

# PENN STATION APARTMENT PORTFOLIO



# OFFERING

The Cushman & Wakefield Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of The Penn Station Apartment Portfolio located in Baltimore, MD. The Offering allows investors the opportunity to acquire a high-performing Apartment Portfolio with streamlined management operations, largely clustered just North of Penn Station, and in close proximity to Johns Hopkins University and The Maryland Institute College of Art (MICA).



## HIGHLIGHTS

1

### STABILIZED & RENOVATED APARTMENT PORTFOLIO OFFERING

While a scattered-site offering, The Penn Station Apartment Portfolio operates and resembles a centralized apartment property. Benefiting from significant capital improvements, robust rent collections, and seamless management operations, future ownership will acquire a high-performing boutique apartment business in one of the City's most dynamic submarkets.

2

### PREMIUM IN-UNIT AMENITIES

The Portfolio has received substantial investments including the installation of In-Unit Washer/Dryers, Microwaves, Dishwashers, Stainless Steel Appliances, Granite Countertops, Backsplashes, and luxury vinyl plank flooring. The vast majority of the portfolio was fully rebuilt from the original foundation and walls.

3

### STATION NORTH LOCATION

The bulk of the Portfolio is located in Station North, the first neighborhood in Baltimore to receive the State designation as an Arts & Entertainment District in 2002. Spanning the neighborhoods of Charles North, Greenmount West, and Barclay, Station North is a diverse collection of artist live-work spaces, galleries, rowhomes, and businesses, all in close proximity to Baltimore Penn Station, Mount Vernon, Charles Village, the Maryland Institute College of Art, the University of Baltimore, and Johns Hopkins University.

4

### GOVERNMENT AND UNIVERSITY EMPLOYMENT CENTERS

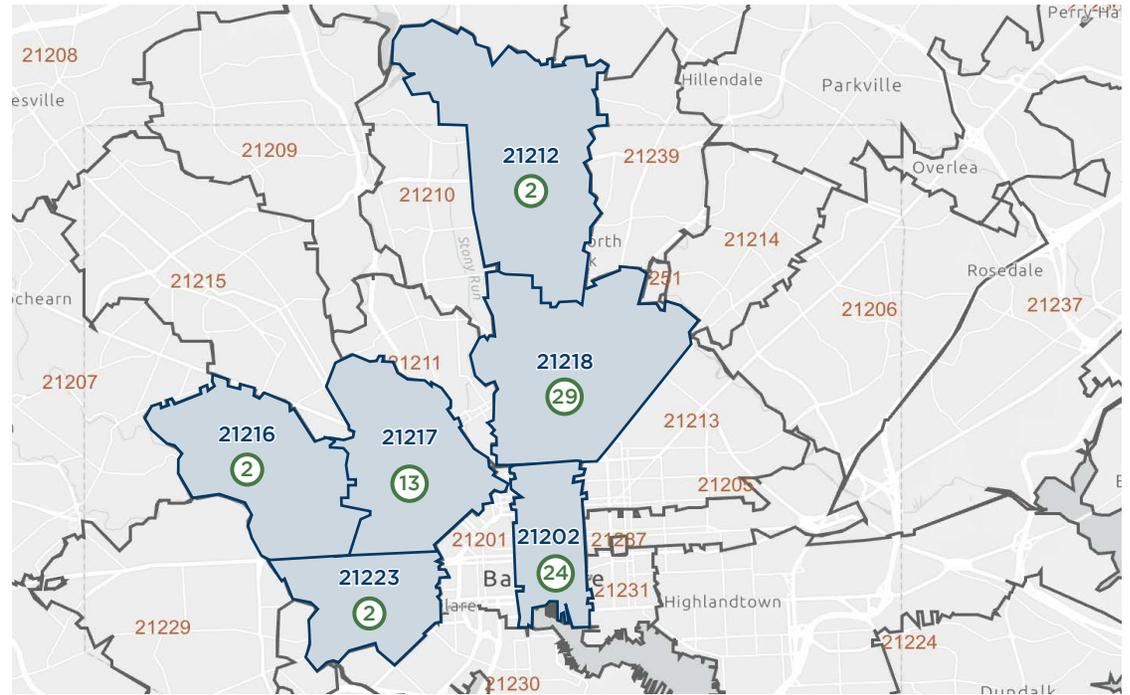
Unrivalled convenience to Baltimore's "Meds and Eds" Employers. Residents are a short distance to Johns Hopkins University (15,000 employees), University of Maryland Medical System (15,000 employees) Johns Hopkins University School of Medicine (9,781 employees), and Baltimore City (12,000 employees). Most Residents are less than 10 minutes from Downtown Baltimore.

5

### ACCESS TO EAST COAST EMPLOYMENT HUBS | WALKING DISTANCE TO PENN STATION

The bulk of the Properties are located within a short distance of Baltimore Penn Station, which is underway with a \$90 Million Renovation, providing residents regional connectivity and a 70-minute commute door-to-door to Downtown Washington D.C.'s Union Station, as well as access to Acela Amtrak Markets such as Philadelphia, New York, and Richmond.

STREET ADDRESS			ZIP	
133	E North	Avenue	21202	24
135	E North	Avenue	21202	
139	E North	Avenue	21202	
141	E North	Avenue	21202	
201	E North	Avenue	21202	
818	Bradhurst	Road	21212	2
2307	Allendale	Road	21216	2
1637	Gwynn Falls	Parkway	21217	13
2322	Callow	Avenue	21217	
2432	Lakeview	Avenue	21217	
2402	Lakeview	Avenue	21217	
2428	Callow	Avenue	21217	
2413	Greenmount	Avenue	21218	29
2415	Greenmount	Avenue	21218	
2419	Greenmount	Avenue	21218	
2417	Barclay	Street	21218	
2449	Barclay	Street	21218	
1923	Saint Paul	Street	21218	2
1324	W Lombard	Street	21223	



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