

RETAIL @

# M4K

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

[www.4mlk.com](http://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 1<sup>ST</sup> 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**

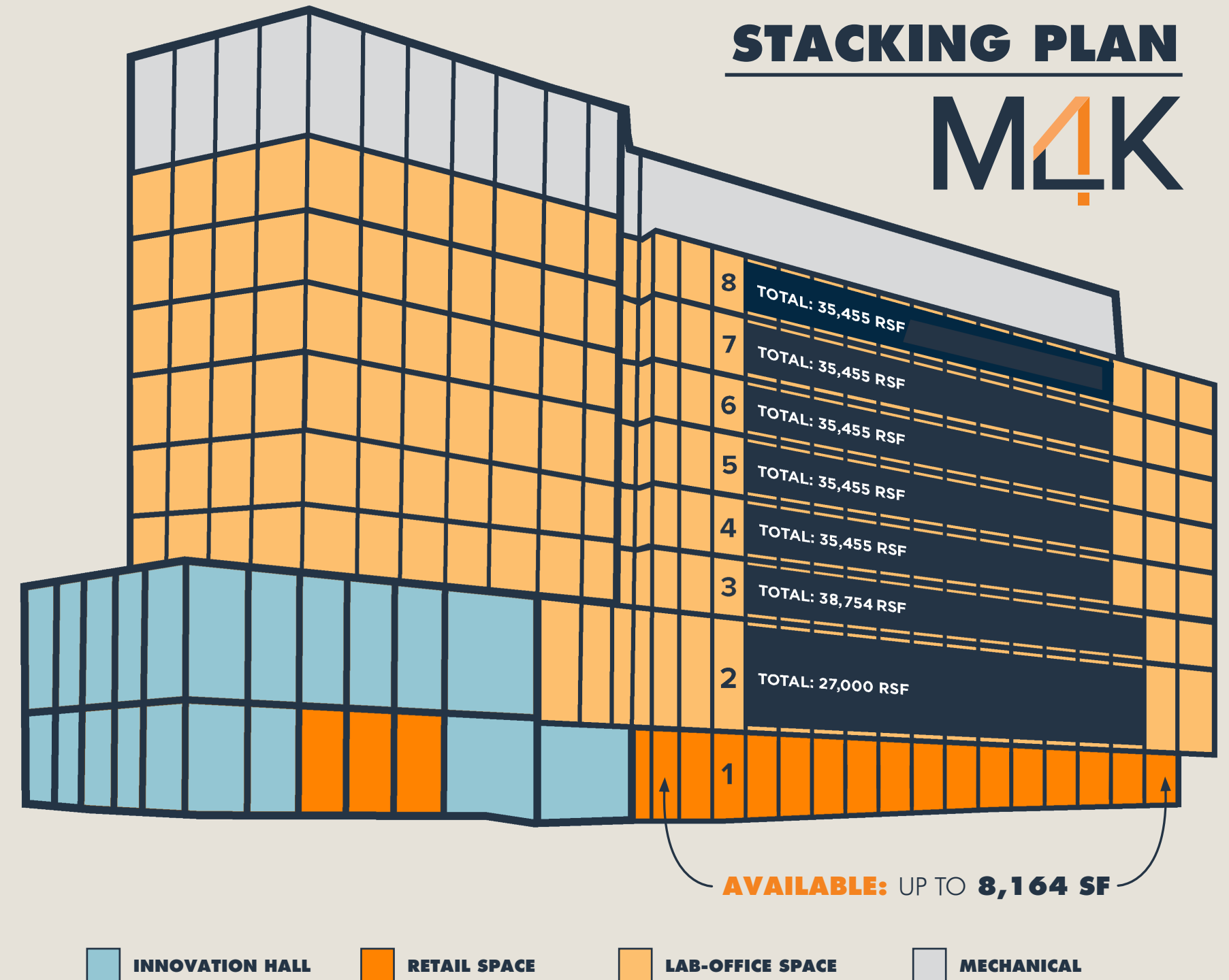
**BASE BUILDING N.I.C.**

**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

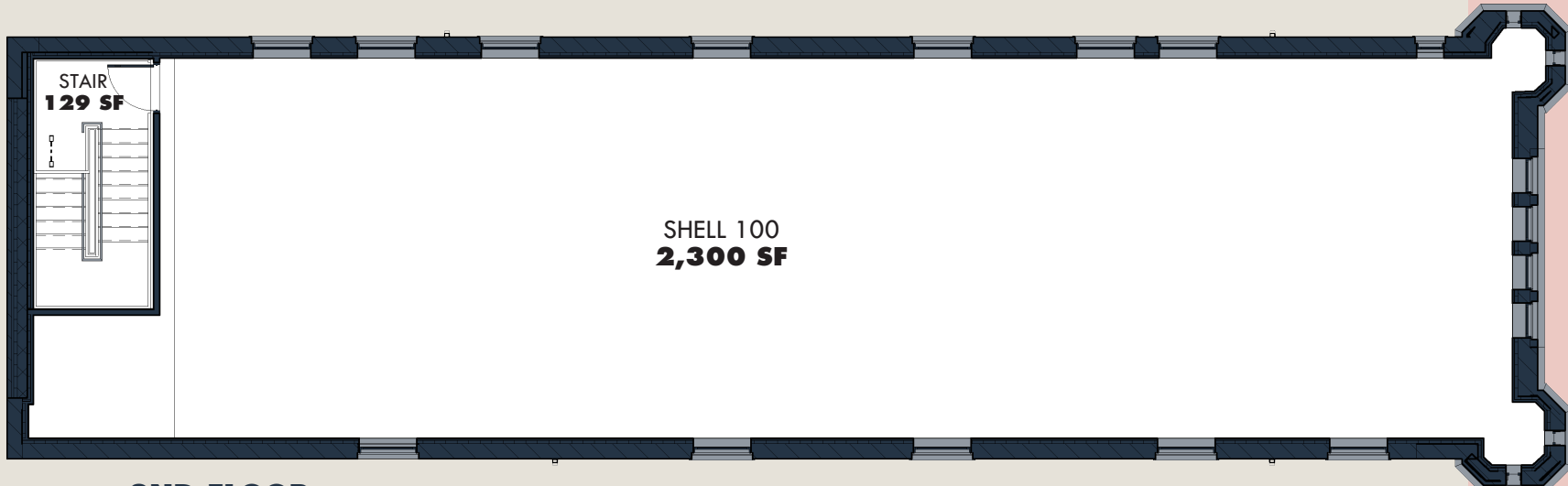
## HIGHLIGHTS

- 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

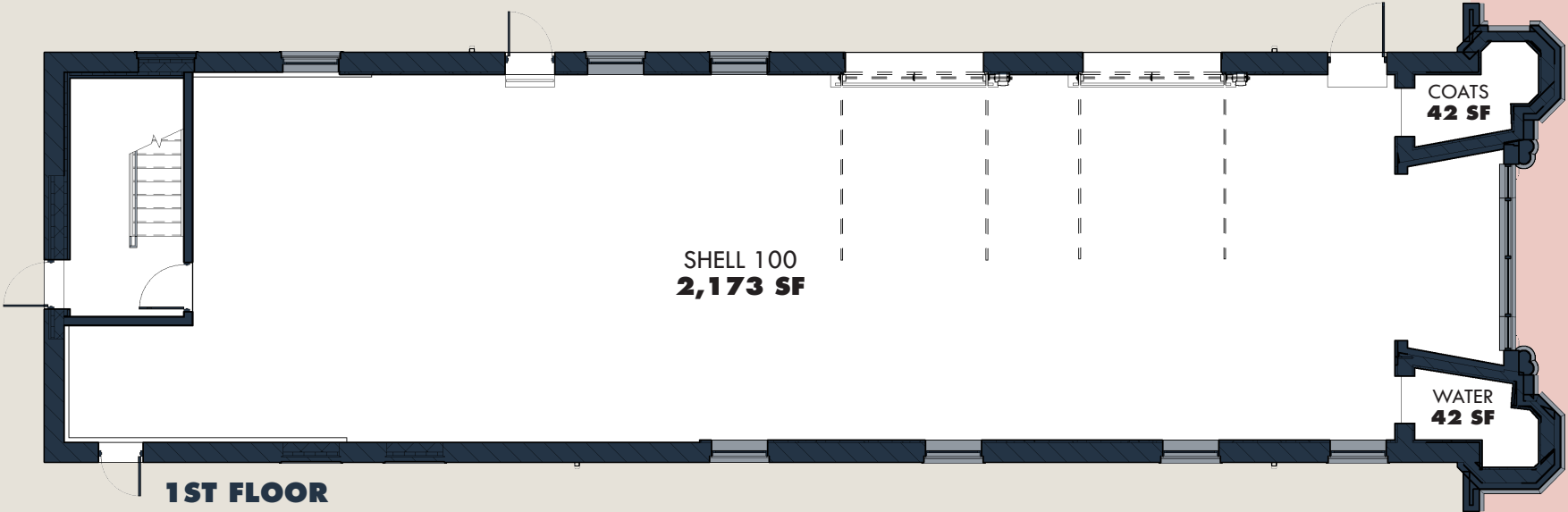




# THE FIREHOUSE FLOOR PLANS



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



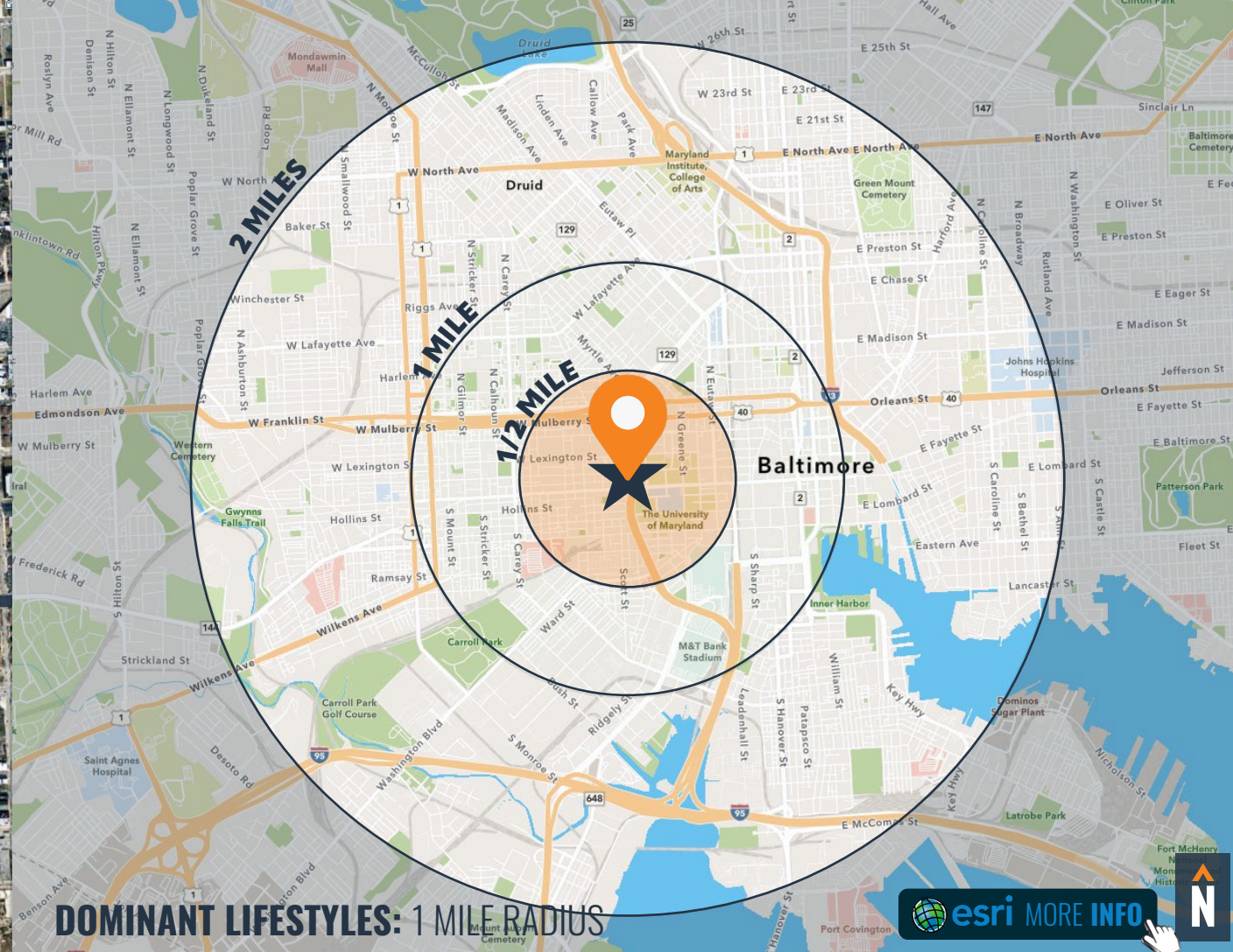
University of Maryland BioPark



University of Maryland Baltimore



University of Maryland Medical Center



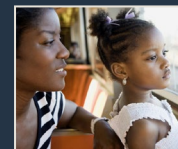
**32%**  
METRO RENTERS



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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