

## Crooks Horner Lofts Restaurant Space for Lease



### 301 North Howard Street Street-Level Restaurant Site

**Location:** Four blocks to the Historic Hippodrome Theatre at the France Merrick Performing Arts Center; Three blocks to the Everyman Theatre; Two blocks from the New Lexington Market & Light Rail Station, 21201. Two blocks to Lexington Market Metro Subway Station.

**Area Activity:** Newly Built Lexington Market with established vendors like Faidley Seafood, Historic Hippodrome Theatre, Trendy Everyman Theatre, Current Space (artist-run gallery/studio/outdoor spacebar) & LeMondo (artist owned bar & performance venue). area.

**Lot:** 38'5" frontage x 102' deep  
**Zoning:** C-5-HS Commercial District (Howard Street Mixed-Use Subdistrict). Allows for live entertainment and restaurant use.

**Utilities:** 600 Amps electrical service. Gas service. City water, city sewer.

**Parking:** Street; Parking Garage across street.

**Size:** 3,666 Square Feet.

**Liquor License:** Located in the 40<sup>th</sup> legislative district. Free\* liquor licenses available when a Tenant spends \$200,000 on CapEx and shows drawings for 75 seats.

**Lease Terms:** Base Rent \$14 per square foot - \$4,275/month. NNN at 11.6% of Proportionate Share.

Tenant is responsible for gas and electric, water and sewer, internet and any additional services.

\*Attorney fee, permit fee and filing fees still apply



Call Cheryl Sadera, Principal / Agent

410-235-9600 *Seller's Exclusive Agent*

[www.BenFrederick.com](http://www.BenFrederick.com)

**\$4,275 Per Month + NNN**  
*Triple Net Property*

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Join the ranks of those who dare to reimagine the urban landscape. With B&B Urban & Civic Group, seize the chance to leave a lasting mark on this historic neighborhood. Together, let's create a space where creativity flourishes, and the spirit of Baltimore thrives anew.

Here, amidst the once and soon-to-be vibrant again Howard Street, lies the opportunity for evenings filled with the aroma of exquisite cuisine, accompanied by live entertainment that enchants guests under the glow of city lights. Looking for more than just a restaurant—looking for a cornerstone of community revitalization, a beacon of progress in Downtown Baltimore.



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## **SPACE DETAILS**

**Main Floor: 3,018 Sq. Ft.**

**Basement: 648 Sq. Ft.**

**Total: 3,666 Sq. Ft.**

**Electrical:**

**600 Amp Service**

**Pre-Wired for**

**Internet/Cable**

**Interior:**

**Restored Hardwood Floors**

**Impressive Columns**

**Restored Tin Ceiling**

**High Ceilings**

**Exterior:**

**ADA Sidewalk Ramp**

**Two Customer Entries**

**Outdoor Serving Space**

**High Impact Security Glass**



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# Renderings/Possibilities



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