

JOHNS HOPKINS UNIVERSITY

Bloomberg School of Public Health Medical Building

CBRE

2213 MCELDERRY STREET | BALTIMORE, MARYLAND



100% Leased
Medical Outpatient
Investment with
Newly Executed
5-Year Johns
Hopkins Lease
Extension



ADDRESS

2213 McElderry Street
Baltimore, Maryland 21205

BUILDING SIZE

31,752 RSF

YEAR BUILT

2006

STORIES

Four (4)

TENANCY

Single

PERCENTAGE LEASED

100%

LEASE TERM REMAINING

5.0 Years
(Through December 2031)

YEAR 1 NOI

\$679,512

RENT ESCALATIONS

2.5% Annually

OFFERING PRICE

\$9,707,000
(7.00% Cap Rate)

THE OFFERING

CBRE U.S. Healthcare Capital Markets is pleased to offer the exclusive opportunity to acquire the fee simple interest in the Johns Hopkins University Bloomberg School of Public Health Medical Building (the “Property”). The Property is a four-story, 31,752 square foot clinical research and support research facility designed for, built for, and fully leased to Johns Hopkins University’s Bloomberg School of Public Health (“JHSPH”) since 2006. In 2026, Johns Hopkins University executed a five-year lease extension through December 2031, its second consecutive early renewal, extending its committed occupancy in the building beyond 25 years, with two additional five-year renewal options remaining.

The Property is walking distance to Johns Hopkins Hospital (Johns Hopkins Medicine and Johns Hopkins University: Moody’s Aa2, S&P AA+, Fitch AA+), one of the world’s top ranked hospital campuses, and is home to some of the region’s most distinguished community health and behavioral research professionals. The facility is two blocks from U.S. Route 40, and provides convenient access to several of Baltimore’s major interstate highways (I-95, I-695, I-83). The site was selected by the JHSPH because it allowed its researchers the ability to access the community for ongoing research and counseling of inhabitants, while at the same time giving employees and visitors immediate access to the university and hospital campus.

The offering presents investors a rare opportunity to acquire durable, investment grade income backed by one of the world’s premier academic medical institutions, in a mission critical facility purpose-built for its tenant and positioned steps from the Johns Hopkins medical campus.



JOHNS HOPKINS UNIVERSITY
Bloomberg School of Public Health Medical Building



INVESTMENT HIGHLIGHTS



100% Occupied by a World-Renowned, Investment Grade Tenant



Newly Executed 5-Year Lease Extension Through 2031



Walking Distance to One of the World's Top-Rated Hospital Campuses



Mission Critical Services and Programs on Site



Significant Capital Investment at the Property



Several Economic and Tax Incentives Available

PROPERTY DESCRIPTION

The Johns Hopkins University Bloomberg School of Public Health Medical Building is a 31,752 square foot, strategically located medical research building. It is within walking distance of the flagship campus for Johns Hopkins University Hospital. The facility was designed and built to meet the research specifications of the tenant. The Property has been expertly maintained and provides an exceptional opportunity to acquire a 100% leased asset with very minimal capital requirements.

The tenant, Johns Hopkins University, Bloomberg School of Public Health, has occupied the entire building since it was built in 2006. In June 2026, Johns Hopkins University executed a five-year lease extension running through December 31, 2031, with two additional five-year renewal options remaining. The Property serves as a critical location for several of Johns Hopkins' most vital programs, including research on health promotion and disease prevention (with special emphasis on disadvantaged urban populations), epidemiological and clinical research that contributes to the knowledge of infectious diseases, and death and disease prevention from tobacco products by generating evidence to support effective tobacco control interventions. The Johns Hopkins University, Bloomberg School of Public Health Medical Building offers its programs immediate access to the main hospital campus, and the broader Johns Hopkins Medicine network, while also providing a unique connection to local Baltimore neighborhoods. Equipped with state-of-the-art technology and unrivaled access to the medical campus, the Property is viewed as a welcoming and secure facility for its residents, research participants, and staff.



ADDRESS
2213 McElderry Street
Baltimore, Maryland 21205

PARCEL NUMBER
07-14-1653-046

LOT SIZE
0.31 Acres

BUILDING SIZE
31,752 RSF

YEAR BUILT
2006 (Build to Suit)

STORIES
Four (4)

PARKING
Nine On-Site Surface Parking Spaces, Plus 30 Surface Spaces Leased From Baltimore City Directly Across McElderry Street



PATAPSCO RIVER



Charlotte R. Bloomberg
Children's Center



David M. Rubenstein
Child Health Building



DOWNTOWN BALTIMORE

JOHNS HOPKINS UNIVERSITY
Bloomberg School of Public Health Medical Building



LEASED
PARKING

MCLEDDERY ST

MONUMENT ST

The Johns Hopkins University, Bloomberg School of Public Health Medical Building also offers investors a unique opportunity to buy into a community benefiting from sustained institutional investment. Johns Hopkins is the largest private employer in Maryland; a 2025 independent analysis estimated its annual economic impact at \$19.4 billion in Baltimore alone, with university and health system operations supporting one in every five jobs in the city. On the East Baltimore medical campus just blocks from the Property, Johns Hopkins is advancing a new Life Sciences Building, an approximately 500,000 square foot, six-story research facility at Monument Street and Broadway that will house more than 1,200 lab benches for over 900 scientists, with site work underway and construction planned through 2029. The Bloomberg School of Public Health, the tenant at the Property, is also expanding its East Baltimore footprint with a new building scheduled to open in fall 2026, adding instructional, workplace, and convening space to support the school's anticipated growth. Additional campus investments include the Henrietta Lacks Building, which broke ground in 2024 to support the Berman Institute of Bioethics, and a \$400 million addition to the medical campus that began construction in 2022. The surrounding neighborhoods have also received significant support from East Baltimore Development, Inc. (EBDI), a non-profit chartered to re-energize and rebuild the neighborhoods of East Baltimore, whose redevelopment footprint includes the Science + Technology Park at Johns Hopkins, new mixed income housing, a public school, and park space, each within a short walk of the Property.



↑
JOHNS HOPKINS
MEDICINE
1/2 MILE AWAY



N COLLINGTON AVE

JEFFERSON ST

N MADEIRA ST

MCCLDERY ST

N MADEIRA ST

ON-SITE PARKING

Nine Surface Spaces, Including Two
ADA-Accessible Spaces

JOHNS HOPKINS UNIVERSITY
Bloomberg School of Public Health Medical Building

**LEASED
PARKING**
(APPROXIMATE
LOCATION)*

*30 surface spaces leased from Baltimore City on the southern portion of the City-owned lot at the northwest corner of McElderry and Madeira Streets. Highlighted area shows the approximate location of the leased spaces within the larger City lot.





JOHNS HOPKINS UNIVERSITY

Bloomberg School of Public Health Medical Building



Johns Hopkins Medicine

1. The John Hopkins Hospital
2. Remington
3. East Baltimore Medical Center
4. Canton Crossing
5. Johns Hopkins Bayview Medical Center



Johns Hopkins Bloomberg School of Public Health

1. The Johns Hopkins Hospital
2. Hampton House
3. 415 N Washington Street
4. Johns Hopkins Bloomberg School of Public Health
5. Urban Health Institute
6. Comstock Center
7. 2024 E Monument Street
8. 621 East Pratt Street

BALTIMORE, MARYLAND OVERVIEW

Baltimore is the most populous city in the U.S. state of Maryland and one of the largest cities in the United States, with an estimated population of 568,271, a figure that grew year over year in the most recent U.S. Census Bureau estimates for the first time in a decade, a milestone city leadership has called the beginning of Baltimore's renaissance. Once one of America's most important port towns, Baltimore is located about 40 miles northeast of Washington, D.C., making it a principal city in the Washington-Baltimore-Arlington combined metropolitan area, the fourth largest in the nation with nearly 10 million residents. The Baltimore metropolitan area itself is home to approximately 2.9 million residents. Located on the Chesapeake Bay, the city is a melting pot of cultures and neighborhoods, ranging from metal and glass skyscrapers to brick row houses to the famous Inner Harbor. Baltimore offers cultural opportunities, professional sports, outdoor activities, and much more. Washington, D.C., Philadelphia, and New York are also an easy drive or train ride away.

With hundreds of identified districts, Baltimore has been dubbed a "city of neighborhoods". Many of Baltimore's neighborhoods have rich histories. The city is home to some of the earliest National Register Historic Districts in the nation, including Fell's Point, Federal Hill, and Mount Vernon. Baltimore has more public monuments per capita than any other city in the country; nearly a third of the city's buildings are designated as historic in the National Register, which is more than any other U.S. city.

Baltimore's scenic waterfront, first-class art museums, vibrant street murals, and world-renowned feasts of Chesapeake Bay blue crabs helped it earn the name of "Charm City" in 1975. Today's Baltimore is a vibrant community that honors the past while keeping an eye on the future: Baltimore is one of the most educated metro regions in the U.S. and is home to some of the most prestigious medical research institutions in the country. The Baltimore Region also is home to a seaport and airport that are indispensable to the Mid-Atlantic region's growth.

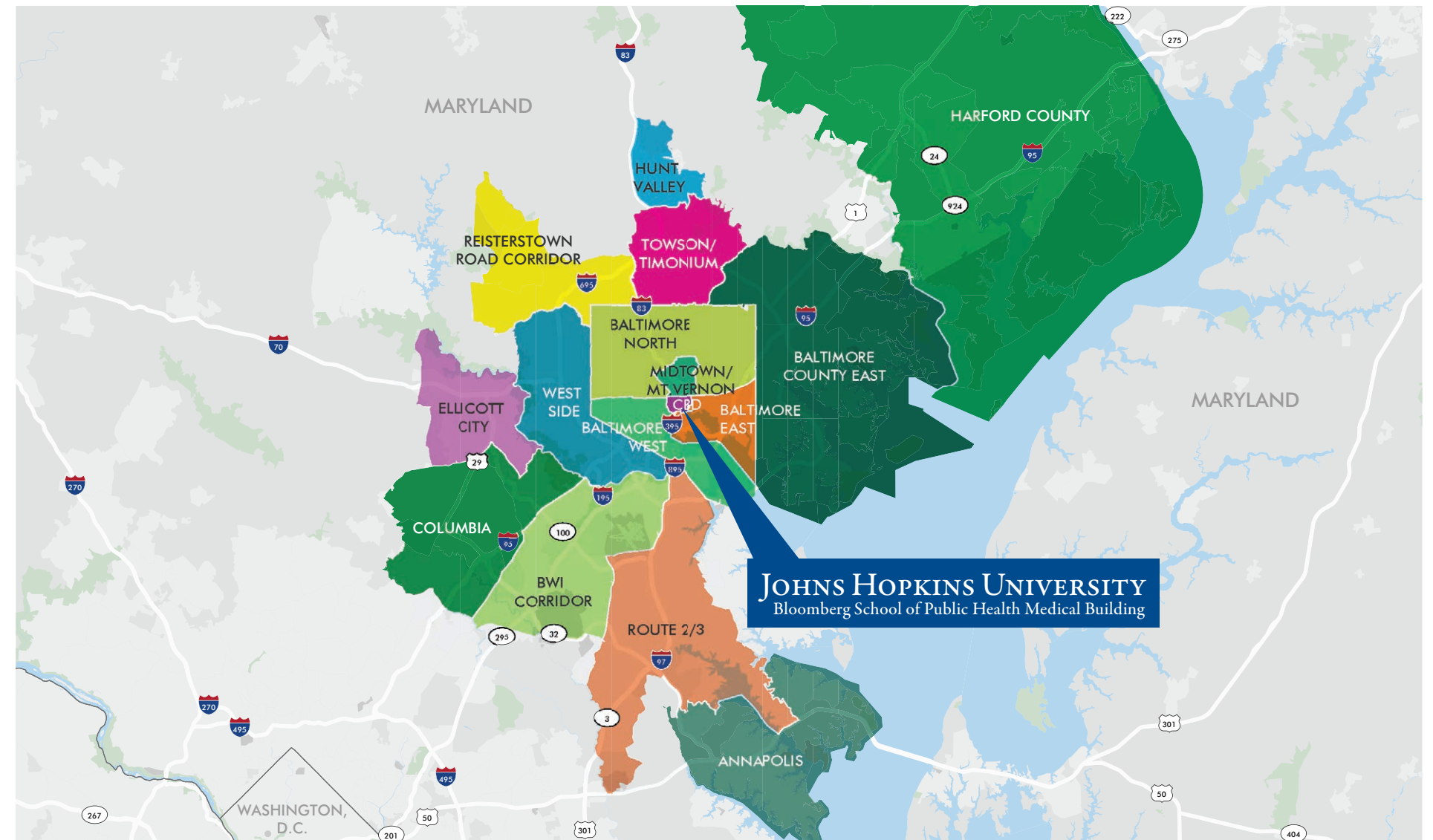
Sources: World Population Review, U.S. Census Bureau



BALTIMORE METRO AREA AND SUBMARKETS

Baltimore is Maryland's most populous city, with approximately 568,000 residents within city limits and 2.9 million residents in the surrounding metropolitan area. Located just 40 miles from the nation's capital, Baltimore is not only accessible to residents and visitors alike, but also a major artery for the rest of the east coast.

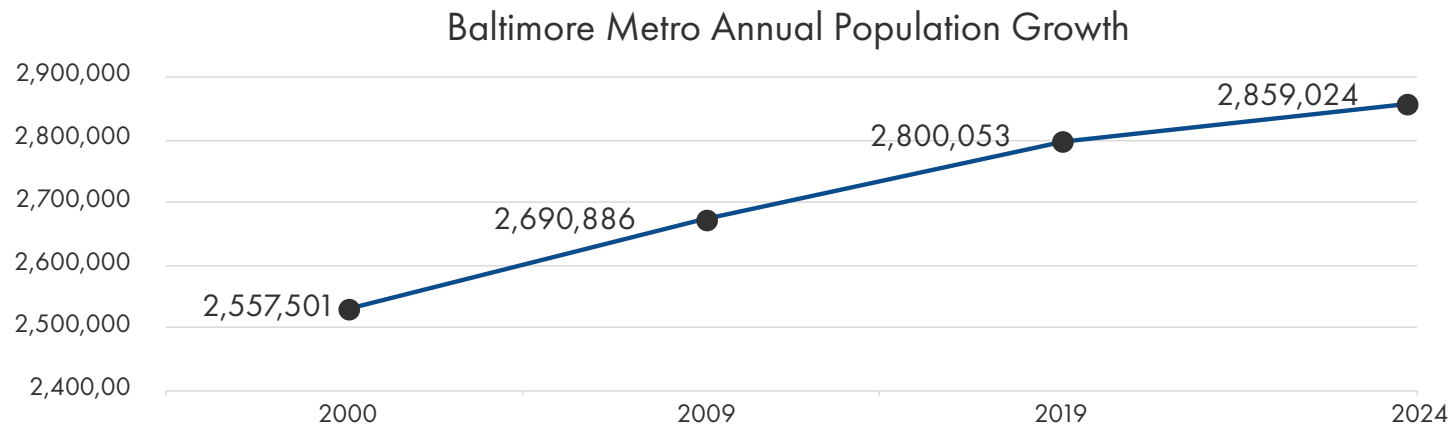
Dubbed the “city of neighborhoods,” Baltimore is home to hundreds of identified districts, including historic Fell’s Point, Federal Hill, and Mount Vernon. Nearly one-third of the city’s buildings are designated as historic by the National Register, which is more than any other city in the U.S.



A GROWTH MINDSET

Baltimore metro population reached a record high in 2024.

Baltimore metro has added more than 300,000 residents since 2000, an average of more than 12,500 residents per year



Source: U.S. Census, American Community Survey, access through FRED



HIGHLY EDUCATED



A highly educated metropolitan workforce

45.3% of Baltimore metro-area residents age 25 and over hold a bachelor's degree or higher — well above the 37% average across U.S. metropolitan areas.

The Baltimore–Columbia–Towson metro area ranks among the most educated large metropolitan regions in the United States, anchored by a dense concentration of nationally recognized research universities.



Johns Hopkins University — #1 in the nation for research expenditure

Johns Hopkins University ranked #1 across all U.S. colleges and universities in research and development expenditure — a position it has held for more than 40 consecutive years — with \$4.1 billion in fiscal year 2024 attracting the best and brightest talent to Baltimore.



10 universities with an estimated 100,000+ students

The metro area is home to 10 universities enrolling an estimated 100,000-plus students combined, including Johns Hopkins University, Towson University, Loyola University Maryland, Coppin State University, the University of Baltimore, Morgan State University, Goucher College, Notre Dame of Maryland University, Stevenson University, and the University of Maryland, Baltimore.



Sources: nces.nsf.gov/pubs/nsf26305; censusreporter.org/profiles/31000US12580-baltimore-columbia-towson-md-metro-area; census.gov (ACS 2020–2024 educational-attainment release, 1/29/2026)

HEALTHCARE

Healthcare is the backbone of the Baltimore metropolitan economy. Health care and social assistance is the region's single largest employment sector, and the education-and-health-services supersector has been among the fastest growing parts of the local economy — adding roughly 9,200 jobs across the Baltimore–Columbia–Towson metro between May 2024 and May 2025, a 3.2% year-over-year gain.

The region's largest healthcare employers include **Johns Hopkins Health System**, the **University of Maryland Medical System**, **MedStar Health**, and **LifeBridge Health**. Johns Hopkins Medicine alone anchors what is the largest private employer in Maryland, with more than 40,000 full-time faculty and staff; a 2025 independent analysis estimated the combined Johns Hopkins enterprise delivered a \$40 billion annual economic impact across the state, supporting roughly 149,000 jobs.

Health care & social assistance — the region's leading employment sector

Largest Healthcare Employers in Greater Baltimore



JOHNS HOPKINS
MEDICINE



UNIVERSITY
of MARYLAND
MEDICAL
SYSTEM



MedStar Health



LIFEBRIDGE HEALTH®



MERCY HEALTH

Sources: BLS Baltimore Area Employment, May 2025 (bls.gov/regions/mid-atlantic/news-release/areaemployment_baltimore.htm) · Johns Hopkins Medicine 2025 economic impact analysis (per OM pp. 12 & 20) · Maryland Dept. of Commerce major-employers data

ELIGIBLE ECONOMIC & TAX INCENTIVES

Eligible Economic & Tax Incentives

The Property is eligible for a number of city, state, and federal economic and tax incentives. A partial list of the available incentives is below. To learn more, visit the Baltimore Development Corporation online at baltimoredevelopment.com.

HUBZone

The federal government targets awarding at least 3% of federal prime contract dollars to HUBZone-certified small business concerns. It is a program of the Small Business Administration (SBA). HUBZone certification enables a business to be more competitive in contracting and procurement opportunities with the Federal government, including set-aside contracts and a 10% price evaluation preference in full and open competitions. The current SBA HUBZone map, updated in 2023, locks Qualified Census Tract designations in place through July 2028, providing businesses at the Property with designation certainty.

Enterprise Zone

The Baltimore City Enterprise Zone was redesignated and expanded by the Maryland Department of Commerce in 2022, covering approximately 16,760 acres, and remains in effect through 2032. Enterprise Zones are intended to encourage investment in distressed areas by assisting existing businesses to expand and attracting new companies investing in property and creating jobs. Benefits are subject to certification by the Baltimore Development Corporation, the local zone administrator, and include:

• Real Property Tax Credits

- 10-year tax credit on improvements to real property
- 80 percent credit on the increased assessment in years 1-5
- Decreases 10 percent annually in years 6-10
- Tax credit goes to the property owner

• Income Tax Credits

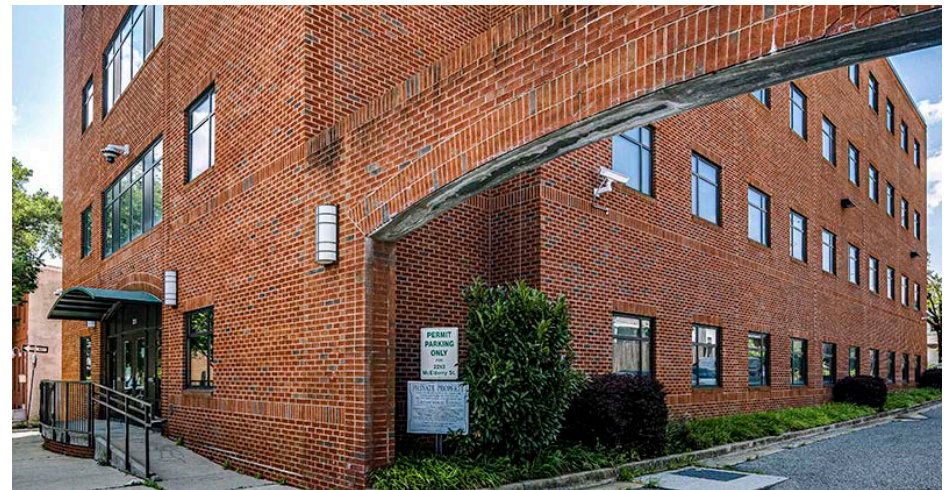
- \$1,000 credit per new employee
- \$6,000 credit over 3 years for hiring economically disadvantaged employees
- Credit may be carried forward for up to 5 years

Neighborhood Impact Investment Fund

<https://www.baltimoreniif.org/>

The Neighborhood Impact Investment Fund (NIIF) is a mission-driven investment fund that delivers capital to benefit historically disinvested neighborhoods in Baltimore. The NIIF is an independent 501(c)(3) organization working in alignment with the City of Baltimore to promote community development and enhance inclusive economic growth in its neighborhoods. NIIF has been certified as a Community Development Financial Institution (CDFI) by the U.S. Department of the Treasury's CDFI Fund, a certification awarded to independent, mission-focused organizations providing financial services in low-income communities. Capitalized by a \$51.7 million loan from the City, NIIF works to leverage additional support and investment from philanthropies, financial institutions, and mission investors. NIIF has a defined set of Eligible Neighborhoods where it can deploy capital that has been set by the City. The Property is in one of them.

NIIF offers a variety of financing products to fill gaps in projects and to meet a borrower's needs. In general, these financing products are designed to support large scale real estate related development and acquisition projects. Financing products include predevelopment loans, acquisition loans, construction loans, bridge loans, and term loans. NIIF considers flexible terms and conditions, including subordinated debt.





PROCESS AND OFFER INSTRUCTIONS

DISTRIBUTE OFFERING MEMORANDUM

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

MARKETING PERIOD

During the marketing period, interested parties are encouraged to: (i) review materials posted to the “Virtual Deal Room” section of www.JHUBloombergMOB.com, (ii) schedule showings / market tours with exclusive listing brokers and (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

OFFERS PROCESS

Offers should be submitted in writing and include the following:

Terms

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

Investor Information

- Description of Purchaser’s entity structure and capital source
- Details on Purchaser’s debt (if any) & equity structure
- Description of Purchaser’s due diligence process
- Description of any contingencies, caveats and approvals of which the Ownership should be aware in evaluating Purchaser’s offer

Please submit one electronic copy of the offer to Cole Reethof (cole.reethof@cbre.com), Chris Bodnar (chris.bodnar@cbre.com), and Brannan Knott (brannan.knott@cbre.com).

Interested parties are requested to direct all communication regarding the Property to:

Cole Reethof
3550 Lenox Road NE
Suite 2300
Atlanta, GA 30326
+1 404 504 7864
cole.reethof@cbre.com

Chris Bodnar
1225 Seventeenth Street
Suite 3200
Denver, CO 80202
+1 720.635.2653
chris.bodnar@cbre.com

Brannan Knott
33 Arch Street
29th Floor
Boston, MA 02110
+1 443.983.6039
brannan.knott@cbre.com

CBRE