

BALTIMORE PUMPHOUSE

GATHER DINE DISCOVER
EST. 1890



OFFICE. FLEX. SMALL MANUFACTURING. KITCHEN.

FOR LEASE

BALTIMORE PUMPHOUSE

1801 E. Oliver Street | Baltimore, MD 21213

OVERVIEW.

The former Eastern Water Pumping Station is being transformed into the Baltimore Pumphouse, a 60,000 SF historic campus and catalytic center for non-profit services and small-business development.

Blocks away from the John Hopkins Medical Campus, East Baltimore Development Initiative (EBDI), and non-profit service hubs at the Hoen Lithograph Campus and Humanim Campus at American Brewery, the Baltimore Pumphouse offers a one-of-a-kind leasing opportunity in the heart of East Baltimore. The campus includes 7 historic and non-historic structures across 4.1 acres of land, offering a range of unique spaces suitable for office, training, light industrial, culinary, and warehouse use.

This captivating campus features five remarkable historic buildings: the Stables [6,830 square feet], Garage [10,000 square feet], Machine Shop [12,500 square feet], and Storehouse [9,890 square feet]. Each space is ideally suited for general office use, flexible workspaces, and small-scale manufacturing, offering endless possibilities for innovation.

Owned and operated by Baltimore-based non-profit American Communities Trust, the Baltimore Pumphouse offers a unique opportunity for non-profit and small-business owners to co-locate and collaborate. Together with the State of Maryland, Baltimore City, and our dedicated community partners, we are proud to bring this coalition to the East Baltimore community.



For Leasing Opportunities: Caroline McManus

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Cross Street Partners || crossstpartners.com/project/baltimore-pumphouse

CAMPUS.

This captivating campus includes seven remarkable buildings, each featuring a unique floor plan, showcasing the time-honored architectural aesthetics of the masonry structure.

- **The Storehouse:** 9,850 SF of Class-A adaptive reuse office across two floors featuring factory windows and historic skylights
- **The Stables:** 7,810 SF of adaptive reuse space on an open, single-level plan featuring floor to ceiling windows and historic skylights
- **The Garage:** 10,095 SF of adaptive reuse space across two levels, featuring artisan windows, an expansive double-height room, and preserved murals from HBO's The Wire
- **The Machine Shop:** 14,401 SF of adaptive reuses space featuring factory windows, historic wood and metalwork, and a unique ground level programming space
- **The Kitchens:** an 8,000 SF shared commercial kitchen and culinary incubator featuring a retail counter, training kitchen, and loading dock
- **The Roman Building:** 10,650 SF of non-historic warehouse, garage, and light-industrial space

INCENTIVES.

For you, the Baltimore Pumphouse provides additional incentives.

The variety of investment opportunities and income tax credits includes:

- Opportunity Zones [Federal]
- One Maryland Tax Credit [Commerce]
- More Jobs for Marylanders [Commerce]
- Maryland Job Creation Tax Credit [Commerce]
- National Register of Historic Places [MHT]
- Priority Funding Areas [MDP]
- Enterprise Zone [City]

We are eager to collaborate with you to unlock the full potential of these incentives for your business.

SITE PLAN.



The Baltimore Pumphouse is a large-scale, multi-phase, \$27 million historic renovation and adaptive reuse project. This historic municipal pumping station is being transformed into a 60,000 square foot destination designed for Baltimore's creative community to gather, dine, and explore.

THE STOREHOUSE (BLDG 3).

9,850 SF of Class-A adaptive reuse office across two floors featuring factory windows and historic skylights



Floorplans



Level One



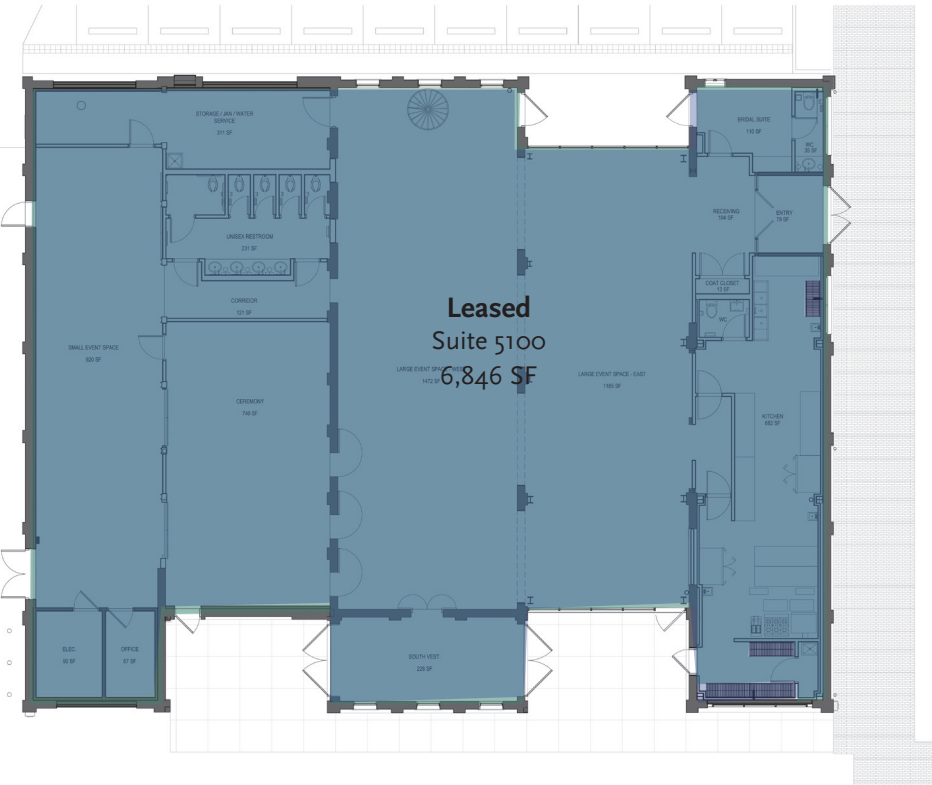
Level Two

THE STABLES (BLDG 5/6).

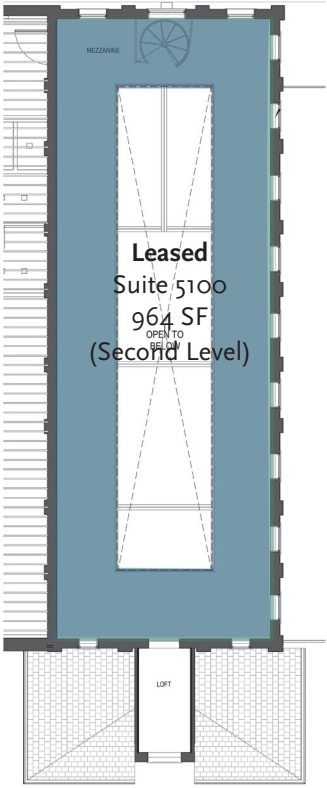
7,810 SF of adaptive reuse space on an open, single-level plan featuring floor to ceiling windows and historic skylights



Floorplans



Level 1



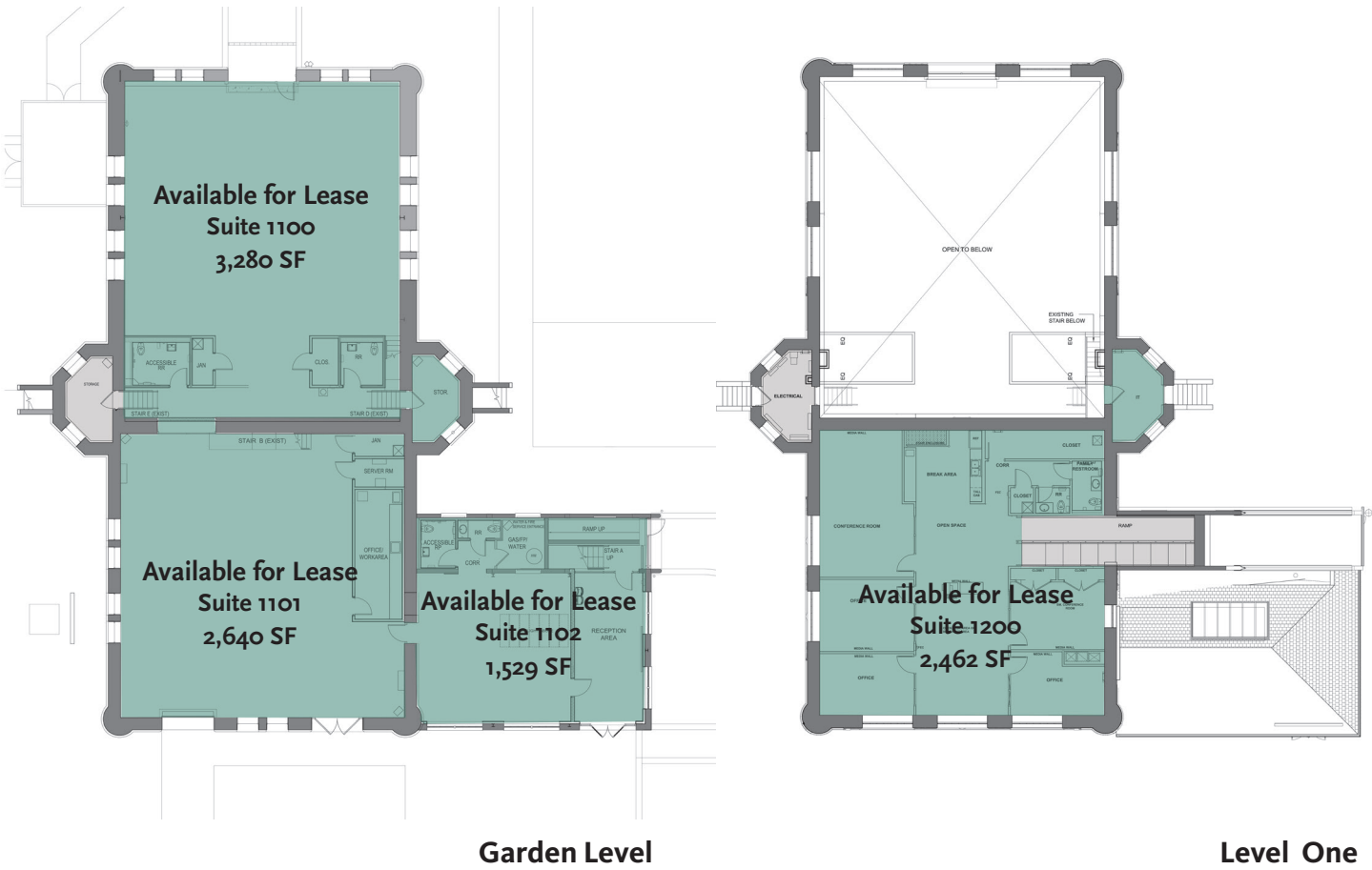
Mezzanine Level

THE GARAGE (BLDG 1).

10,095 SF of adaptive reuse space across two levels, featuring artisan windows, an expansive double-height room, and preserved murals from HBO's The Wire



Floorplans



THE MACHINE SHOP (BLDG 2/4).

14,401 SF of adaptive reuses space featuring factory windows, historic wood and metalwork, and a unique ground level programming space



Floorplans

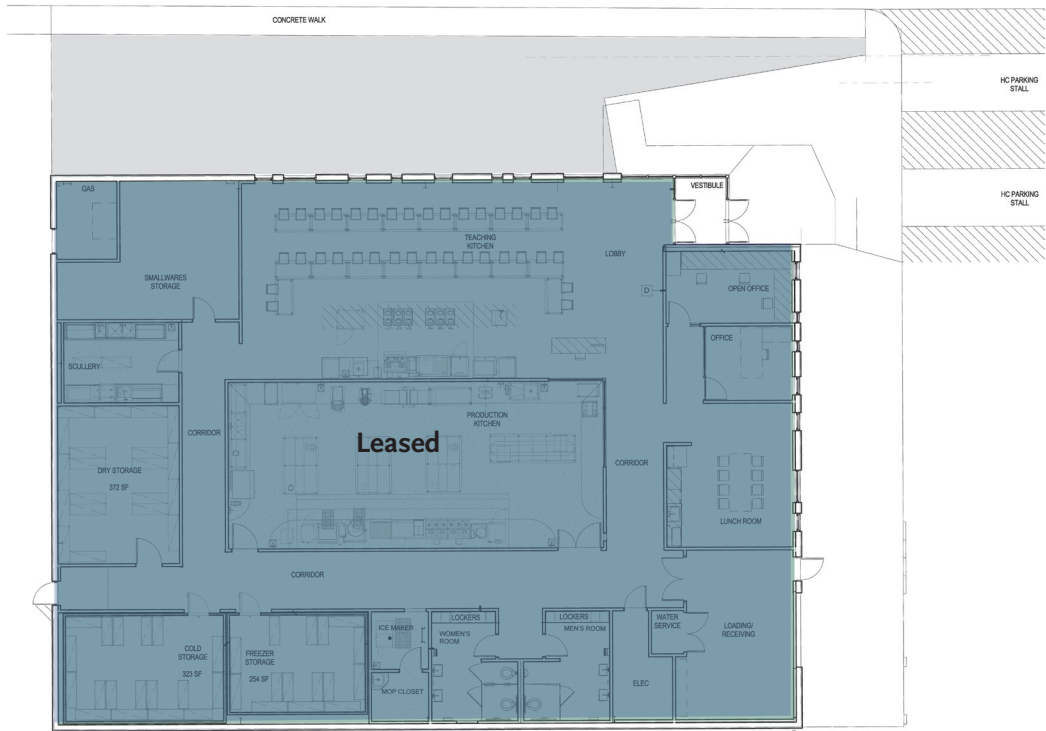


KITCHENS.

An 8,000 SF shared commercial kitchen and culinary incubator featuring a retail counter, training kitchen, and loading dock



Floorplans



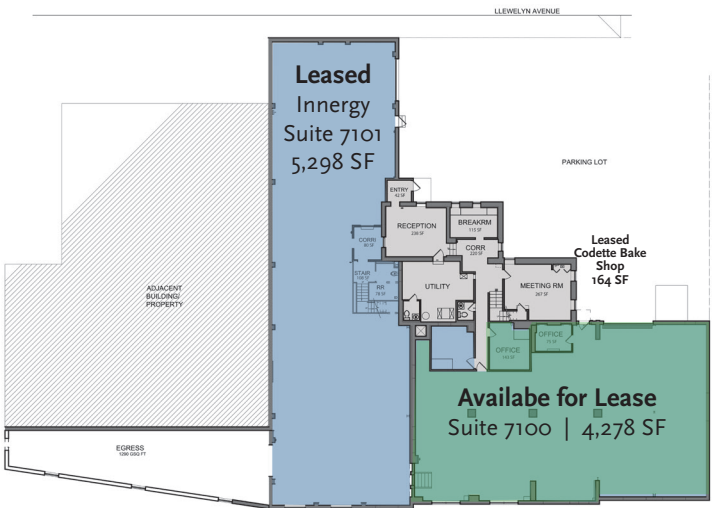
Level One

THE ROMAN BUILDING.

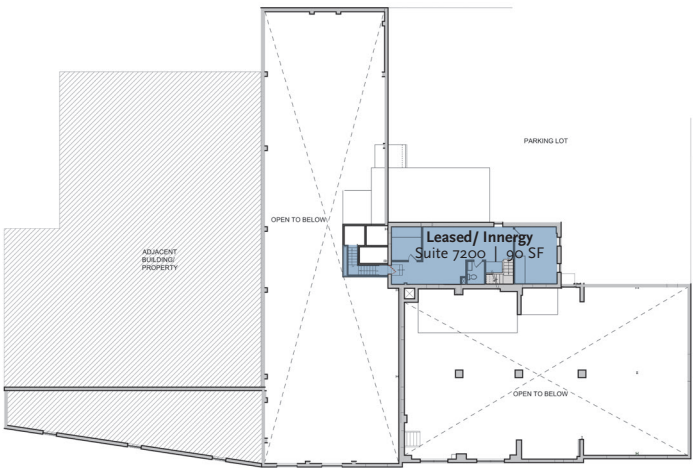
10,650 SF of non-historic warehouse, garage, and light-industrial space



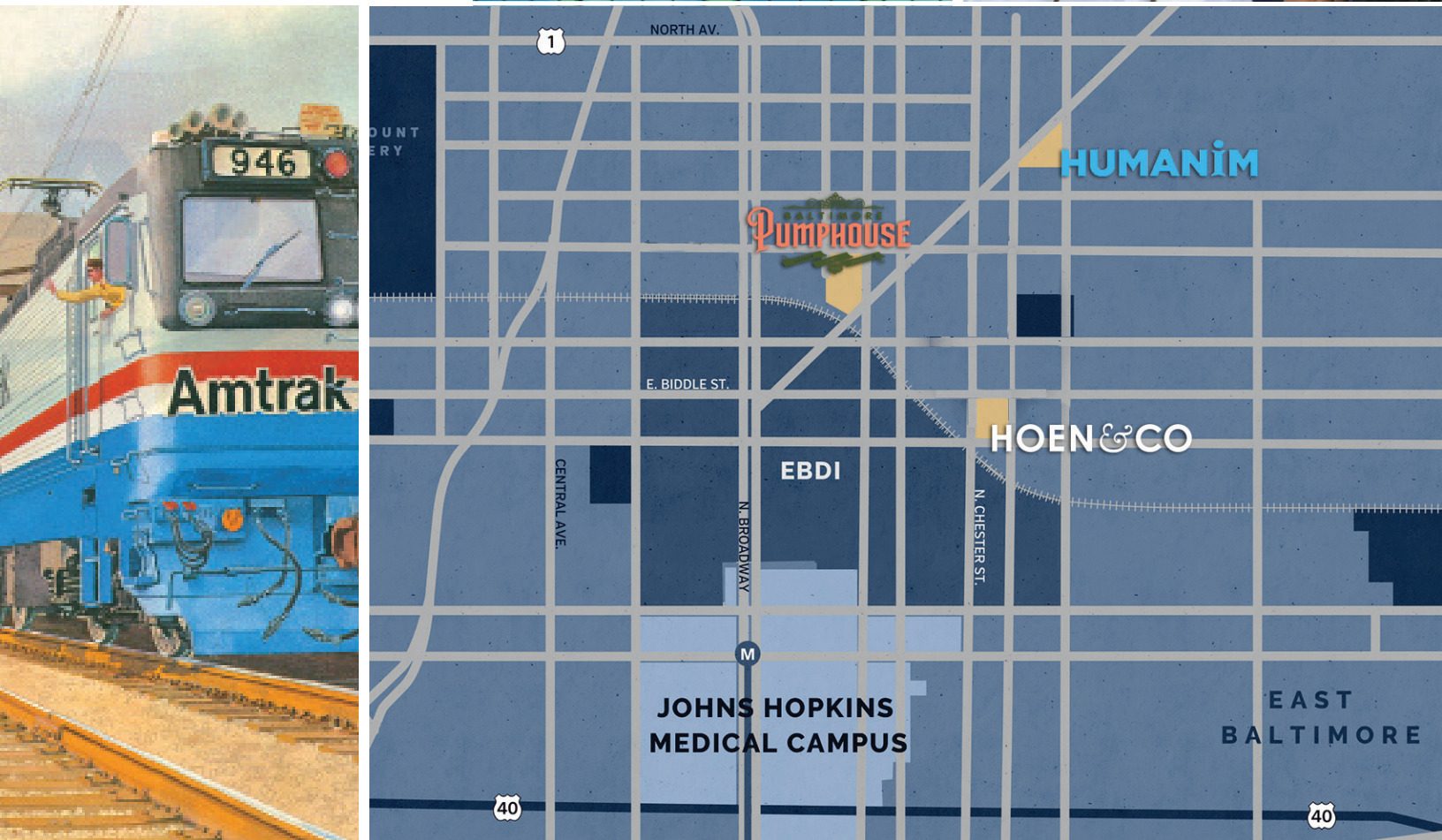
Floorplans



Level One



Level Two



LOCATION.

Located across the historic Broadway East and Oliver communities, the Baltimore Pumphouse sits at a critical gateway in the heart of East Baltimore. Our transformation plan will build on the momentum of neighboring projects – which have catalyzed a resurgence of housing, healthcare, community health, workforce development, and food production in the area.

EBDI

East Baltimore Development Inc. (EBDI) is a life science and residential redevelopment effort located north of the Johns Hopkins University medical campus and hospital. It includes the 31-acre Science + Technology Park at Johns Hopkins, 6-acre park, office space, a hotel, and a variety of for sale and rental residential units.

Hoen Lithograph Campus

Located three blocks from the Pumphouse, the Hoen Lithograph Campus has transformed an 83,000 SF vacant industrial campus into an active community hub and center for social enterprises, researchers, and workforce development organizations. Anchored by the Morgan State University Community Research Campus, ABC Greater Baltimore Construction Education Academy, and Care Access Research Community Health Center.

Humanim Campus at American Brewery Building

Since the project's completion in 2009, the restored American Brewery Building has served as a catalyst for development and a symbol of hope for East Baltimore. Home to Humanim, a non-profit focused on workforce training; American Brewery building is a great example of how a historic preservation project can positively affect an area and highlights the potential of Baltimore Pumphouse.

Amenities

Team members will benefit from a variety of nearby amenities, associated with the newly developed 88-acre Eager Park, located just one block south of the Baltimore Pumphouse. Additionally, the Baltimore Pumphouse is highly visible from Amtrak's northeast corridor, offering excellent branding and signage opportunities.



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1890

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FOR LEASING OPPORTUNITIES:

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