

RETAIL @

M4K

4 MARTIN LUTHER KING JR BLVD
& FIREHOUSE BUILDING
BALTIMORE, MARYLAND

www.4mlk.com



SITUATED
IN THE:



UNIVERSITY
of MARYLAND
BioPark

INVESTMENT & DEVELOPMENT BY:

WEXFORD

SCIENCE+TECHNOLOGY



VENTAS

RETAIL LEASING BY:



MACKENZIE

RETAIL

OVERVIEW

4MLK is part of the **BioPark**, Wexford Science & Technology's Knowledge Community in Baltimore, Maryland. The BioPark is a biomedical research community adjacent to the vibrant academic medical center campus of the University of Maryland, Baltimore. It is a community of life science companies and academic research centers that are commercializing new drugs, diagnostics and devices and advancing biomedical research. 4MLK is a center of gravity for researchers, innovators, experts and entrepreneurs working at the leading edge of science & technology in the third largest biopharma cluster in the U.S.

BioPark Tenants:



Phase I of the **4MLK Development** will consist of a new 250,000 SF Class A Life Science Building (with an opportunity to build an additional 250,000 SF on the site for a total of over 500,000 SF), and include up to **8,164 SF ±** of **ground floor retail**.

Located at the intersection of Martin Luther King Jr Boulevard and Baltimore Street, **4MLK** is a gateway between the BioPark, University of Maryland, Baltimore, and University of Maryland Medical Center (UMMC) offering Class A laboratory, office, flex lab, convening spaces and **ground floor retail**.



OVERVIEW

BUILDING SIZE:	250,000 SF
AVAILABLE RETAIL:	RETAIL A: 2,444 SF
	RETAIL B: 2,435 SF
	RETAIL C: 3,285 SF
ASKING RENT:	NEGOTIABLE

HIGHLIGHTS

- Brand-new construction in a landmark Class-A building with LIMITED dedicated retail opportunities
- Active daytime population of 34,074 within a 0.5 mile radius, driven by the University’s medical system and academic uses
- Major transit route to Downtown Baltimore, Baltimore Ravens’ and Orioles’ stadiums, the Horseshoe Casino, I-95, and the BWI Airport
- Excellent storefront roadside visibility on Martin Luther King Jr. Boulevard (53,971 ADT)
- Access to the University of Maryland BioPark’s amenities
- Adjacent public plaza
- Access to on-site UMB Core Facilities and regional CROs

M4K 1ST FLOOR RETAIL

UNRESERVED STREET PARKING (P)

W FAYETTE ST

N FREMONT AVE

W BALTIMORE ST

MLK JR BLVD

8,901 AADT

53,971 AADT

RETAIL C
3,285 SF

RETAIL B
2,435 SF

RETAIL A
2,444 SF

SURFACE LOT
66 SPACES (P)

METERED PARKING (P)

METERED PARKING (P)

COFFEE STORAGE

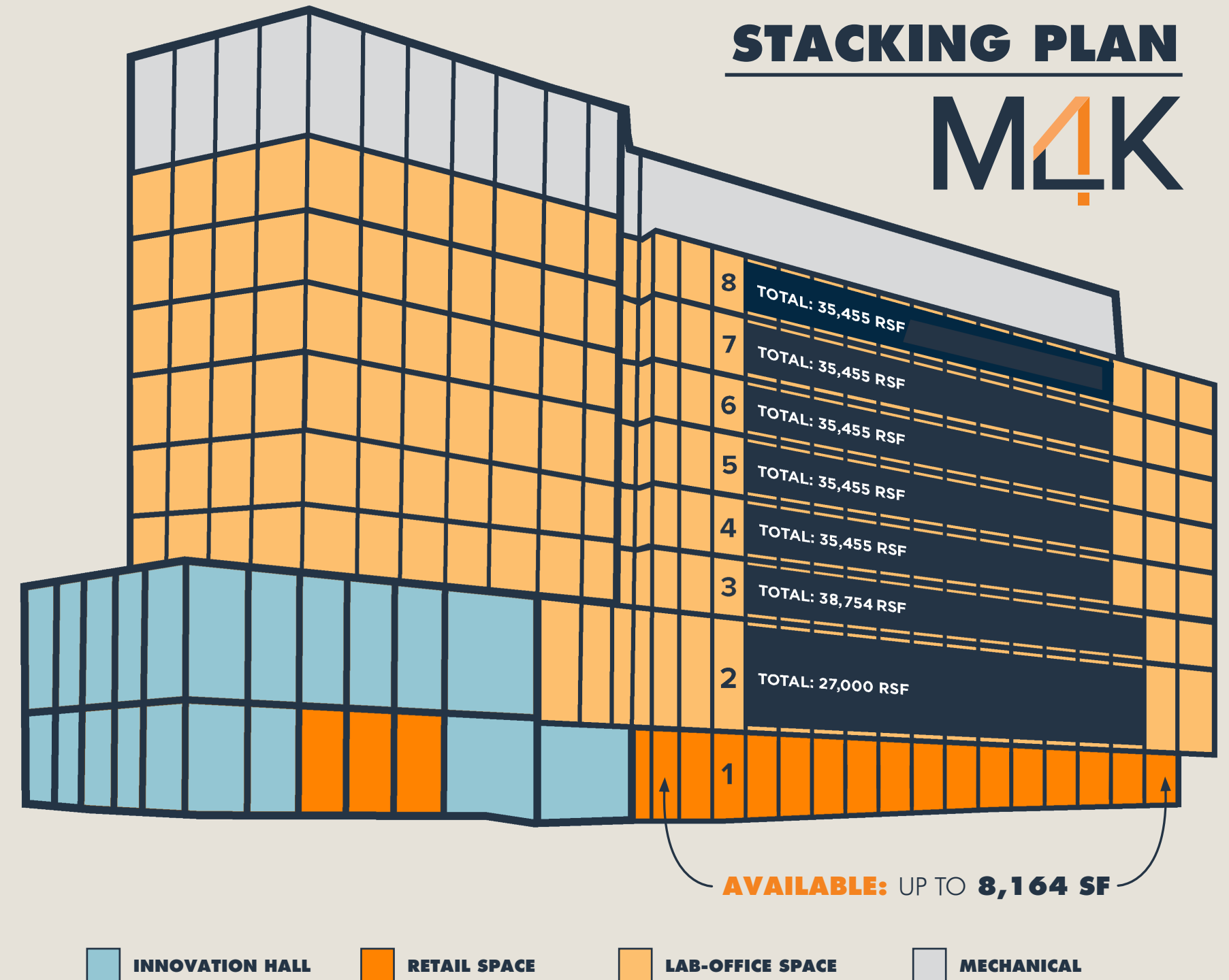
BASE BUILDING N.I.C.

PROPERTY MANAGEMENT

REFER TO LANDSCAPE DWGS

PROPERTY LINE

PROJECT HOLD POINT
SECTION OF PROPERTY LINE
CONSTRUCTED BY THE OWNER





The **Firehouse** is currently under redevelopment to improve the building's shell and make it available to a full-service, **food and beverage operator** while preserving its historical architectural features.

FOOD/
BEVERAGE
**2,650-
4,800 SF**

THE FIREHOUSE

OVERVIEW

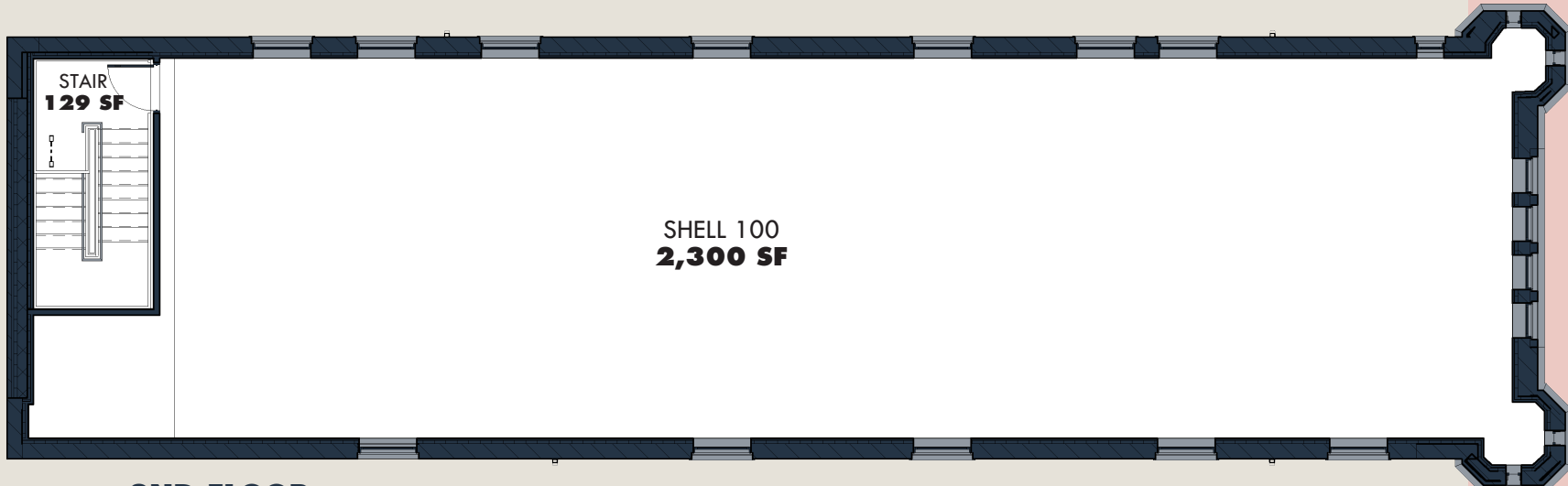
BUILDING SIZE:	4,800 SF
STORIES:	2
AVAILABLE:	2,650-4,800 SF
ASKING RENT:	NEGOTIABLE

HIGHLIGHTS

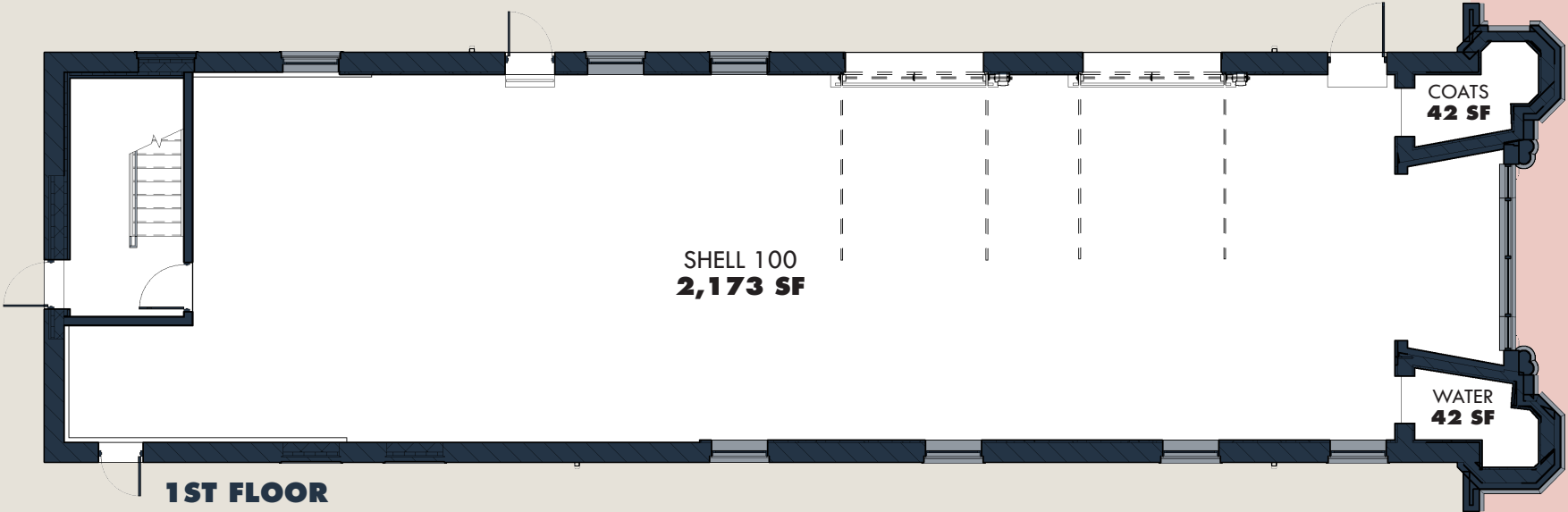
- Seeking local or regional food & beverage operator
- Unique two-story former Firehouse with outdoor seating in a shared plaza with the brand new 4MLK
- Adjacent to the University of Maryland Baltimore campus including the Schools of Medicine, Dentistry, Pharmacy, Nursing, Social Work, Law, and Public Health
- Located on the 14-acre BioPark featuring 8 buildings and 1,000+ workers
- Unmet demand for a creative “all day” concept to serve the bustling UMB medical system and academic community



THE FIREHOUSE FLOOR PLANS



2ND FLOOR



1ST FLOOR

W BALTIMORE ST



LOCAL BIRDSEYE

UNIVERSITY OF MARYLAND BIOPARK

UNIVERSITY OF MARYLAND BALTIMORE

- Located off I-95, adjacent to the University of Maryland Baltimore and University of Maryland Medical Center campuses
- Close proximity to Central Business District, the Inner Harbor, Camden Yards and M&T Bank Stadium
- Easy access to numerous amenities and University of Maryland facilities
- Located 3 miles from John Hopkins Medical campus
- 15-minute drive to BWI Thurgood Marshall Airport



CAMPUS STATS 2023

UMB PROFESSIONAL SCHOOLS:



6,667
STUDENTS



8,206
EMPLOYEES

6 GRADUATE PROGRAMS:

As the state's only public health, law, and human services university, UMB confers the majority of professional practice doctoral degrees awarded in Maryland each year.



**SCHOOL OF
MEDICINE**



**SCHOOL OF
LAW**



**SCHOOL OF
DENTISTRY**



**SCHOOL OF
PHARMACY**



**SCHOOL OF
NURSING**



**SCHOOL OF
SOCIAL WORK**

TRADE AREA



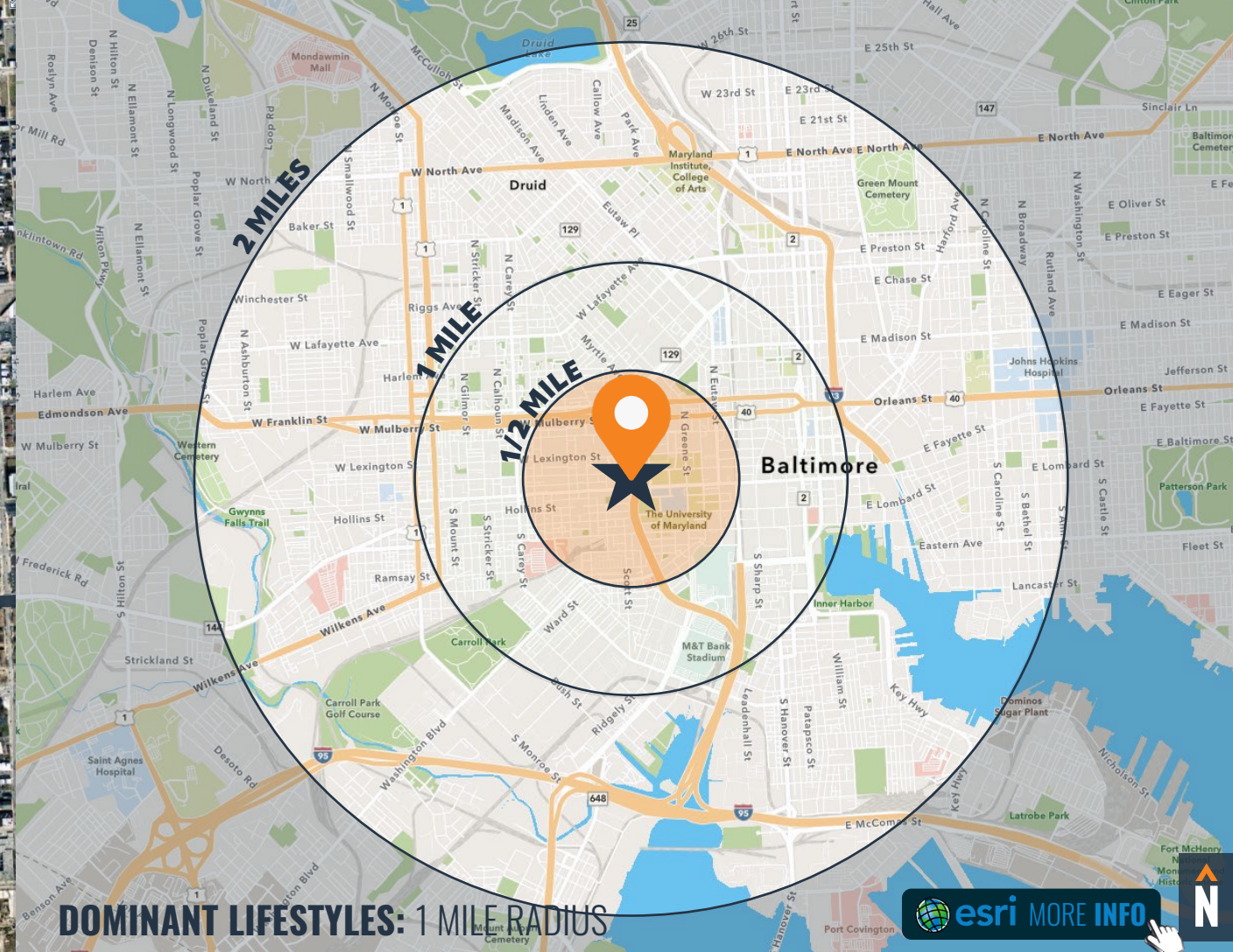
University of Maryland BioPark



University of Maryland Baltimore



University of Maryland Medical Center



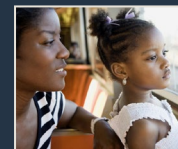
32%
METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**
Median Household Income: **\$67,000**

21%
CITY COMMONS



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

Median Age: **28.5**
Median Household Income: **\$18,300**

8%
SOCIAL SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**
Median Household Income: **\$17,900**

DEMOGRAPHICS

2023

RADIUS: **.5 MILES** **1 MILE** **2 MILES**

RESIDENTIAL POPULATION



11,430

41,774

130,124

DAYTIME POPULATION



34,074

118,431

261,671

AVERAGE HOUSEHOLD INCOME



\$70,377

\$71,473

\$84,140

NUMBER OF HOUSEHOLDS



5,412

22,213

63,324

MEDIAN AGE



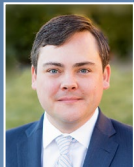
31.6

33.8

34.8

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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