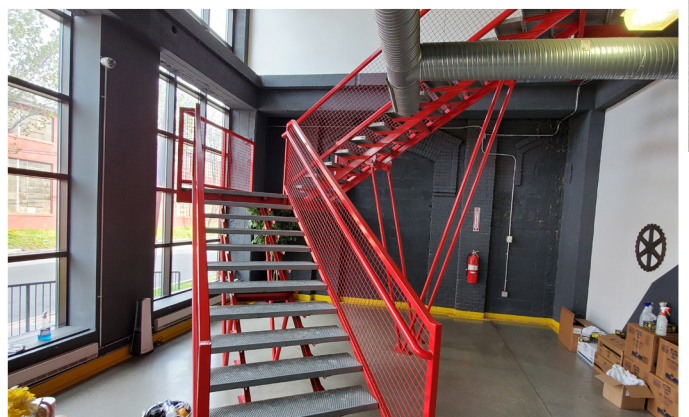




GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

MIXED-USE PROPERTY FOR SALE OR LEASE



1401 SEVERN ST. BALTIMORE, MD 21230

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522

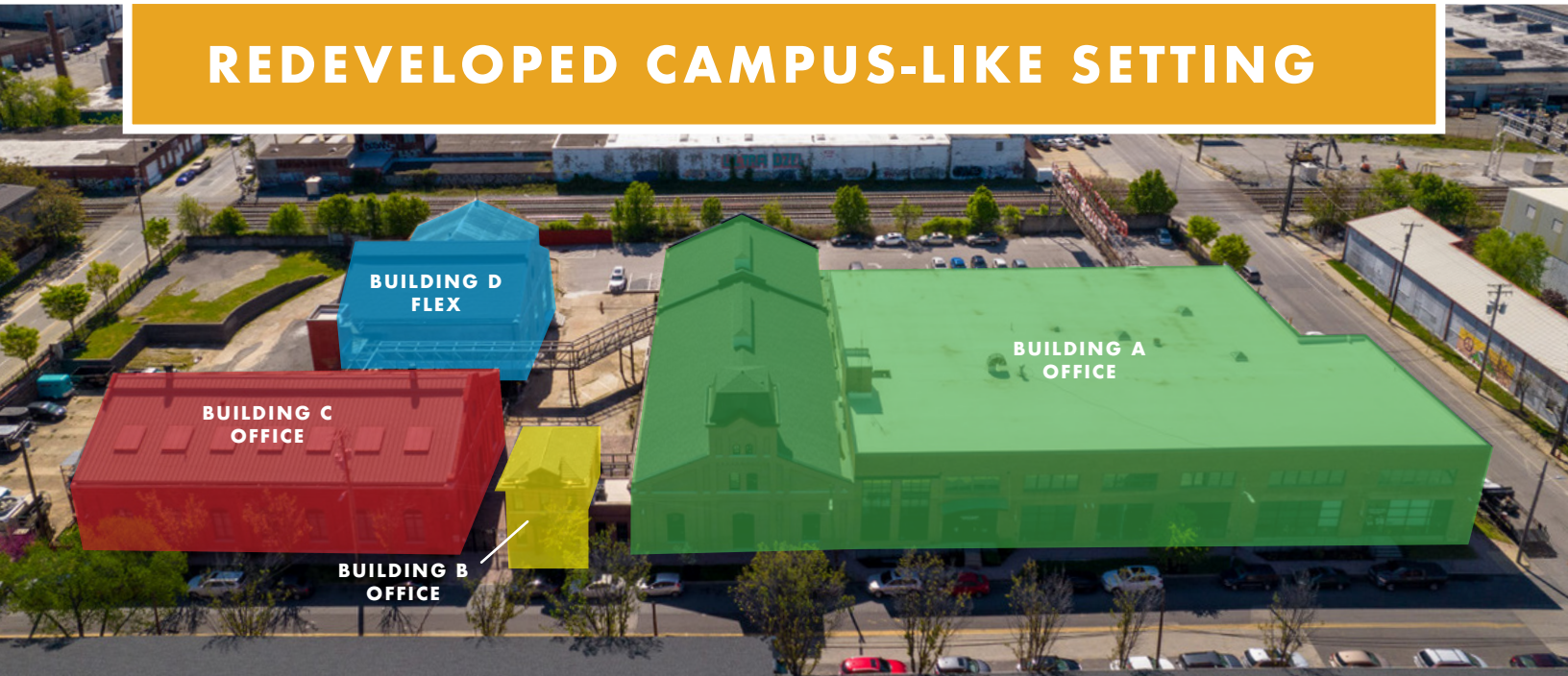
WILL MCCULLOUGH - WILL@GOLDCOMMERCIAL.NET - 410.292.2985



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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

REDEVELOPED CAMPUS-LIKE SETTING



**RECENTLY RENOVATED WITH
A VARIETY OF FLOOR PLANS,
IDEAL FOR OWNERS/USERS,
INVESTORS AND TENANTS**

+/- 94,000 SF MIXED-USE

**4 CONNECTED BUILDINGS,
PARTIALLY LEASED**

- Historic industrial office/flex campus with recent renovations.
- Private, campus-like setting with architecturally distinct spaces and expansive courtyards, new windows and repointed brick.
- Ample on-site parking, including free, enclosed spots.
- Excellent access to I-95 and I-295.
- Within walking distance of M&T Bank Stadium, Oriole Park at Camden Yards, Topgolf, luxury apartments, and an array of restaurants, breweries, fitness, and shopping.
- Office and mixed-use availabilities for lease between 1,640-7,757 SF.

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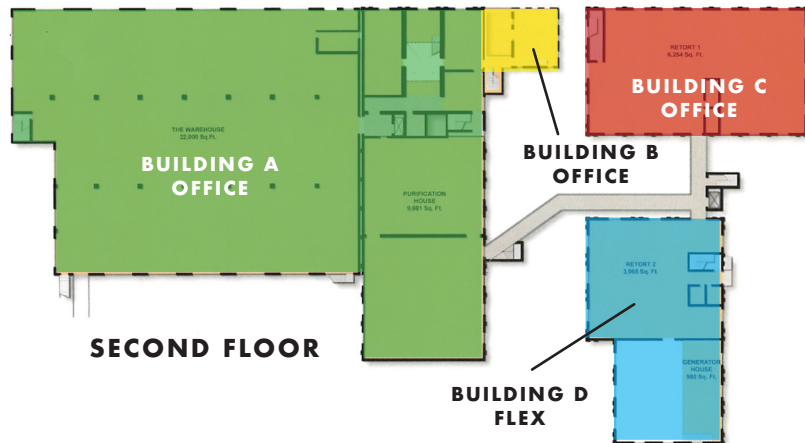
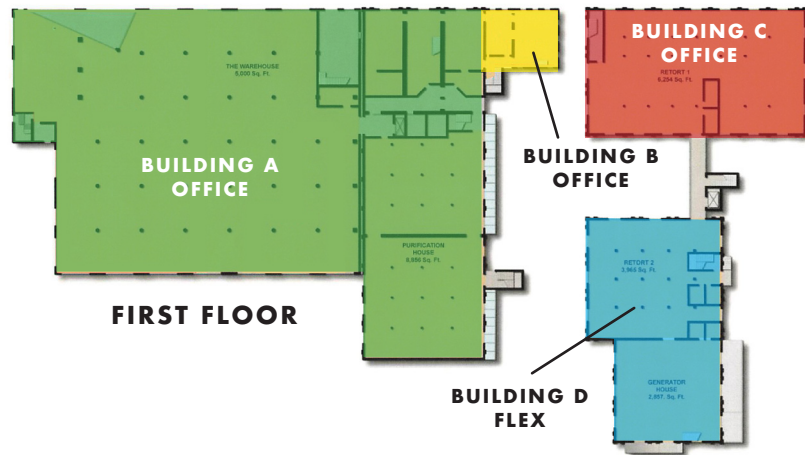
COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

**HISTORIC
INDUSTRIAL
OFFICE/FLEX
SPACE WITH
PRIVATE,
CAMPUS-LIKE
SETTING**

**ARCHITECTURALLY
DISTINCT SPACES
WITH EXPANSIVE
COURTYARDS,
NEW WINDOWS
AND REPOINTED
BRICK**

**PARTIALLY
LEASED**

**MIXED-USE
PROPERTY FOR
SALE OR
LEASE**



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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

OFFICE AND MIXED-USE DESIGN CONCEPTS



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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA



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