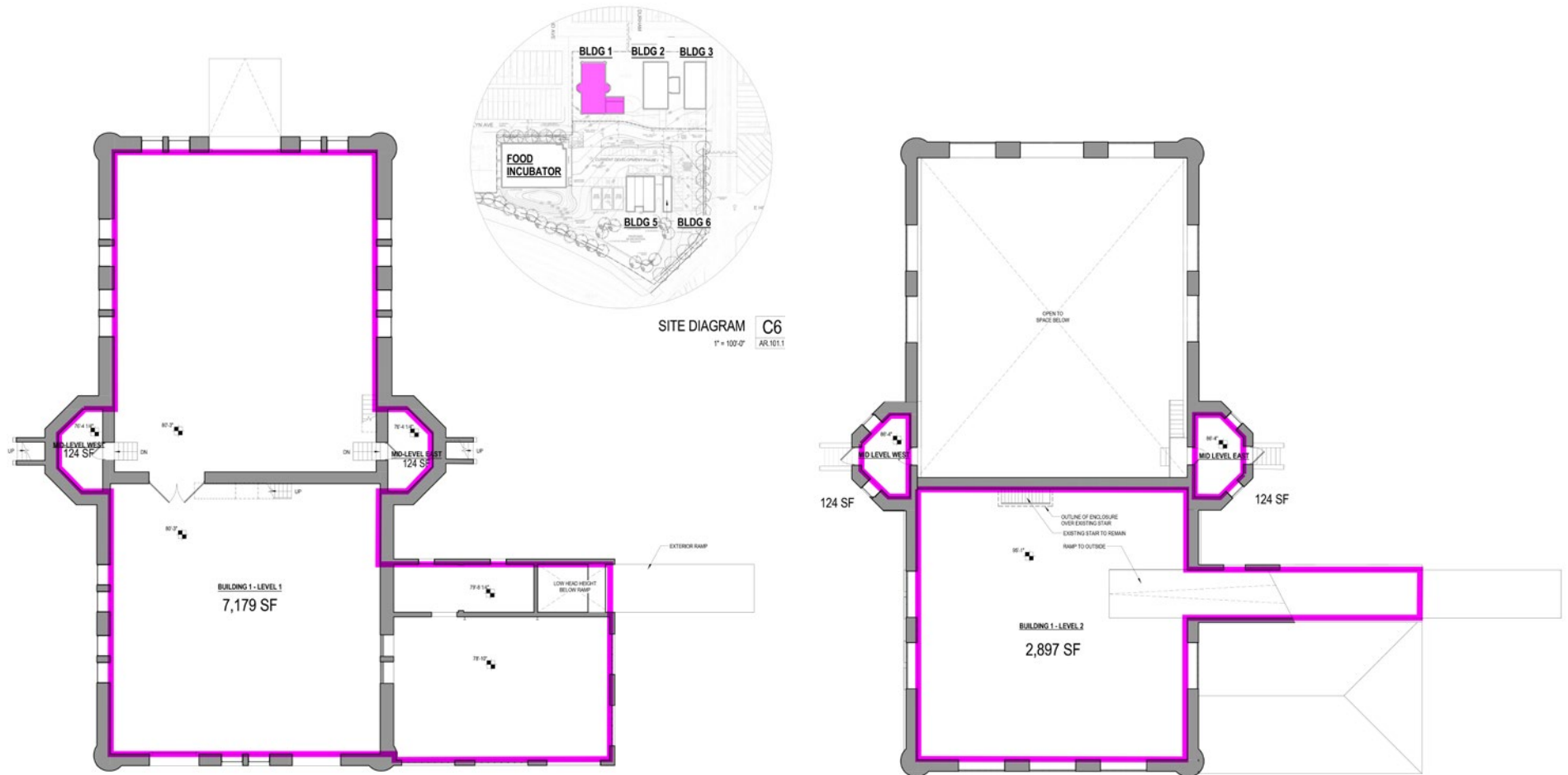


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Floor Plan – Building 1, Level One & Level Two

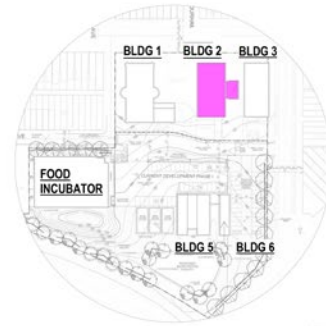
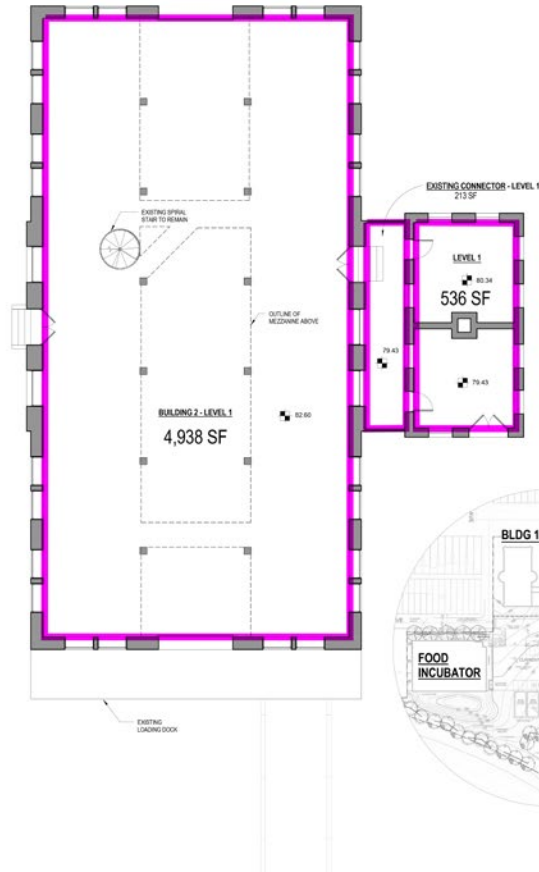
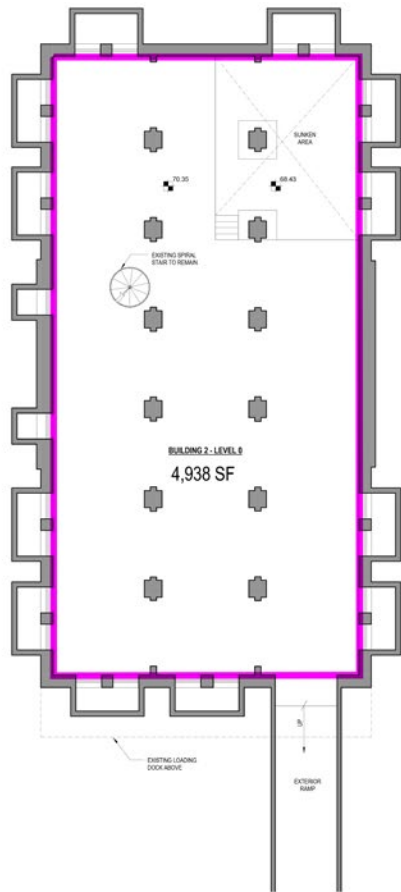


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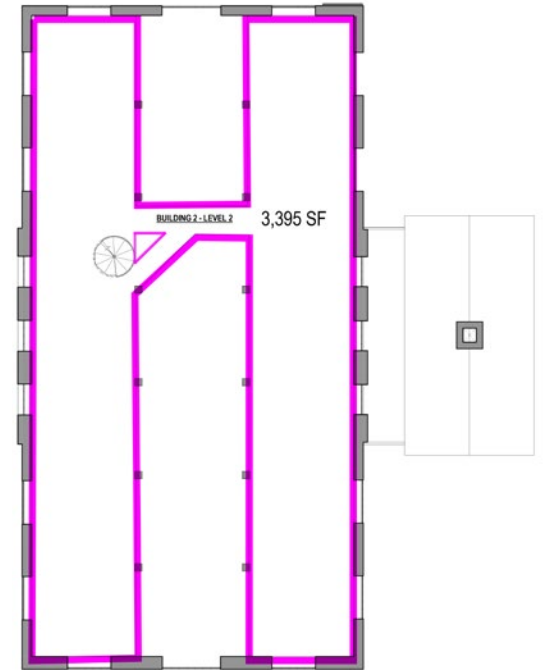
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Floor Plan – Building 2, Lower Level, Level One & Level Two



SITE DIAGRAM B1
1" = 100'-0" AR 101.2

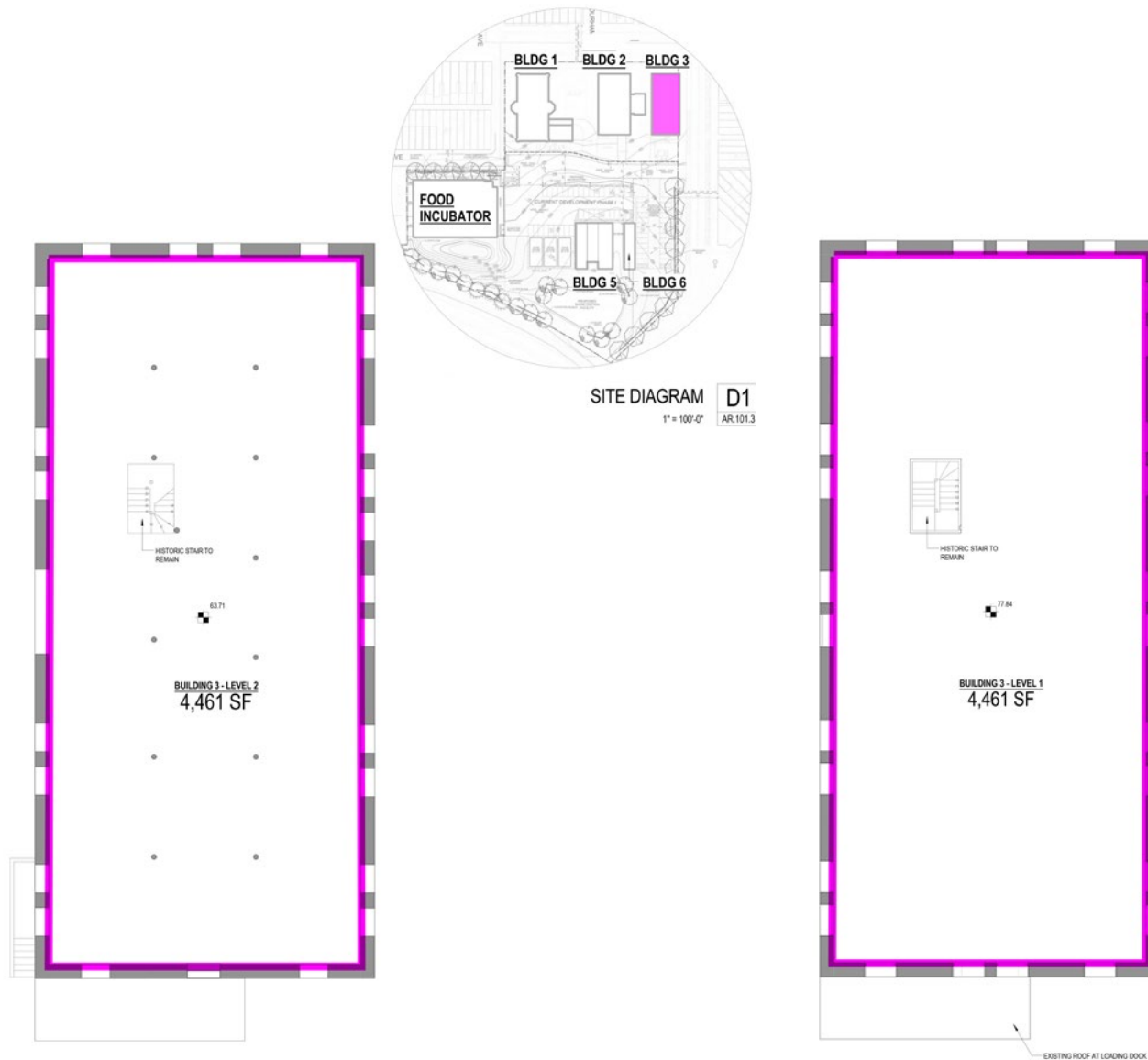


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Floor Plan – Building 3, Lower Level, Level One & Level Two

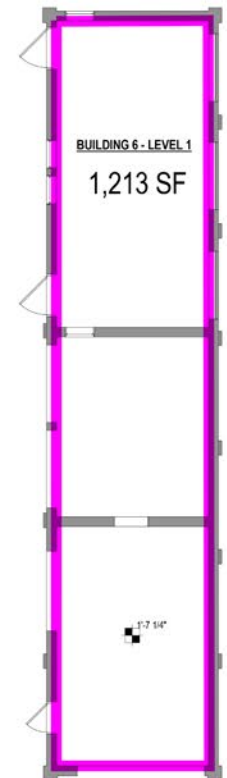
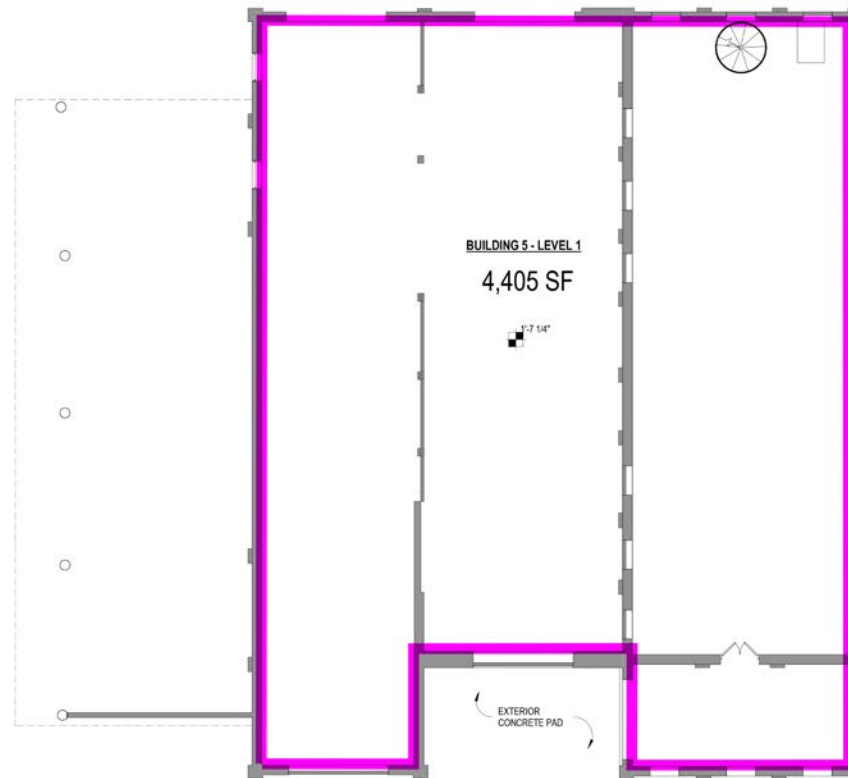
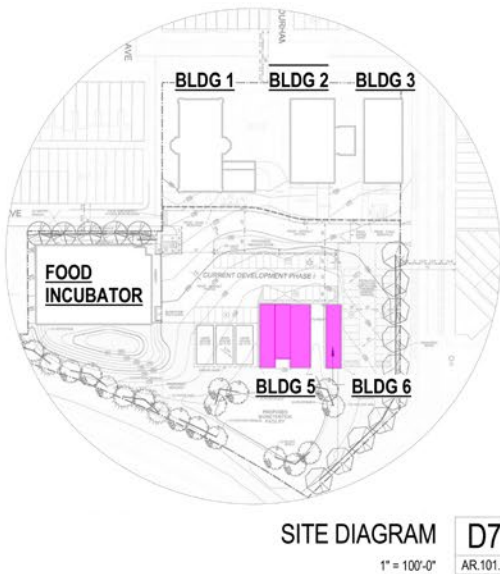


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Floor Plan – Building 5 & 6, Level One

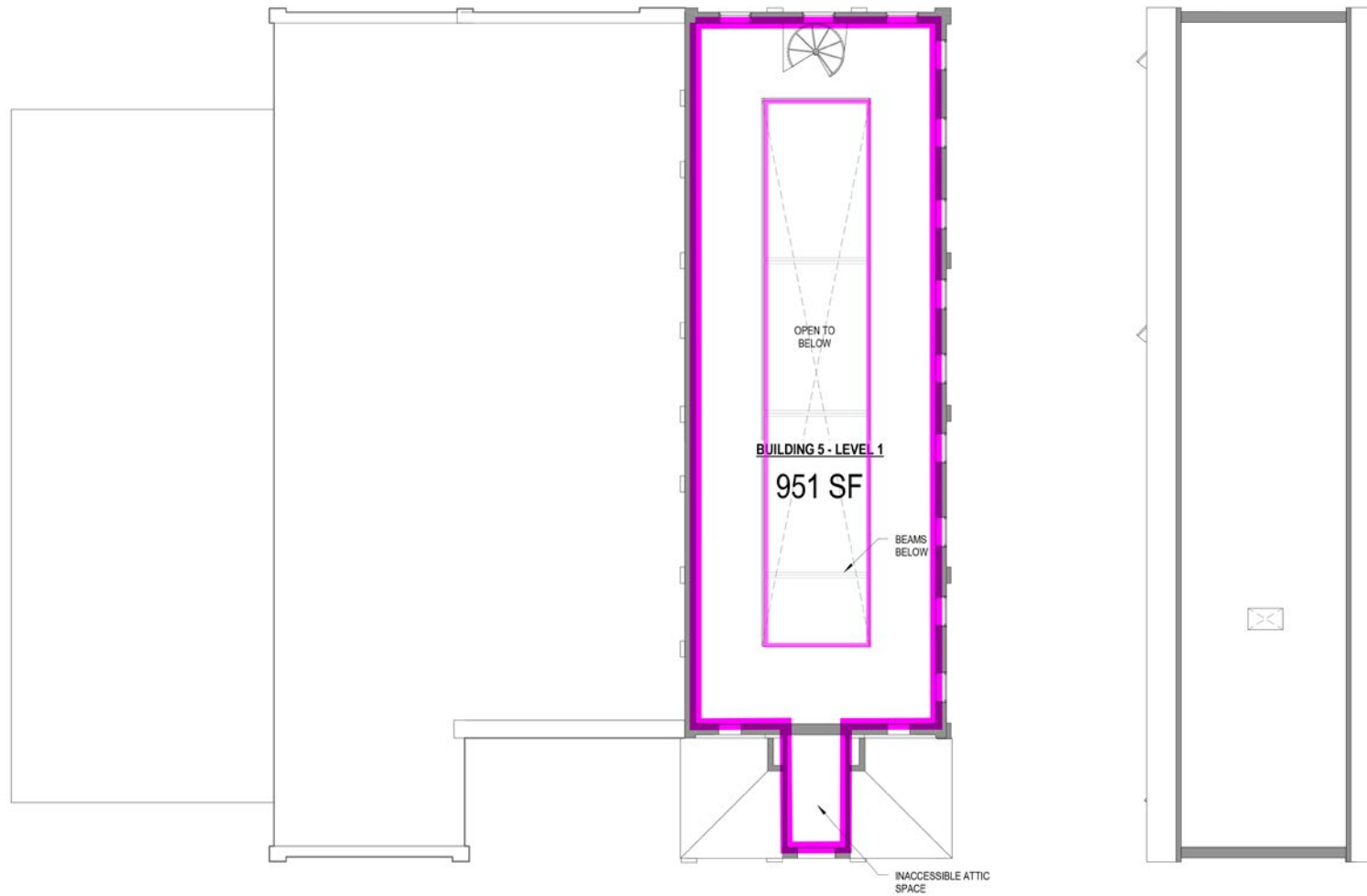


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Floor Plan – Building 5 & 6, Level Two



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