



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

FAUST BROTHERS BUILDING

FOR SALE

307 WEST BALTIMORE ST
BALTIMORE, MD 21201

**LOCATED ONE BLOCK FROM UMB/
UMMC CAMPUS IN THE HEART OF THE
BROMO ART DISTRICT.**

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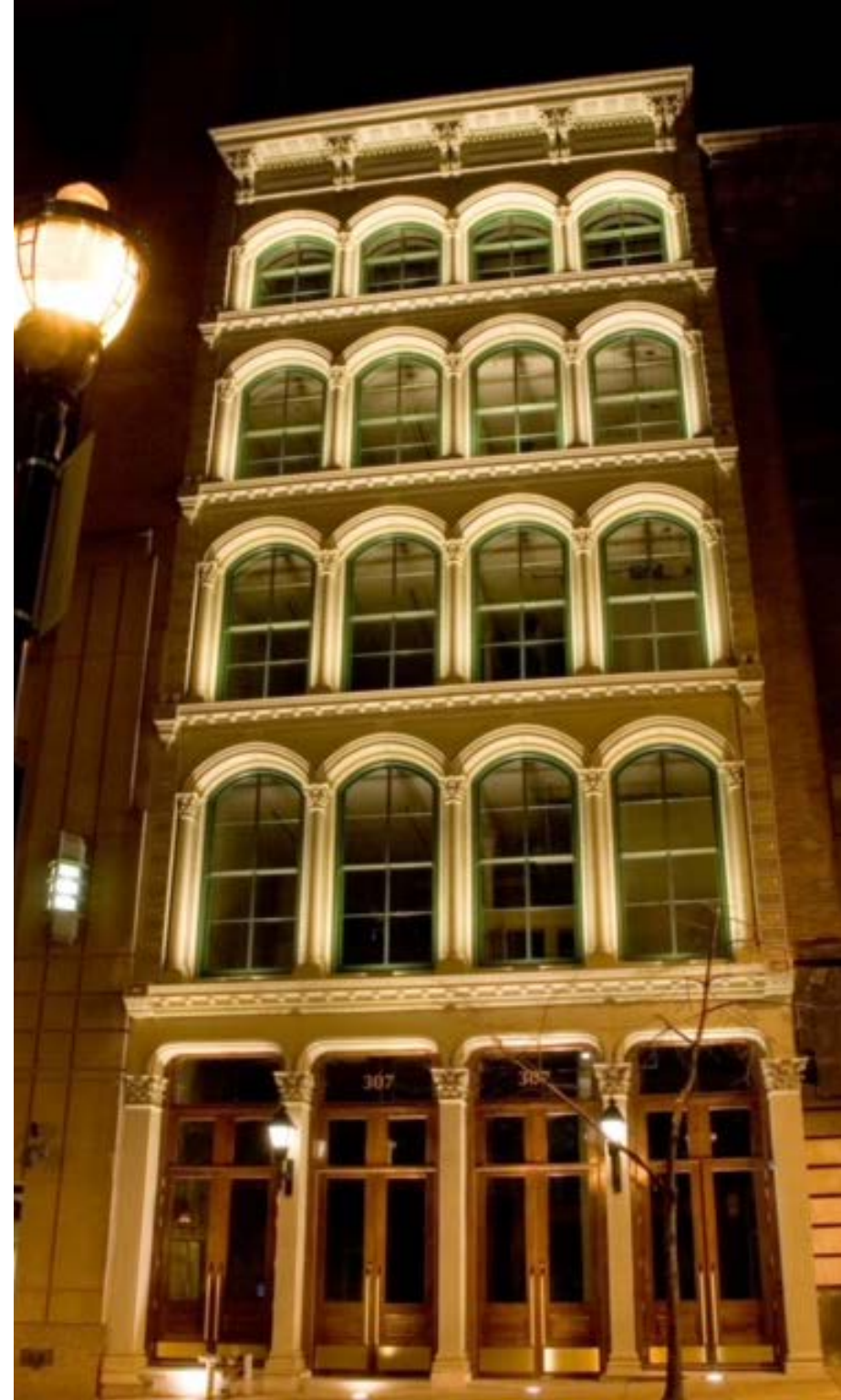
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Executive Summary

Harrington Commercial Real Estate Services is pleased to present the opportunity to acquire the Faust Brothers Building at 307 West Baltimore Street. Built in 1875 and renovated in 2007, the 33,780 square foot on 0.129 acres is currently 84% occupied with University of Maryland, School of Social Work, anchoring the tenancy within the building. Located in an Enterprise, HUB and Opportunity Zones, the building is zoned C5- DC, a Downtown Zoning District divided into a series of sub-districts within an unlimited building height restriction for both commercial and residential use.

Listed on the National Historic Register, the Faust Brothers Building is located in the heart of the Bromo Arts District, directly adjacent to the UMB Campus, VA and UMD Medical Centers, Hippodrome & Everyman Theatre, Lexington Market, and the CFG Bank Arena. The building won multiple awards from the Maryland Historic Trust and Baltimore City's Historic Preservation programs for the quality of the renovation that was completed. The building features cast iron facades on both sides of the building with expansive windows and incredible floor-to-ceiling heights, and beautiful wood floors. The building has several spaces that are turn-key ready for immediate use.

The building sits at the apex of the following public transformation modes, making both employee and public access a breeze - MTA Light Rail, City Bus & Subway Service. In addition, it has a public garage parking on either side and secure bicycle storage spots within.



Key Investment Highlights

Faust Brothers Building

PROPERTY DETAILS

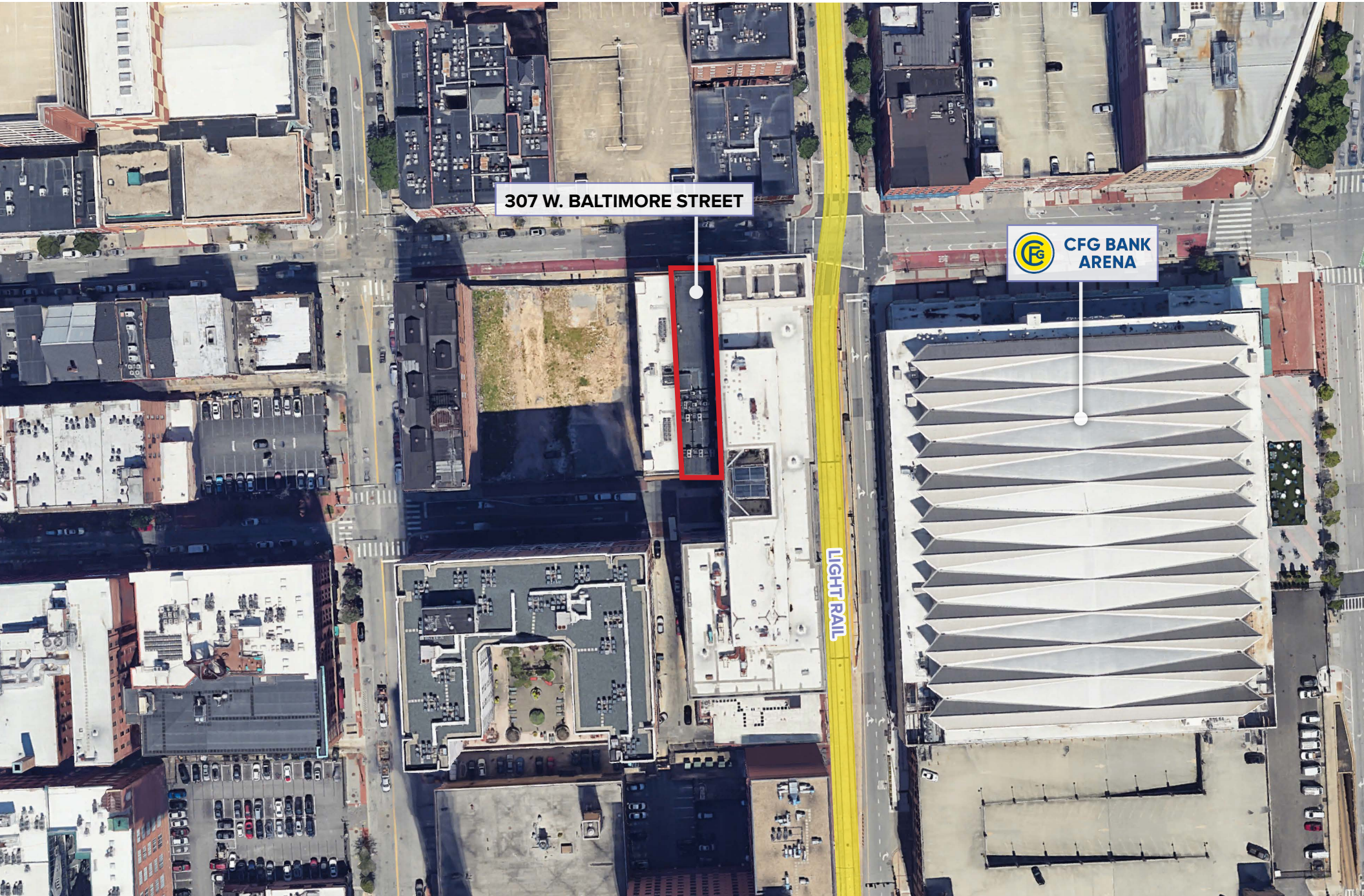
Address:	307 W Baltimore St, Baltimore, MD 21201
Building Type:	Loft Office
Floors:	6.5 Stories
Building Class:	B
Unfinished Ceiling Height	15'
Parking	Street parking and adjacent to garage parking
Year Built	1875 renovated in 2007
Building Size:	32,534 SF
Typical Floor size:	5,466 SF
Column Spacing:	10' x 33'
Zoning	C5- DC, a Downtown Zoning District divided into a series of sub-districts that provide design standards to recognize and achieve the different characteristics of Downtown.
Incentives	Located in HUB Zone, Enterprise Zone and Opportunity Zone. Also eligible for Baltimore's Neighborhood Impact Investment Development Fund
Notes	Listed on both Maryland, City, and National Historic Register (Tax Credit Eligible)



Aerial Photo



Site Photo

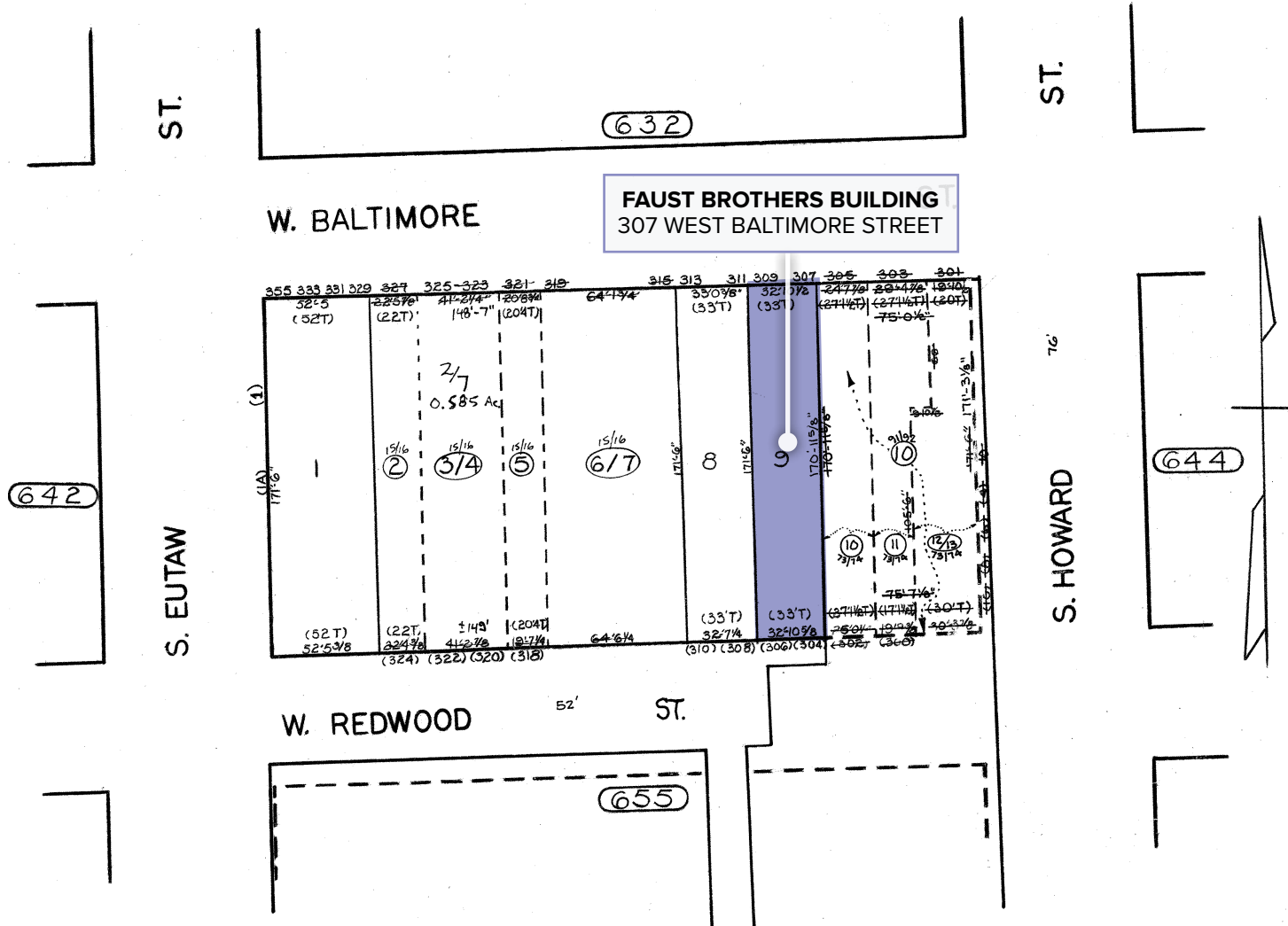


307 W. BALTIMORE STREET

CFG BANK ARENA

LIGHT RAIL

Plat



Retail Map



Demographics

2023 SUMMARY 0.5 MILE 1 MILE 1.5 MILES

Population	10,819	42,547	88,794
Households	6,920	22,691	45,489
Families	1,115	6,289	15,321
Avg HH Size	1.49	1.73	1.85
Owner Occupied Housing Units	731	5,055	12,722
Renter Occupied Housing Units	6,189	17,636	32,767
Median Age	29.9	33.4	34.0
Median HH Income	\$58,107	\$54,559	\$54,904
Avg HH Income	\$84,012	\$86,458	\$92,410

Business



7,990

TOTAL BUSINESSES



147,013

TOTAL EMPLOYEES

Income



\$54,904

MEDIAN HH INCOME



\$47,666

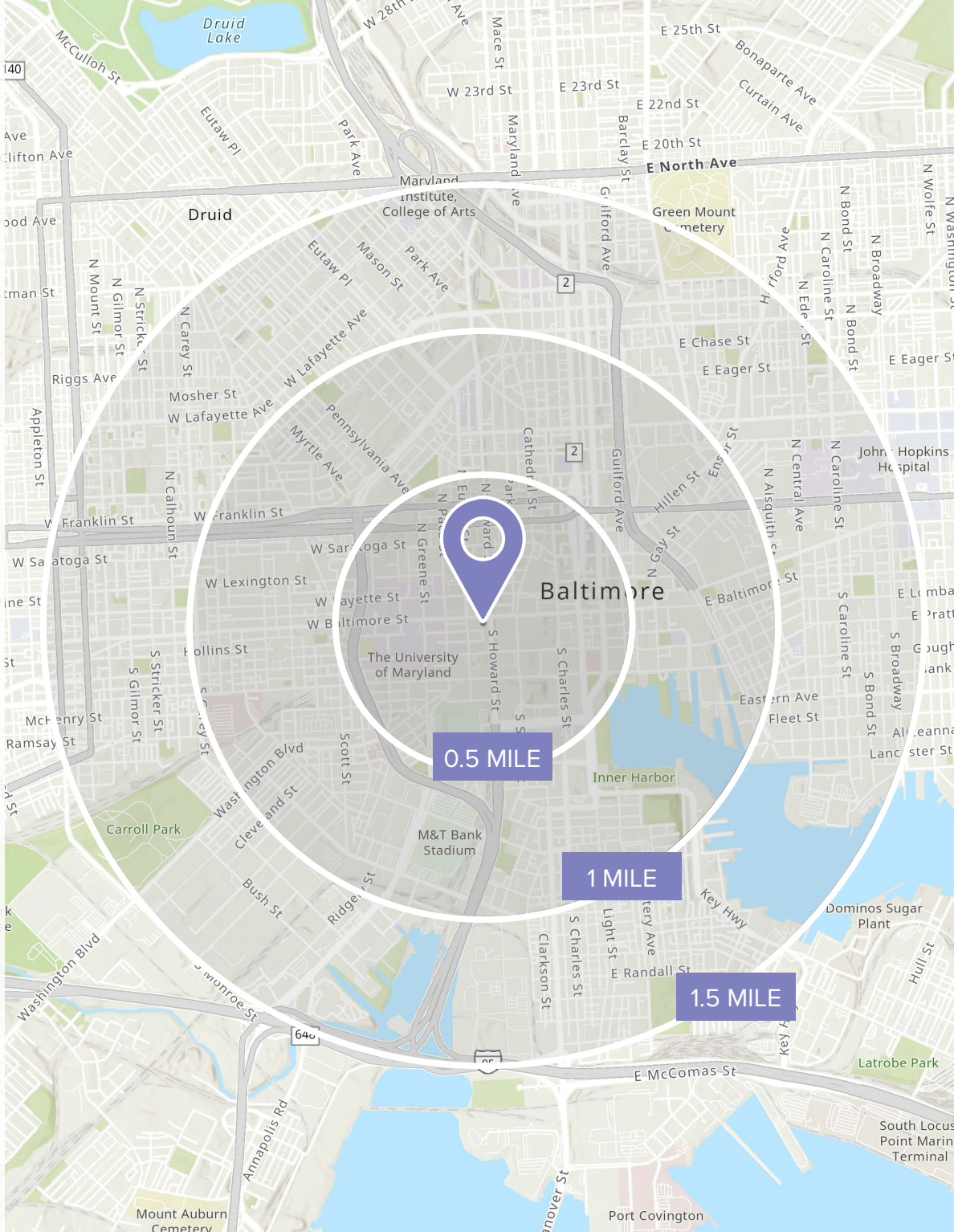
PER CAPITA INCOME



\$14,724

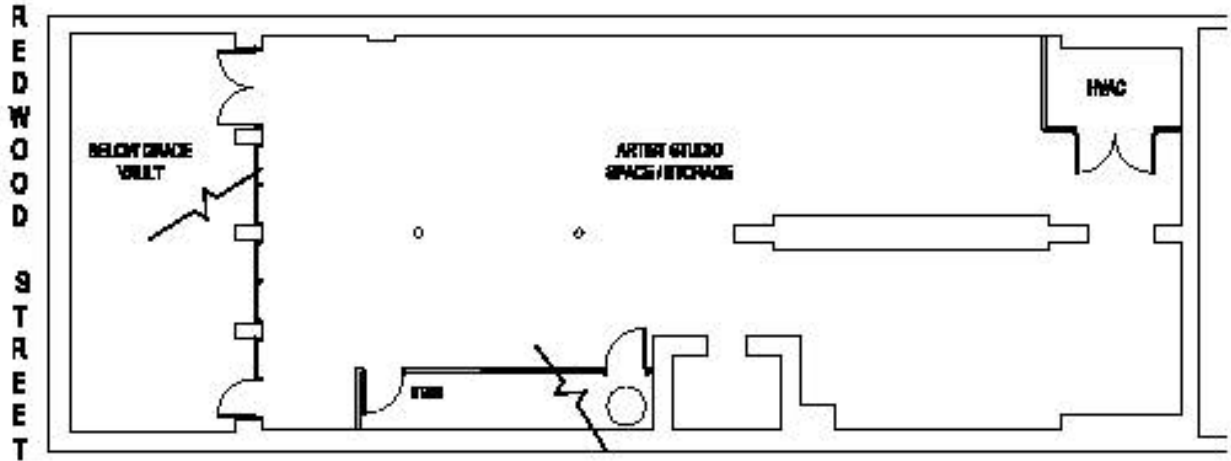
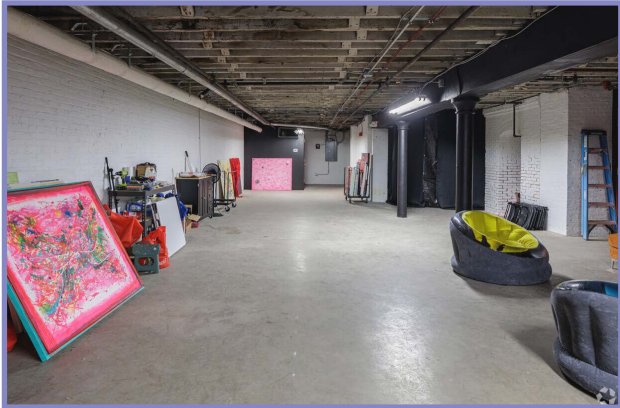
MEDIAN NET WORTH

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.



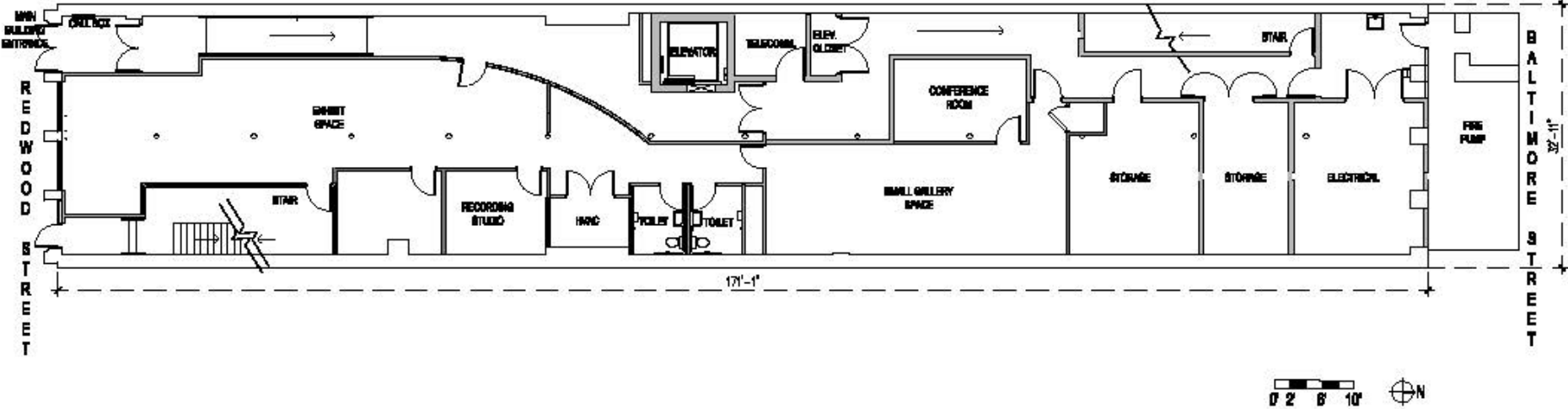
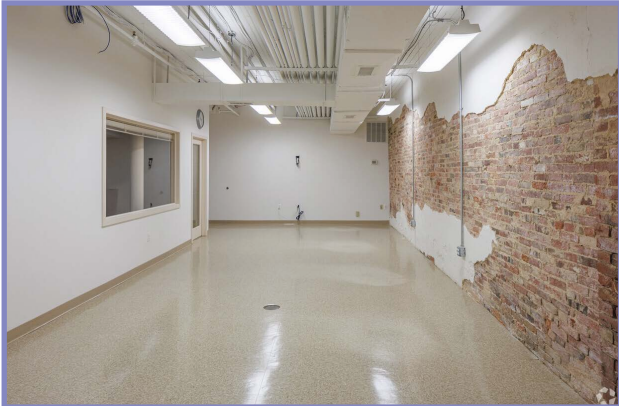
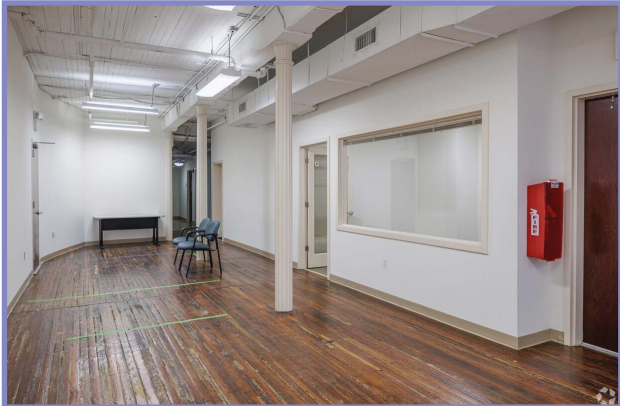
Floor Plan - Basement

1,996 SF of Artist Studio/Performance Space (Occupied)



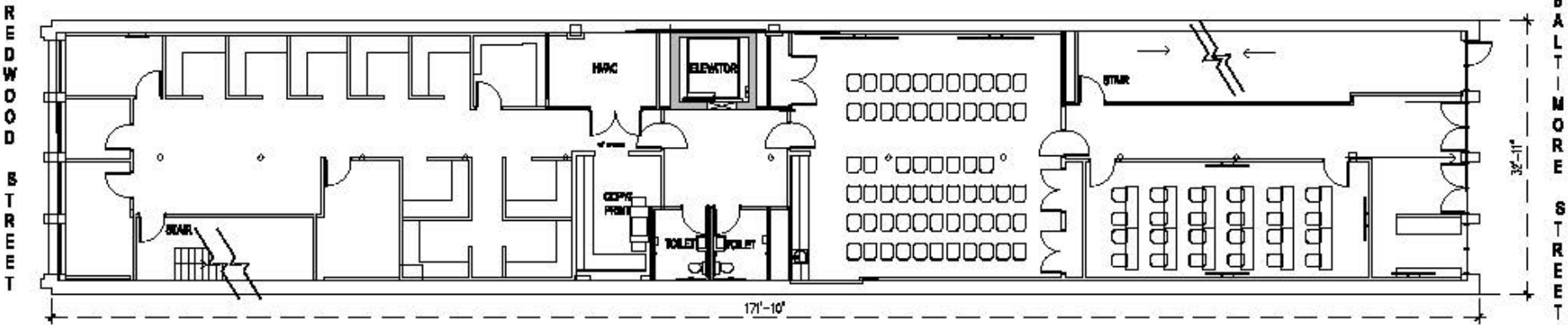
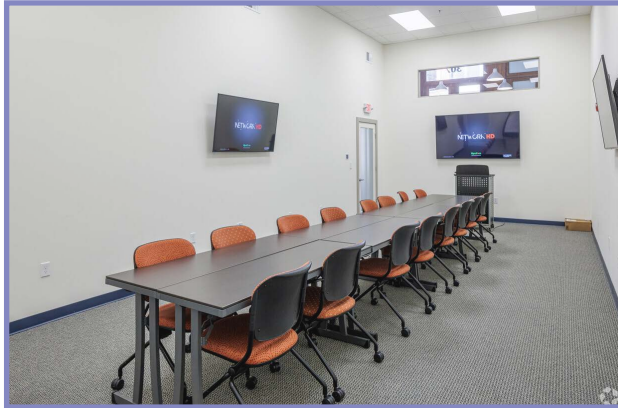
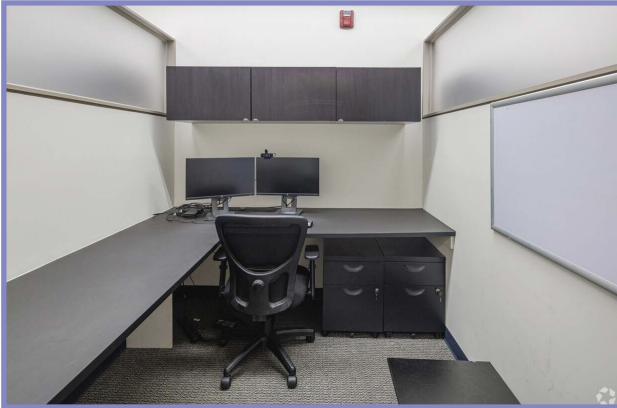
Floor Plan - Ground Floor

3,710SF of Office Space (Occupied)



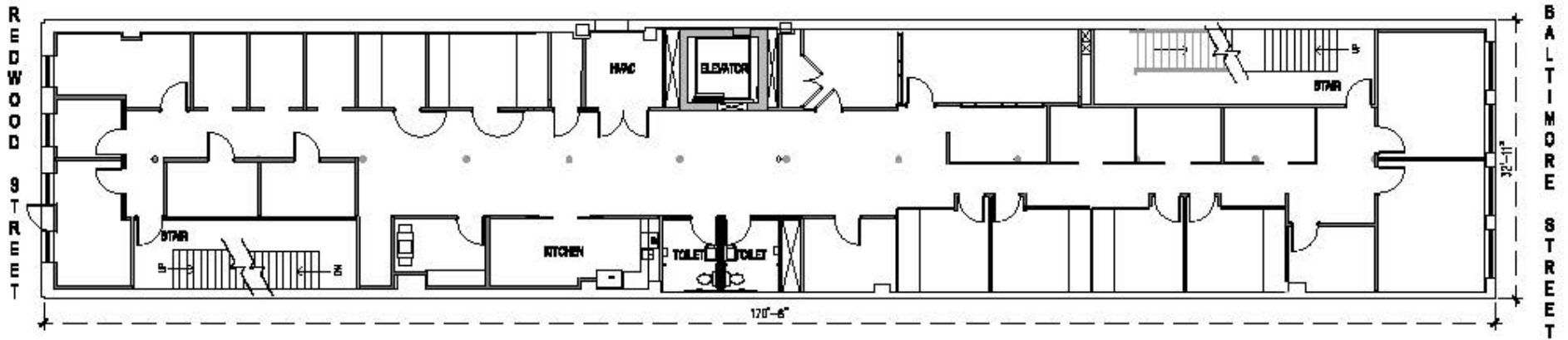
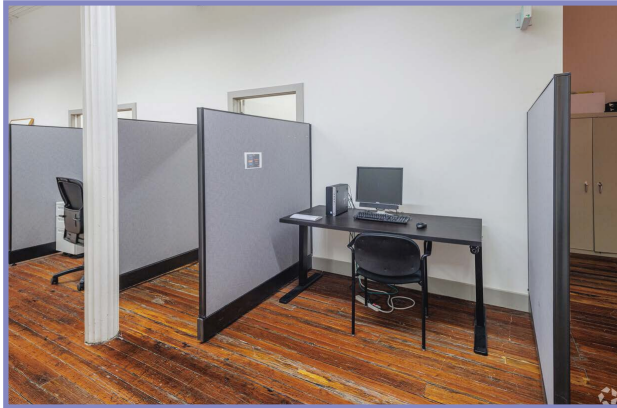
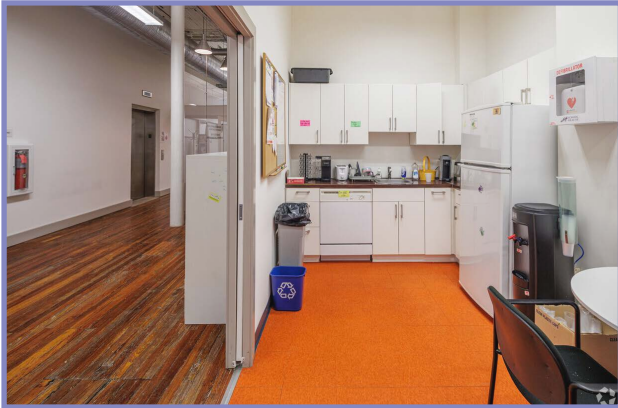
Floor Plan - 1st Floor

5,500SF of Office Space



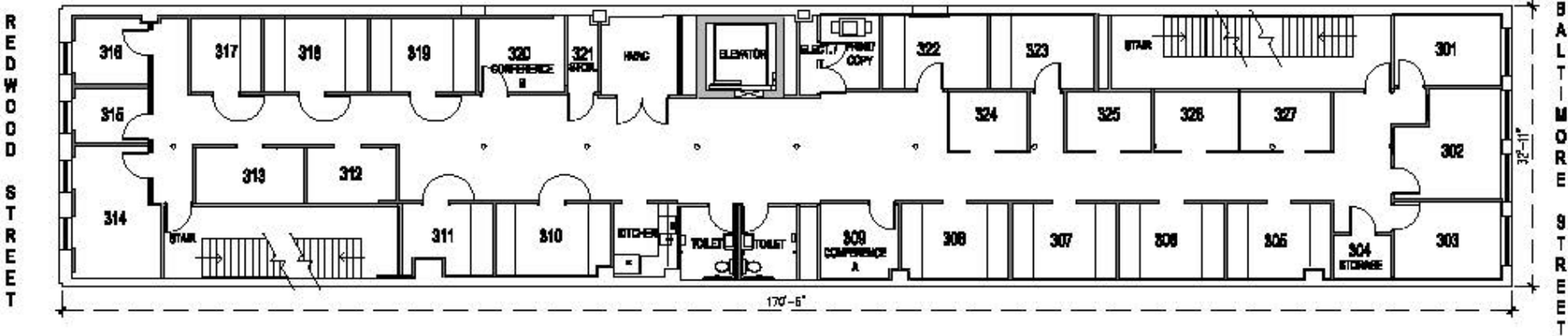
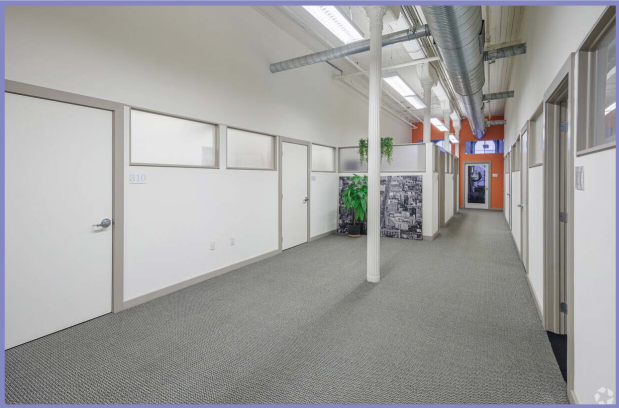
Floor Plan - 2nd Floor

5,500SF of Office Space



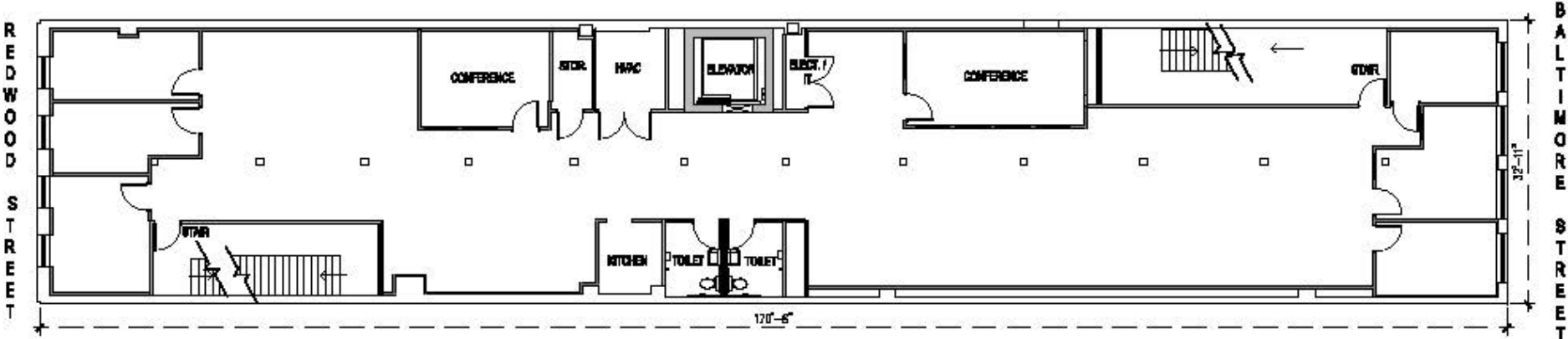
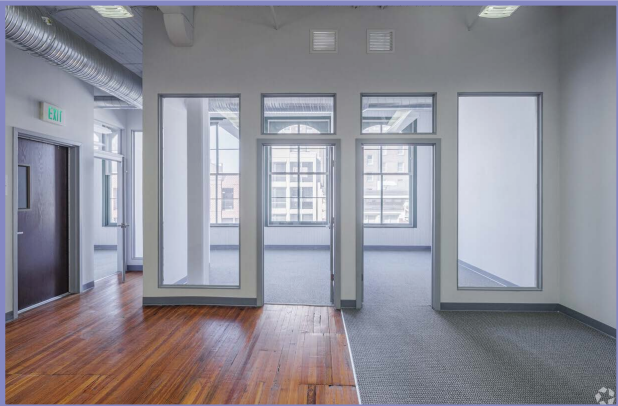
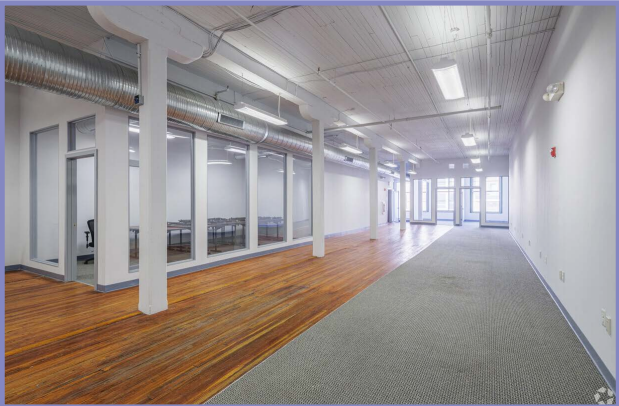
Floor Plan - 3rd Floor

5,500SF Co-Working Space (Semi-Occupied)



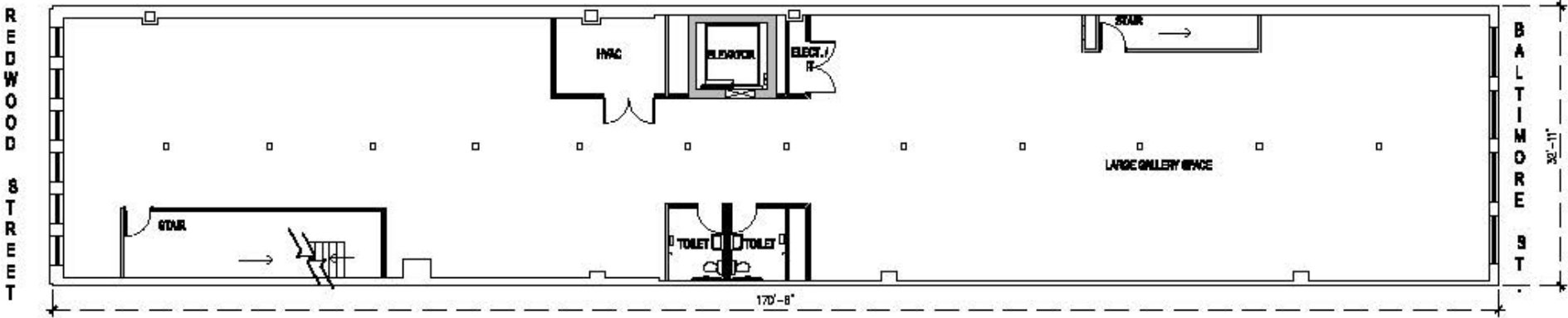
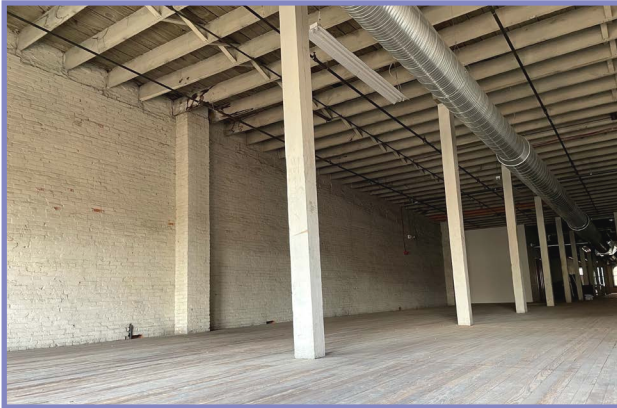
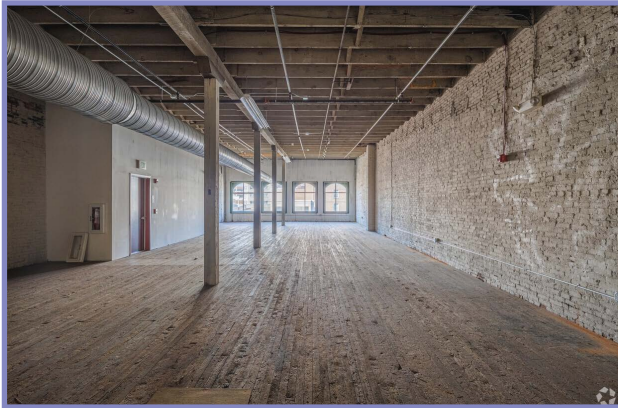
Floor Plan - 4th Floor

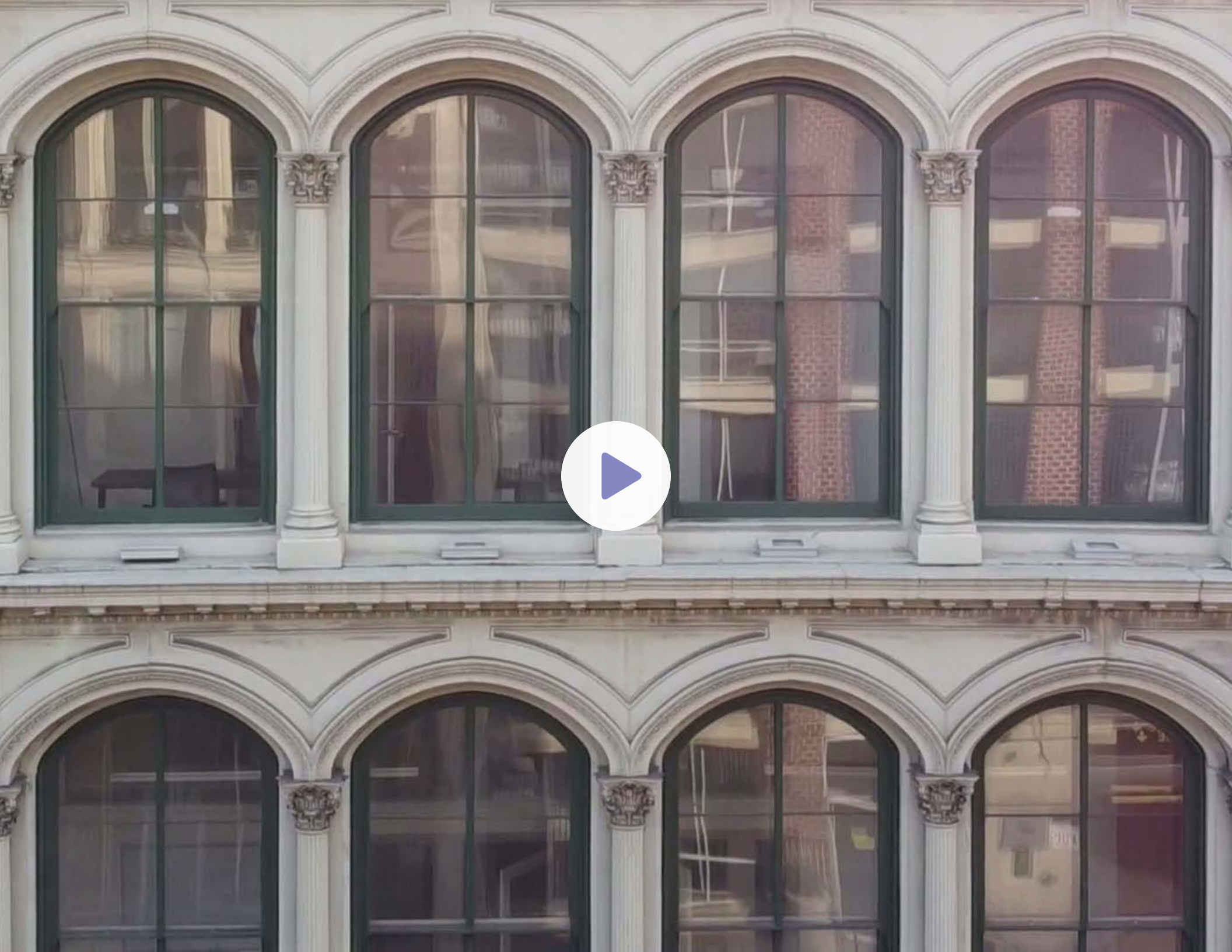
5,500SF Of Office Space



Floor Plan - 5th Floor

5,500SF of Office/Meeting/Event Space (Occupied)





FAUST BROTHERS BUILDING



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

TERRI HARRINGTON

Managing Principal

M: 410-302-2443

1200 Steuart Street #817

Baltimore, MD 21230