

B&B Urban

419 Park Ave S, 7th Fl, NY, NY 10016 (646) 484-5700 BandBUrban.com

Are you a restaurant/café/music club operator who wants to play a major role in revitalizing **Baltimore's Historic Center**?

Can you envision a **16-hour a day venue** of food, drink, internet working, and entertainment in a dramatically restored 1890s building?

The right tenant for our ground floor is **far more important to us than rent!**
Please speak with us about our plans for the **Crook Horner Lofts project**



301 N Howard St
NE Corner of N Howard & Saratoga
3,530 SF available

305 N Howard St
Frontage on N Howard
2,830 SF available

Anticipated Opening
Fall 2021

**RETAIL SPACE FOR LEASE
IN 15-UNIT LIVE/WORK
LOFT BUILDING**

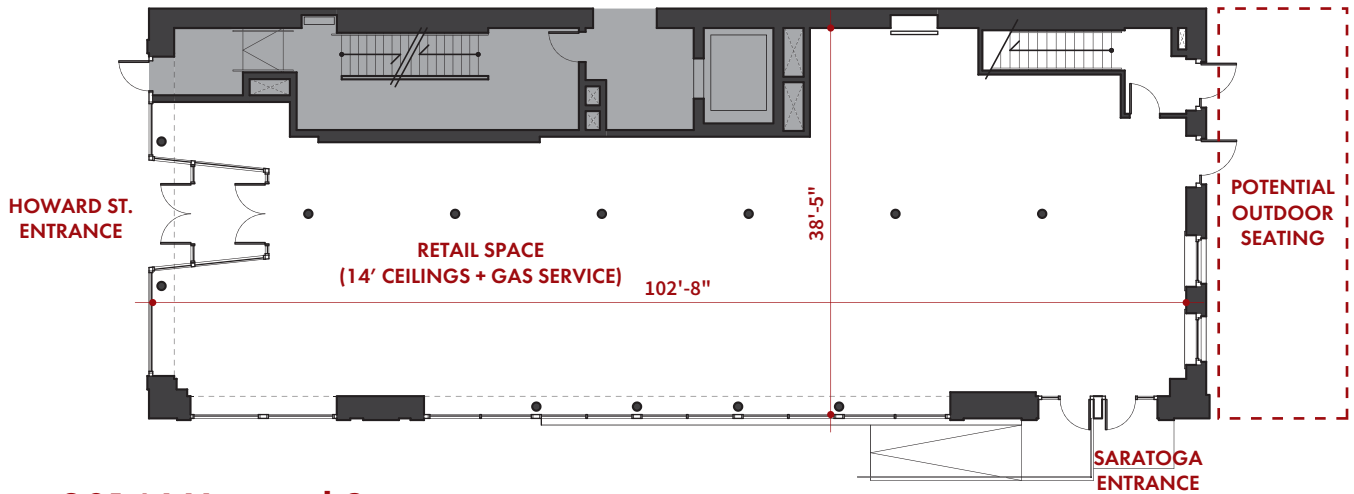
Micah Hunter

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SM&P



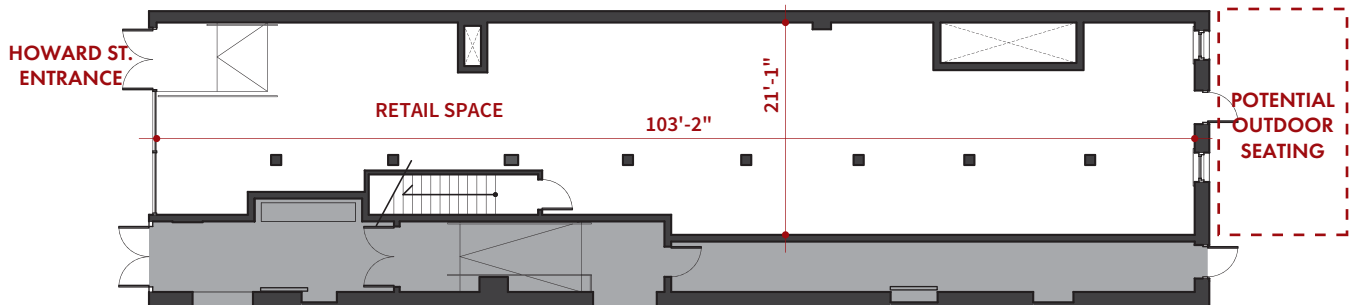
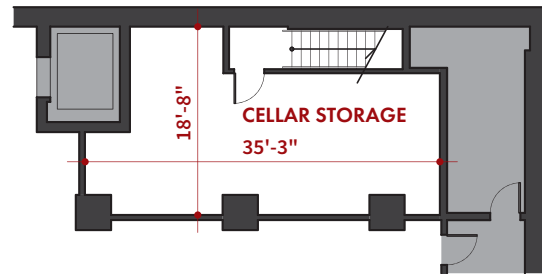
301 N Howard St.

(NE Corner of Howard and Saratoga)

Ground Floor 2,928 SF

Cellar Floor 602 SF

Total 3,530 SF



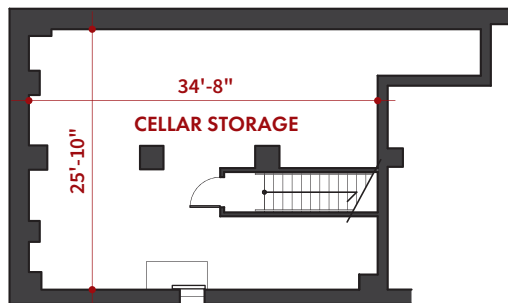
305 N Howard St.

(Frontage on North Howard)

Ground Floor 1,903 SF

Cellar Floor 927 SF

Total 2,830 SF



We are experienced real estate developers with a successful track record reaching back decades in the business of revitalizing neighborhoods suffering from chronic disinvestment. Get in at the ground floor so that we can develop your space together!

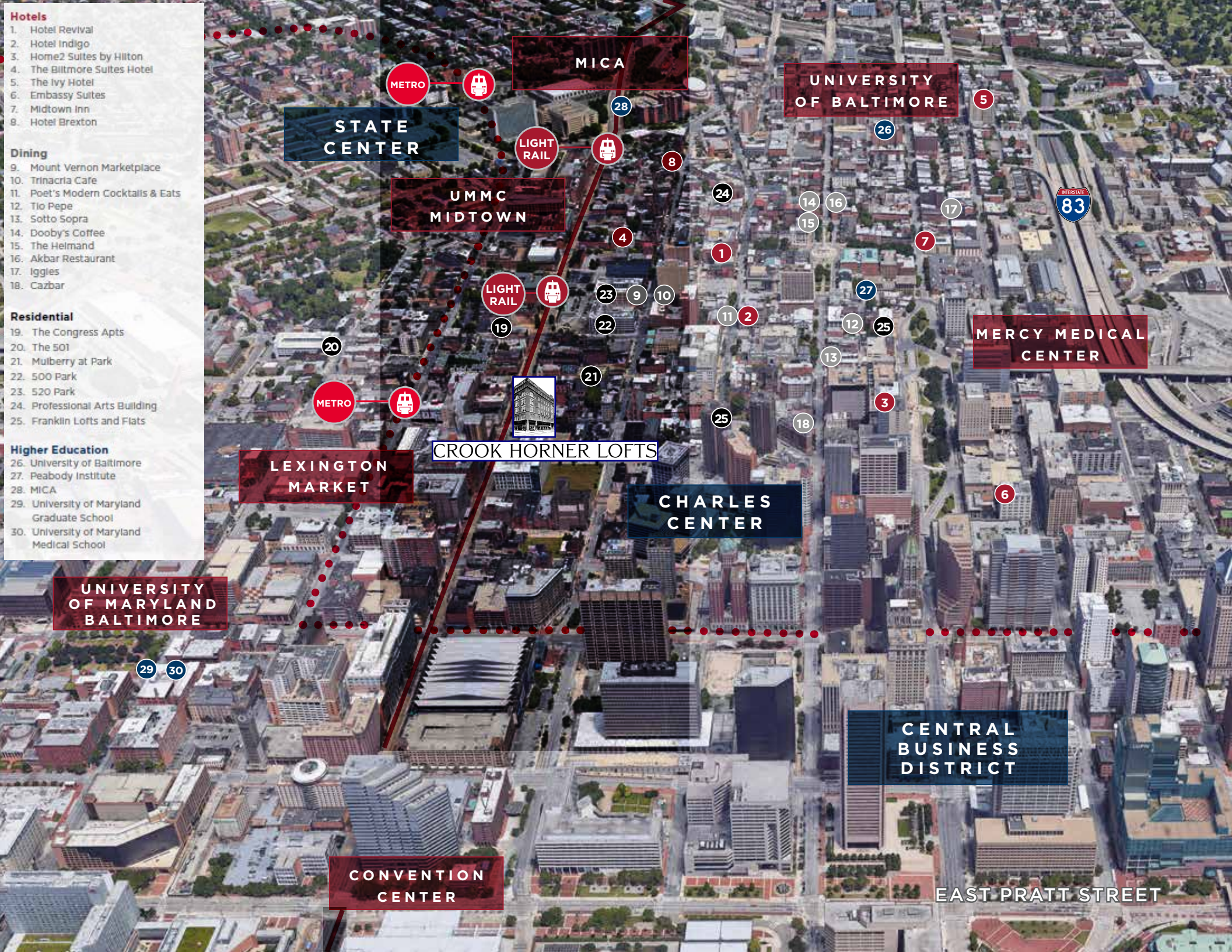
301 North Howard Photos



305 North Howard Photos



- Hotels**
- 1. Hotel Revival
- 2. Hotel Indigo
- 3. Home2 Suites by Hilton
- 4. The Biltmore Suites Hotel
- 5. The Ivy Hotel
- 6. Embassy Suites
- 7. Midtown Inn
- 8. Hotel Brexton
- Dining**
- 9. Mount Vernon Marketplace
- 10. Trinacria Cafe
- 11. Poet's Modern Cocktails & Eats
- 12. Tio Pepe
- 13. Sotto Sopra
- 14. Dooby's Coffee
- 15. The Helmand
- 16. Akbar Restaurant
- 17. Iggles
- 18. Cazbar
- Residential**
- 19. The Congress Apts
- 20. The 501
- 21. Mulberry at Park
- 22. 500 Park
- 23. 520 Park
- 24. Professional Arts Building
- 25. Franklin Lofts and Flats
- Higher Education**
- 26. University of Baltimore
- 27. Peabody Institute
- 28. MICA
- 29. University of Maryland Graduate School
- 30. University of Maryland Medical School



MICA

UNIVERSITY OF BALTIMORE

STATE CENTER

UMMC MIDTOWN

MERCY MEDICAL CENTER

LEXINGTON MARKET

CROOK HORNER LOFTS

CHARLES CENTER

UNIVERSITY OF MARYLAND BALTIMORE

CENTRAL BUSINESS DISTRICT

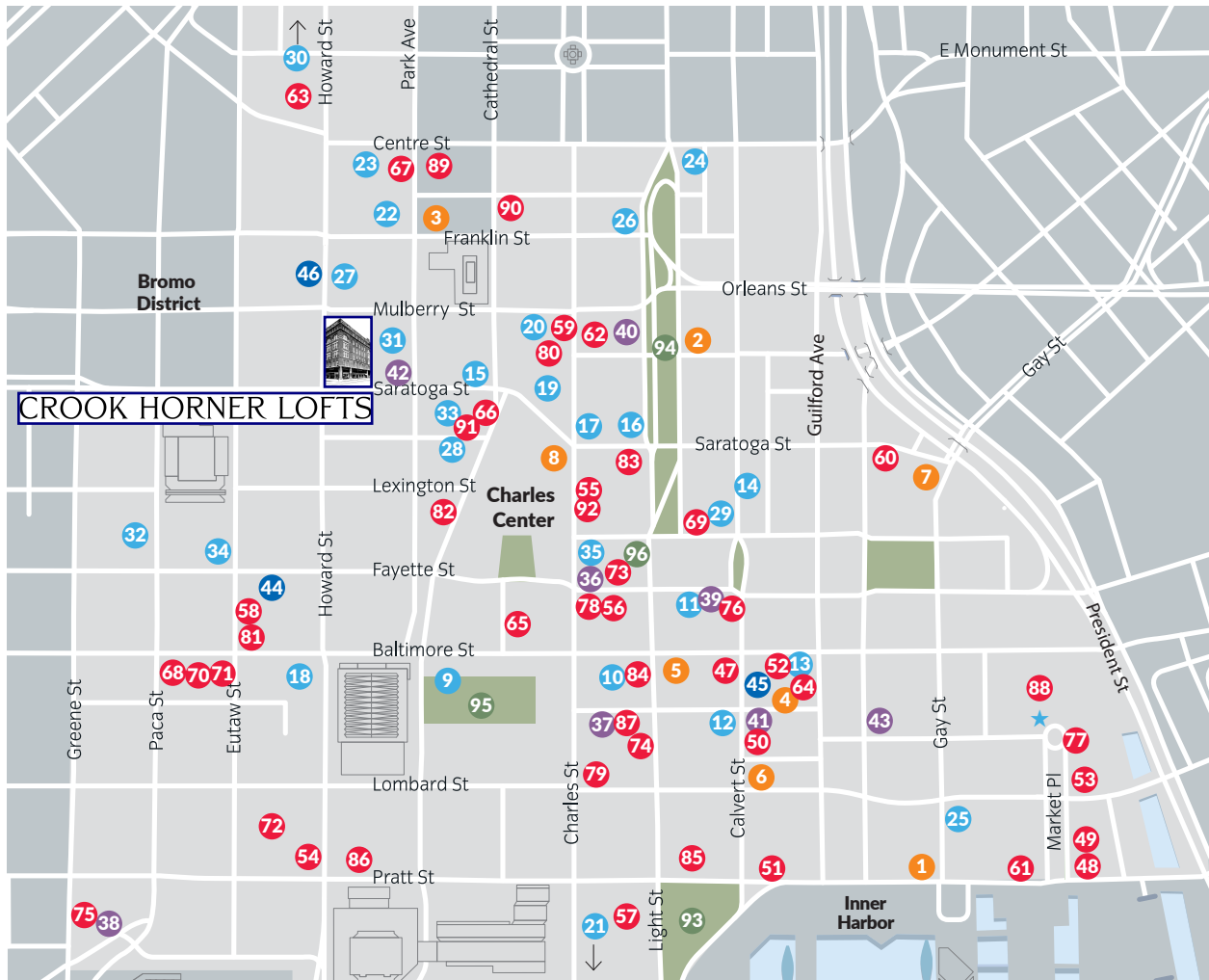
CONVENTION CENTER

EAST PRATT STREET



DOWNTOWN DEVELOPMENT SINCE 2011

From 2011 to 2019, more than 50 development projects and 40 restaurants have opened within the Downtown Management Authority district.



OFFICE /MIXED USE

1. 400 E. Pratt retail bumpout
2. Bunting Center at Mercy
3. Leadership School for Young Women
4. Merchants Club
5. One Light
6. The QG
7. Real News Network Building
8. Streets Market & Cafe
- ★ Spark Baltimore

RESTAURANTS

24. 521 St. Paul
25. Appraiser's Building
26. Franklin Lofts
27. Howard Row—construction
28. L on Liberty—construction
29. The Lenore
30. M on Madison
31. Mulberry & Park
32. Paca House—construction
33. Saratoga Lofts
34. University Lofts—construction
35. The Vault

MULTIFAMILY HOUSING

9. 2 Hopkins Plaza
10. 10 Light
11. 10 N. Calvert
12. 26 S. Calvert
13. 210 E. Redwood
14. 225 N. Calvert
15. 300 Cathedral
16. 300 St. Paul
17. 301 N. Charles
18. 311–313 W. Baltimore
19. 330 N. Charles
20. 334 N. Charles
21. 414 Light
22. 500 Park Avenue
23. 520 Park Avenue

HOTELS

36. Candlewood Suites
37. Delta by Marriott
38. Hampton Inn
39. Hilton Garden Inn—construction
40. Home 2 Suites
41. Hotel RL
42. La Quinta
43. Staybridge Suites

THEATRES

44. Everyman Theatre
45. Chesapeake Shakespeare
46. Le Mondo

PARKS

47. Alexander Brown Restaurant
48. Blackwall Hitch—construction
49. Bon Fresco—construction
50. Brown Rice
51. Bunzz Sport Bar & Grill
52. Chez Hugo
53. Chicken Rico
54. Chipotle
55. The Daily Special
56. Dunkin' Donuts
57. Filicori Zecchini
58. Forno
59. Homeslyce
60. Ida B's Table
61. IHOP
62. Jack & Zach
63. Kora Lee's Dessert Café
64. La Calle
65. LB Bakery
66. Miss Carter's Kitchen
67. Mt. Vernon Marketplace
68. Nando's Peri Peri
69. Next Phaze Café
70. Ono Poke
71. Panera
72. Pappas Sports Bar
73. Pho Viet
74. Pitamore—Light Street
75. Pitamore—Greene Street construction
76. Poke Bowl
77. Poke World/Utopia Tea
78. Potbelly
79. R&R Taqueria—construction
80. Red Boat—Charles Street
81. Red Boat—Eutaw Street
82. Rotittos
83. Starbucks—Embassy Suites
84. Starbucks—Light Street
85. Starbucks—E. Pratt Street
86. Starbucks—W. Pratt Street
87. TellTale
88. Tin Roof
89. Trinacria
90. Poets Modern Cocktails & Eats
91. Puerto 511
92. Cafe Poupon
93. McKeldin Square
94. Preston Gardens
95. Hopkins Plaza
96. Courthouse Plaza

TAX CREDITS

The BDC also assists businesses with the following:

- Serves as a liaison between business owners and city agencies to help facilitate public processes like zoning and permits
- Counsels businesses on applying for tax credits and incentives
- Connects business owners with available commercial properties and projects
- Offers small business counseling programs
- Provides networking and technical support



To date, Amazon has created more than 3,000 new jobs and is in the in the Holabird Enterprise Zone Focus Area.

The Baltimore Development Corporation (BDC) is a non-profit organization, which serves as the economic development agency for the City of Baltimore. Our mission is to retain and expand existing business, as well as attract new opportunities to spur economic growth and create jobs.

There are various tax credits available to businesses and developers. Enterprise Zone and Focus Area tax credits encourage investment in distressed areas and aid businesses in reducing their real property, personal property and income tax bills. For more information, contact us at (410) 837-9305 or email at info@BaltimoreDevelopment.com.

Enterprise Zone Benefits

- Real Property Tax Credits
 - Ten-year tax credit on improvements to real property
 - 80 percent credit years 1-5
 - Decreases 10 percent annually years 6-10
 - Tax credit goes to the property owner
- Income Tax Credits
 - \$1,000 credit per new employee
 - \$6,000 credit over 3 years for hiring economically disadvantaged employees
 - Credit may be carried forward for 5 years

EZ Focus Area Benefits

- Property Tax Credits
 - Real property tax credit of 80 percent on the increased assessed value for ten years
 - Personal property tax credit of 80 percent for ten years on new investment in personal property
- Income Tax Credits
 - \$1,500 credit per new employee
 - \$9,000 credit over 3 years for hiring economically disadvantaged employees
 - Credit may be carried forward for 5 years