



## OFFICE BUILDING FOR LEASE

### **SPRING GARDEN**

175 W OSTEND STREET, BALTIMORE, MD 21230

FOR MORE INFORMATION

**EMILY STEIN**

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## PROPERTY SUMMARY

<b>Address:</b>	175 West Ostend Street
<b>Project Delivery:</b>	Early 2020
<b>Building Size:</b>	105,000 SF
<b>Available Space:</b>	1,500 - 85,000 SF
<b>Target Uses:</b>	Office / Retail / Food Uses
<b>Parking:</b>	Free Surface Parking
<b>Public Transport:</b>	Public Bus, Charm City Circulator, MTA Light Rail

## PROJECT OVERVIEW

**Spring Garden** is a mixed use renovation project by Himmelrich Associates. Creating primarily creative office space, the adaptive reuse of the former Grainger warehouse at 175 West Ostend Street will deliver flexible, light filled spaces with private entrances. Utilizing large glass suite entries with metal canopies, open interior stairways, numerous skylights and the building's original steel and block structure, **Spring Garden** will have a grand, industrial architectural design that will appeal to all office users, but particularly tech and design based groups. The project allows for users as small as 1,500 square feet but will also accommodate a single office user larger than 65,000 square feet.

**Spring Garden** sits at the heart of a burgeoning neighborhood between Federal Hill and M&T Bank Stadium, recently designated by Baltimore City as an "Entertainment District". Current investors into the area include Caves Valley Partners, developers of Stadium Square, Top Golf who selected Stockholm Street for its Baltimore Location and the latest iteration of the legendary Hammerjacks - a new nightlife and music venue now under construction on the western edge of the Ostend Street Bridge.

**Spring Garden** will feature 85,000 square feet of space with all new systems, ready for tenant leasing in early 2022. Checkerspot Brewing Company, the project's first new tenant, has already opened a 10,000 square foot craft brewery featuring a tasting room, event space and lunch service. Free parking will be provided to all **Stadium Crossing** tenants and all guests.

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**HIMMELRICH** SMART SPACE  
BY DESIGN

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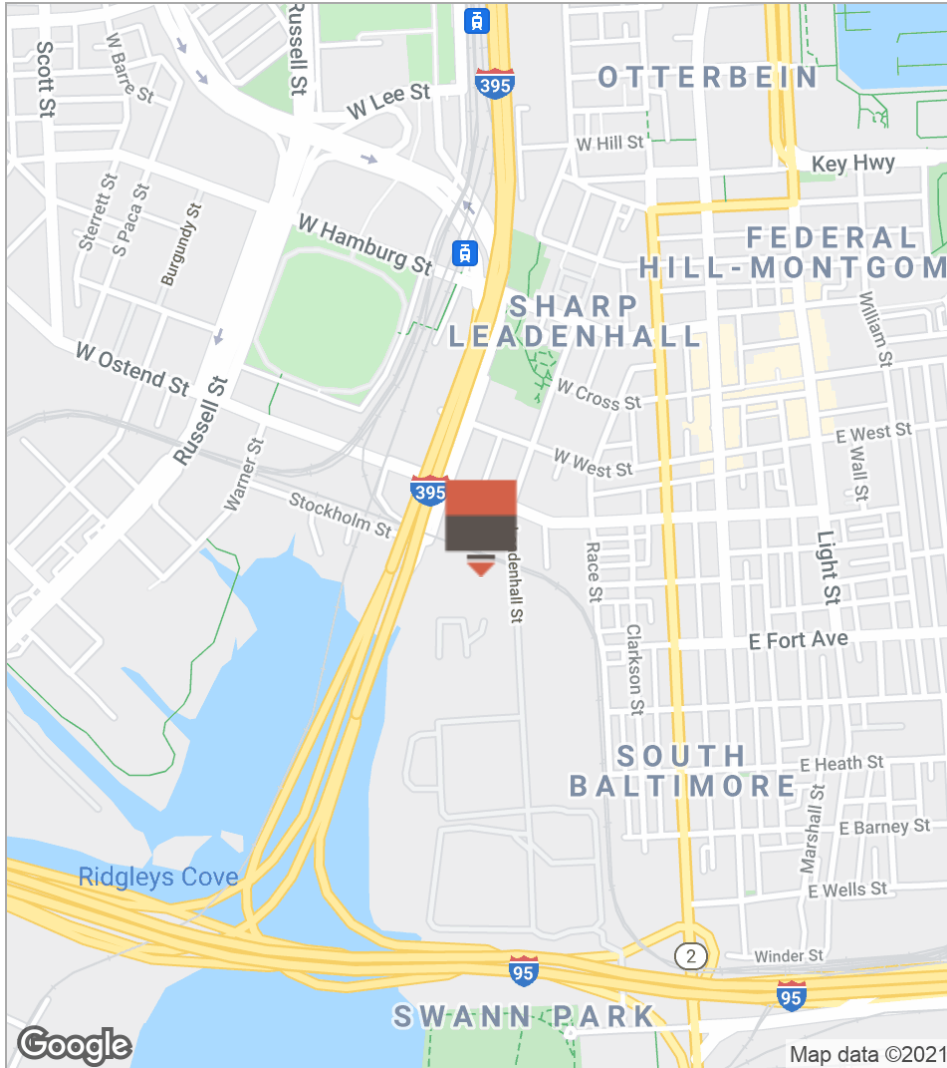
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