



422 S. Highland Avenue

Highlandtown Arts District | Baltimore, Maryland

Formerly Springsteen Gallery

A Fully Renovated Live/Work Opportunity

Pristine gallery and residence in Baltimore's Highlandtown Arts District, formerly known as Springsteen Gallery. This turnkey property will appeal to the most discerning of buyers. Measuring over 2,600 square feet, the property benefitted from two carefully executed renovation phases. The first renovation focused on transforming the building's infrastructure, life-safety systems, and commercial gallery spaces, while the second renovation elevated the residential component with sophisticated contemporary finishes and high-performance mechanical systems.

Today, the result is a rare mixed-use property offering professional gallery and office space on the main level and a beautifully renovated private residence above.

Property Highlights

Commercial Gallery Level

- Bright, contemporary gallery space
- Professional gallery lighting and recessed lighting
- Skylights and abundant natural light
- Private office
- Security room
- Utility area with stainless steel utility sink
- Half bath and ADA-compliant bathroom
- Dedicated safety egress systems
- Flexible workspace suitable for gallery, studio, retail, or office use

Residential Level

- Fully renovated one-bedroom residence
- Designer kitchen with oversized island
- Dedicated dining area
- Elevated living room
- Walk-in closet
- Spa-inspired bathroom
- In-unit washer and dryer
- Recessed lighting throughout
- Skylights, transoms, and exceptional natural light
- Opportunity for future outdoor deck space

Capital Improvements & Design Investments

Phase One Renovation | 2021

A comprehensive building modernization program focused on life safety, infrastructure, and long-term functionality.

Building & Structural Improvements

- Commercial and residential spaces separated with 2-hour fire-rated walls, ceilings, and doors
- New fire-rated egress systems throughout
- Roof and gutter replacement
- Restoration of historic second-floor center window
- Replacement of three front-facing second-floor windows

Utility & Building Systems

- Three separately metered electrical services:
 - Commercial gallery
 - Residential apartment
 - Common/egress areas
- New electrical circuits and upgraded lighting systems
- HVAC improvements and fire damper installations
- Plumbing upgrades serving gallery and utility spaces

Gallery & Commercial Enhancements

- New gallery lighting and recessed lighting
- ADA-compliant bathroom
- European Duravit and Grohe plumbing fixtures
- Stainless steel utility sink
- New partitions, ceilings, and finishes designed for professional gallery use

Documented renovation investment exceeded \$90,000 and included structural, mechanical, plumbing, electrical, life-safety, and finish upgrades throughout the building.

Phase Two Renovation | 2025-2026

A complete redesign of the upper-level residence focused on modern design, comfort, and energy efficiency.

Energy-Efficient Mechanical Systems

- High-efficiency heat pump providing heating and cooling
- Bosch gas-powered tankless water heater
- Ecobee smart climate controls

Designer Kitchen

- Engineered white oak flooring by ADM Flooring
- Contemporary kitchen with island seating
- Ikea cabinetry and countertops

- Grohe faucet
- Kraus sink
- Bosch appliances
- Gas range with vent hood

Spa-Inspired Bathroom

- Terrazzo tile flooring
- Zia ceramic wall tile
- Flush-installed Wetstyle shower pan
- Schluter waterproofing system
- Laufen x Kartell vanity
- Designer plumbing fixtures
- Walk-in shower with rain and handheld features

Custom Interior Architecture

- Custom staircase with oak slat wall and railing
 - Frameless steel-frame interior doors
 - Premium chrome hardware
 - European hinges
 - Premium ceiling fan with motion and humidity detection
 - Recessed lighting throughout
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Additional Features

- Partial basement with storage racks and rubber mat flooring
 - Vapor-barrier crawl space
 - Security cameras
 - Secure exterior hydrant
 - Clear rear alley access
 - New roof and skylights
 - Exceptional natural light throughout both levels
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A Rare Highlandtown Opportunity

Professionally renovated and thoughtfully reimagined, 422 S. Highland Avenue offers a unique opportunity to own a turnkey live/work property in one of Baltimore's most vibrant arts districts. Whether used as a gallery, creative studio, professional office, or entrepreneurial headquarters with a private residence above, the property combines historic character, modern infrastructure, and sophisticated design in a truly one-of-a-kind offering.

For all inquiries please contact:

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