



CITY GARAGE
SCIENCE & TECHNOLOGY CENTER
101 WEST DICKMAN ST, BALTIMORE, MARYLAND

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 **Scheer Partners**
A Reputation for Results

CITY GARAGE
SCIENCE & TECHNOLOGY CENTER

101 WEST DICKMAN ST, BALTIMORE, MARYLAND



THE STORY

CITY GARAGE, located at 101 W. Dickman Street, is Baltimore's premier destination for life science companies looking for best-in-class R&D / lab / manufacturing capabilities. Originally designed and built to service Baltimore City's bus fleet, the 135,000 square foot building has evolved into a center of innovation in the Baltimore Washington Region. From the Sagamore Distillery to Under Armour's "Lighthouse" Manufacturing and Design Leadership Center, City Garage has been the home of some of the region's most innovative and successful companies.

Ownership has supported innovative companies in the building by installing "lab ready" infrastructure, and class A amenities, making the building a standout option for life science companies in the area. City Garage is the most accessible building in the Baltimore area, located less than 1 minute off of I-95. Nowhere else in the market can you get lab / manufacturing space with water views, walking distance to Nick's Fish House, and in Baltimore's hottest new development, Baltimore Peninsula.

ON THE BREEZE, O'ER THE TOWERING STEEP
GALLANTLY STREAMING? A THE ROCKET'S RED
CONCEALS, HALF DISCLOSED NOW IT CATCHES
WHOSE BROAD STRIPES AND BRIGHT STARS
HOME OF THE BRAVE? ON THE SHORE, DIMLY SEEN THRO
GLEAM OF THE MORNING'S FIRST BEAM, IN FULL GLORY.
WHAT SO PROUDLY WE HAILED

BROAD
OH, SA



UTILITY NARRATIVE



WiredScore
PLATINUM



GENERATOR

- Brand New backup 500KW Generator
- 5W PSF available for tenant lab equipment



HVAC / MECHANICAL

- Individual RTUs feeding individual suites



UTILITIES

- High pressure natural Gas: Over 2 PSIG
- 6" domestic cold water
- 6" sanitary



POWER

- Electrical: 480V / 3 phase 5000 Amps
- Emergency distribution panel boards
- Step-down transformers for lab & office receptacle power panel boards



FIRE / LIFE SAFETY

- 8" incoming fire line
- Fully sprinklered



ZONING

- Port Covington Zoning District (PC-3)

LAB / MANUFACTURING

located in the 235-acre Baltimore Peninsula development





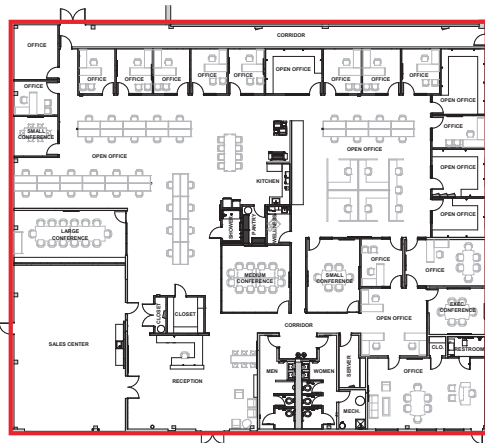
AMENITIES

- Common conference room
- Common breakroom/kitchen
- Adjacent to South Point waterfront park
- Part of the Baltimore Peninsula community which will include 14.1 million SF of office, retail & residential
- Brand new gymnasium with Pelotons, free weights, treadmills, and personal trainer
- Three new private bathrooms with showers

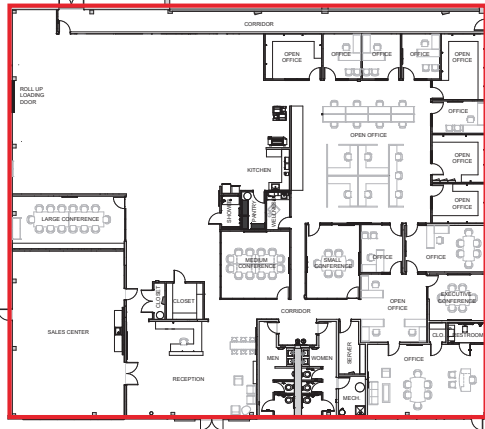
FLOOR PLAN

SUITE 200

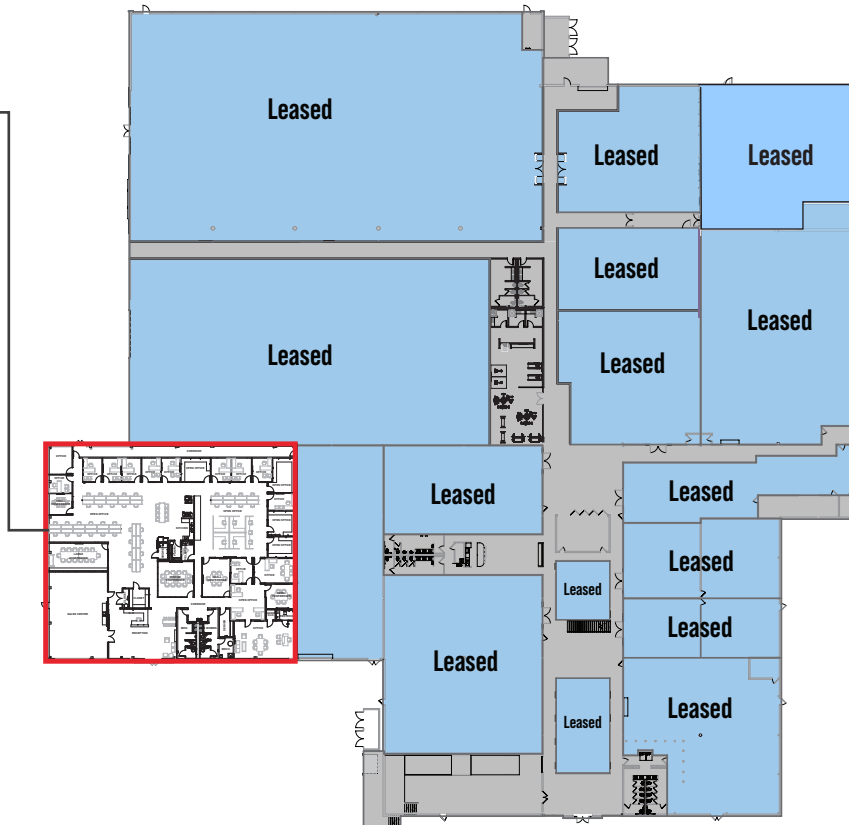
16,538 SF



Existing Conditions



Manufacturing Plan



JOIN THE ECOSYSTEM

BLACKBIRD

Blackbird Labs is an independent, nonprofit research platform founded in 2023 with a \$100 million founding grant from The Stephen and Renee Bisciotti Foundation and research collaborations with Johns Hopkins University, the University of Maryland, Baltimore, and the Lieber Institute for Brain Development. Blackbird Labs' mission is to help universities and investigators commercialize their academic research to build innovative companies and bring world-changing technologies to life.

LAUNCHPORT

The LaunchPort is a medtech manufacturing accelerator that allows medical device start-ups and emerging technology developers the ability to co-locate at an experienced, regulated medical device manufacturing center. As part of that residency, they can tap into core services while allowing them to focus capital resources on developing critical core competencies.

QUEST (formerly Haystack)

Quest Diagnostics is a leading provider of diagnostic information services, offering advanced testing, screening, and clinical insights to support physicians, hospitals, and biopharmaceutical companies. With a nationwide presence, Quest plays a critical role in enabling precision medicine, advancing drug development, and improving patient care through innovative laboratory technologies and data-driven health solutions.

NOVEL

Novel Microdevices is a biotechnology company developing rapid, point-of-care molecular diagnostic platforms. The company's handheld systems are designed to deliver highly accurate results in resource-limited settings, with applications spanning infectious disease, biodefense, and global health.

LONGEVITI

Longeviti NeuroSolutions is a medical technology company pioneering solutions for complex cranial and neurosurgical needs. The company's ClearFit® platform integrates reconstructive implants with imaging compatibility, enabling surgeons to restore cranial defects while providing long-term visibility for follow-up imaging.

LOCATION & MARKET OVERVIEW

Baltimore is advantageously located in the heart of the densely populated and economically vibrant Mid Atlantic, which makes the city highly attractive to both residents and businesses. It features a thriving port and easy access to Washington DC and Philadelphia (both within a 2-hour drive) and New York City can be reached by train in about 2 hours. Highlighting the city's accessibility, it is drivable to one-third of the U.S. consumer markets.

Baltimore Peninsula is designed to be accessible by rail, bus, water taxi, bike trails, pedestrian pathways, car, or other progressive transit options. With direct access to I-95, expanded transit routes, additional stops, and integrated technology, Baltimore Peninsula will connect workers to jobs and neighborhoods in new and exciting ways.

Prestigious Johns Hopkins Hospital, Johns Hopkins University, and University of Maryland Medical Systems drive the economy in Baltimore and provide a highly educated talent pipeline – including the nation's leading STEM talent. Of the seven community colleges and sixteen four-year colleges and universities, nine are listed as Centers of Academic Excellence in Cyber Defense (NIETP, 2019).



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|---------------------|---|---|--|---------------------------------|
| Tourist | 1 Sagamore Pendry | 2 Pier Six Pavilion | 3 Power Plant Live! | 4 National Aquarium |
| | 5 Harborplace Light Street Pavilion | 6 Oriole Park Camden Yards | 7 M&T Bank Stadium | 8 Johns Hopkins Homewood |
| Life Science | 9 Institute of Marine & Environmental Technology (IMET) | 10 Johns Hopkins Medical Campus | 11 Fort McHenry | 12 Sagamore Spirit Distillery |
| | 13 Rye Street Tavern | 14 Warner Street Entertainment District | 15 Nick's Fish House | 16 University of MD BioPark |
| Baltimore Peninsula | 17 Fast Forward U | 18 Broadway Pier | 19 Novella Center for Entrepreneurship | 20 CFG Arena |

BALTIMORE PENINSULA OVERVIEW

Upon completion, Baltimore Peninsula will be a world-class destination with a projected 14.1 million square feet of mixed-use development including vibrant retail and entertainment, iconic office buildings, hotels, and residences. The 2.5 miles of restored waterfront will undoubtedly drive revenues, property values, and returns. The \$5.5 billion Baltimore Peninsula development will provide substantial benefit to

properties in proximity to the project, including City Garage. The property also benefits from being included in the original Master Plan for Baltimore Peninsula, which includes entitlements for future development as well as an approved \$660 million TIF (Tax Increment Financing) for future infrastructure. Phase 1A including Sagamore Spirit Distillery + Visitor Center and Rye Street Tavern are now open.





WARNER STREET ENTERTAINMENT DISTRICT



EXIT 52

37.8 MILES TO DC

104 MILES TO PHILADELPHIA

190 MILES TO NYC

S HANOVER ST
W DICKMAN ST



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