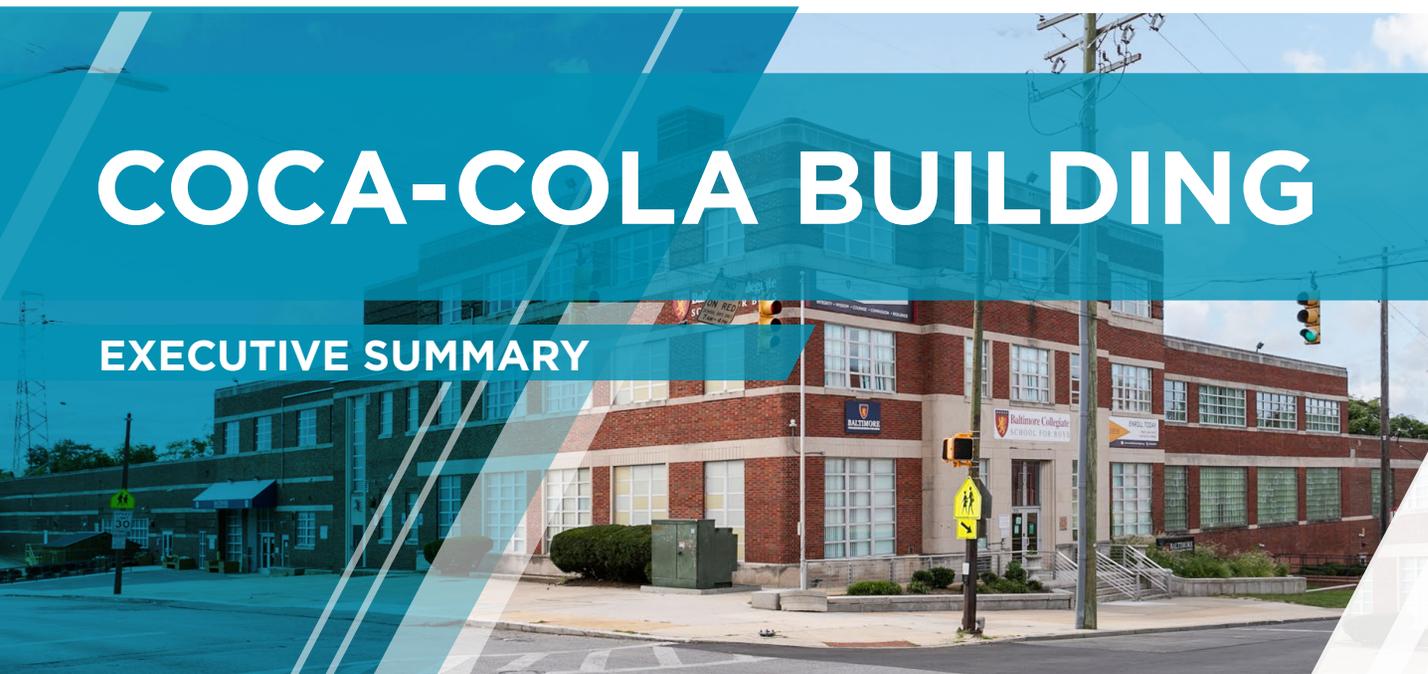


COCA-COLA BUILDING

EXECUTIVE SUMMARY



2
ELEVATORS 

3
STORIES 

2013
CONVERSION 

10'-18"
CEILING HEIGHTS 

92,838
ABOVE GRADE SF

17,983
BELOW GRADE SF 

B-3-2, R-7,
Baltimore
ZONING

2.56
ACRES 

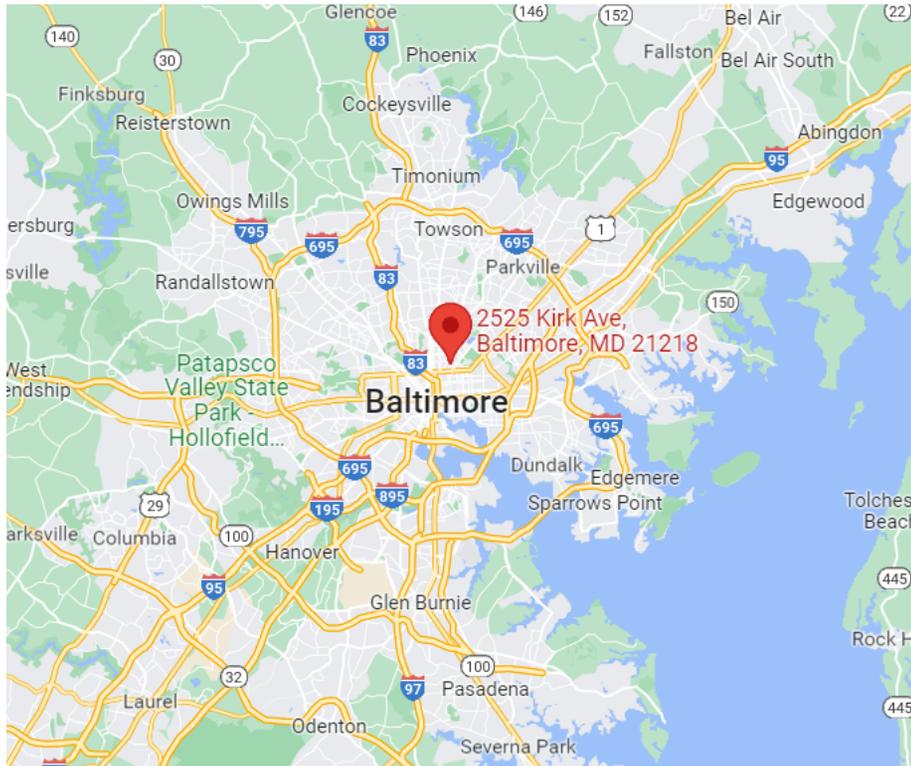
Baltimore, MD

2525 KIRK AVENUE,
BALTIMORE, MD 21218



OFFERING

Cushman & Wakefield’s Baltimore Capital Markets Group is pleased to present the exclusive listing of The Coca-Cola Building. Over the course of its life, The Coca-Cola Building has experienced several configurations. In addition to its current function as a school, the Property has design and mechanical features reflecting its past use as an industrial office and life storage Property. The Building is well-suited for a residential conversion either to market-rate or affordable housing, benefiting the community while securing attractive financing and returns. Harbor East and Downtown Baltimore are less than 3 miles from The Coca-Cola Building.



HIGHLIGHTS

1

MIXED-USE REDEVELOPMENT OPPORTUNITY

Originally constructed in 1939 as a manufacturing plant for the Coca-Cola Corporation, the building was converted in 2013 to a school. Other functions have included owner-user warehouse/storage and office. Future ownership has the rare and immediate opportunity to reposition the Property as a live-work community, while preserving the existing structure and its uniquely historically industrial aesthetics. Future ownership can also retain the Property’s character by hosting community events and serving as a hub for the surrounding community.

2

HOME TO THE BALTIMORE COLLEGIATE SCHOOL FOR BOYS

The Coca-Cola Building is home to The Baltimore Collegiate School, the first charter school in the City to serve exclusively boys with a continuous academic program from grades 4 through 8.

3

EASE OF ACCESS TO MAJOR UNIVERSITIES AND EMPLOYERS

The Coca-Cola Building is well-located and offers easy access to the region’s top educational institutions such as Johns Hopkins University (1.1 miles), Morgan State University (1.6 miles,) and Loyola University Maryland (2.1 miles). Just 2 miles from the Property is The Johns Hopkins Hospital, rated the #1 hospital in Maryland, and the #5 hospital in the Nation.

4

SOLID CONSTRUCTION AND MECHANICALS

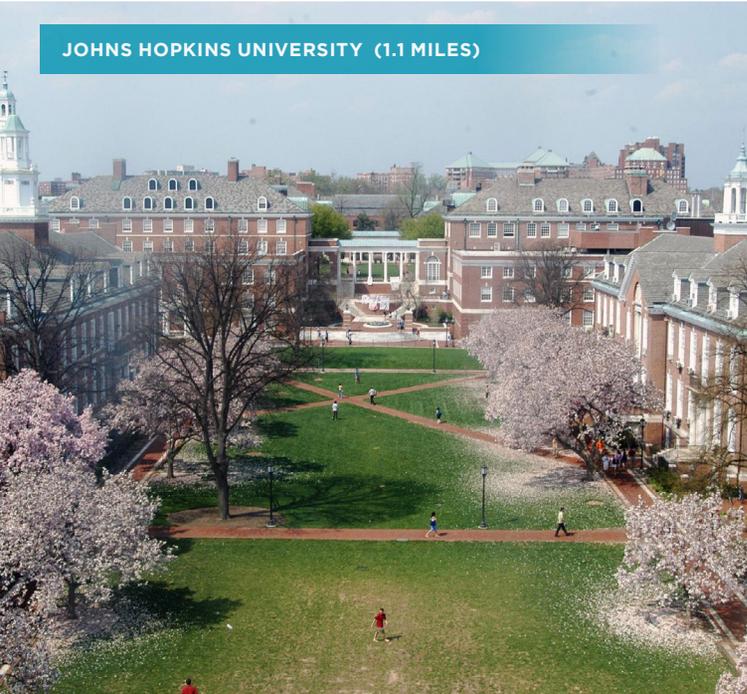
The Building has a concrete foundation with a structural brick frame and steel support columns, while the windows are either glass block or steel casement. The Property features a modern wet sprinkler system, and two elevators.

5

BALTIMORE PENN STATION PROXIMITY | D.C. COMMUTE CONVENIENCE

The Coca-Cola Building is just 1.5 miles from Baltimore’s Penn Station, which is set to undergo a \$90 Million Renovation later this year. The improvements will include refurbishing the more than 100-year-old “Head House,” building a glass-walled passenger concourse, adding space for shops, eateries and offices, and constructing a new high-speed rail platform. Residents are able to commute door to door from their residence to Downtown Washington D.C. in less than 70 minutes.

JOHNS HOPKINS UNIVERSITY (1.1 MILES)



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BALTIMORE PENN STATION (1.5 MILES)

