

THE COMPASS

BY WESTSIDE PARTNERS LLC

View from North Howard Street & West Lexington Street



View from West Fayette Street & Park Avenue



The Compass

The Westside Partners Team

Vitruvius

V I T R U V I U S



THE COMPASS

BY WESTSIDE PARTNERS LLC



- **Baltimore-Based**
- **Impact-driven real estate development firm focusing on the creation of innovative spaces and experiences.**
- **Measures success by how impactful each project is on the people and neighborhood around it,**
- **Builds with the intention to elevate the urban landscape culturally and aesthetically.**

400 Park Ave, R House & Harbor East

The Compass

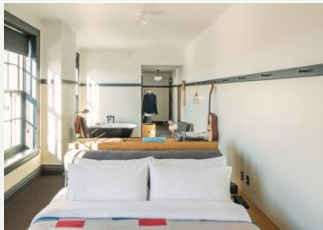
The Westside Partners Team

Partnered / Beauty Shop



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BY WESTSIDE PARTNERS LLC



- Pittsburgh-Based
- Developers and operators
- Award-winning coworking spaces
- Boutique hotels
- Mixed-use
- Public/Private financing
- Extensive regional experience
- Collaborations with range of Real Estate, design, branding, retail and financial partners

Hotel, Future of Work & Apartments

The Compass

The Westside Partners Team

Mayson-Dixon Companies



MAYSON-DIXON
COMPANIES



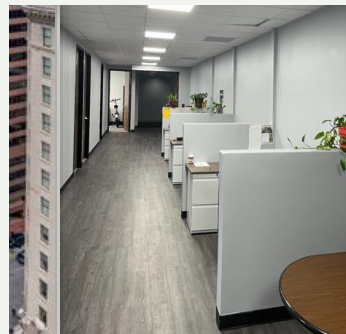
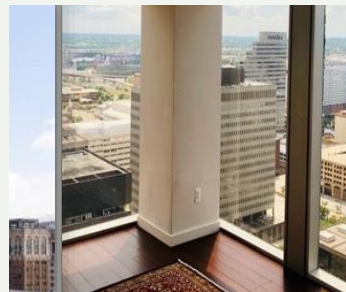
THE COMPASS

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- **Baltimore-Based**
- **Community driven developer**
- **Invested in residential & commercial across Baltimore**

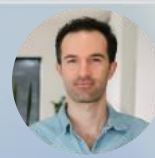
Consists of 5 Companies

- **Strategic Consulting**
- **Supply & Procurement**
- **Construction**
- **Properties & Development**
- **Title & Escrow**



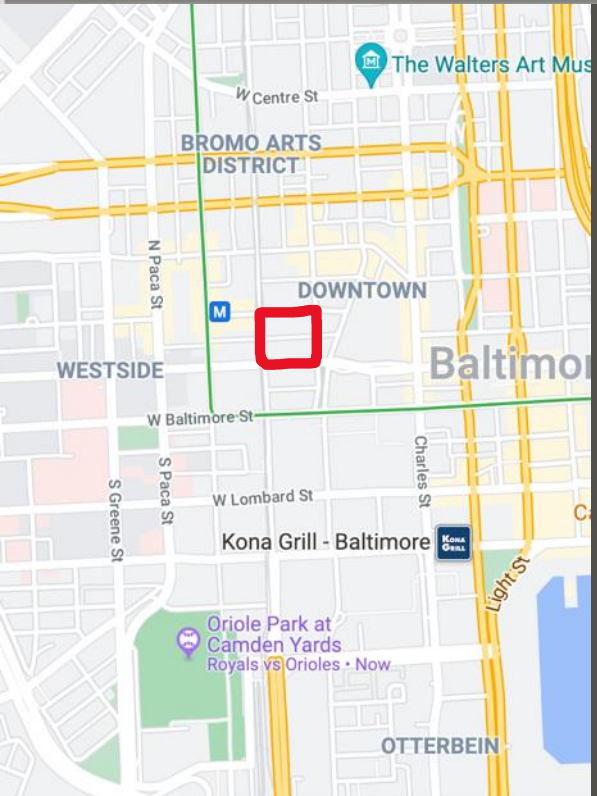
East Baltimore Development and 1 North Charles

The Compass Boundaries



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West Fayette Street & Park Avenue



North Howard Street & West Lexington Street



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500 Million Under Development Within Market Center & Bromo Arts District



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RECENT DEVELOPMENT PROJECTS IN THE BROMO TOWER ARTS & ENTERTAINMENT DISTRICT



EXTRA SPACE STORAGE
Space facility with a ground floor retail spaces. Cost: \$5,950,000



MAYFAIR THEATRE
Mixed use project to include rehabilitation and expansion of the Mayfair Theatre, 40 apartment units & a retail building. Cost: \$12,203,250



LE MONDO
Mixed use development which will include a performance venue and bar, 12 artist studios at the lower level, & office space.



FOUR TEN LOFTS
Mixed Income Apartments consisting of 69 affordable and 9 market rate units.



LEXINGTON MARKET
Redevelopment of historic Lexington Market site. New building will house 55 stalls for Baltimore businesses.



COMPASS
Mixed use project will include 148 market rate apartments, retail, office, coworking spaces, 24 artist lofts, entertainment venue, 120 key hotel, and 520 space parking garage.



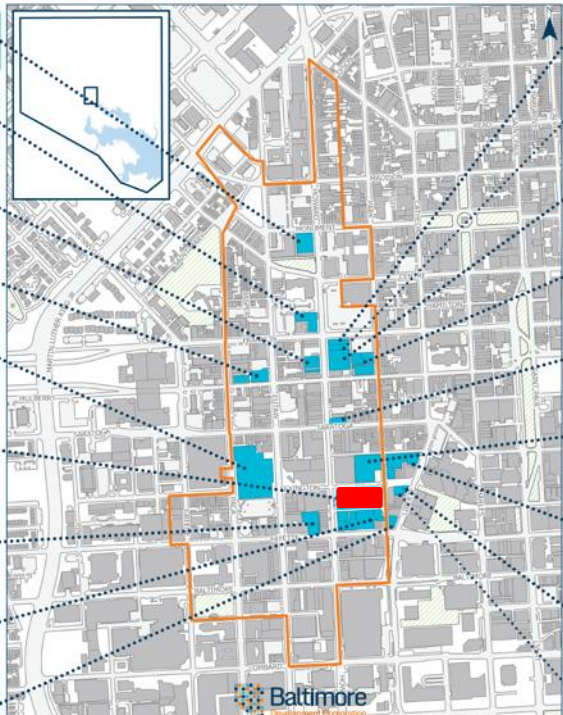
300 WEST FAYETTE
This seven story, 120,000 SF former department store will be converted into 107 market rate apartments with street level retail and flexible office space.



BENEDETTO
Ground floor retail (taberdashery) & one market rate apartment. Cost: \$1,118,750



LIBERTY PARK
Mixed used development with ground floor retail and 20 residential units. Cost: \$5,616,825



Baltimore
Development Corporation

HELA FRANKLIN APARTMENTS

Mixed use new construction to include 56 Residential units and ground floor retail. Cost: \$6,200,000



CURRENT GATEWAY ARTS

Gallery and Event Venue



HOWARD ROW

Mixed-use development includes five ground floor retail spaces and 41 apartments across 5 buildings. Cost: \$6,275,000



HOWARD STATION II

Ground floor retail & at least 50 residential units. Cost: \$29,125,005



CROOK HORNER LOFTS

Mixed Use with 2 ground floor retail spaces & 15 loft units. Cost: \$6,600,000



THE MEADOW

Temporary installment to encourage social distancing and support local businesses.



L ON LIBERTY

71-unit affordable apartments. Cost: \$12,121,586



101 WEST LEXINGTON

Mixed use rehabilitation including 2 commercial spaces and 11 apartment units



109 WEST LEXINGTON

Mixed use rehabilitation with 20 market rate apartments and ground floor retail. Cost: \$1,784,775



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View from West Fayette Street & Park Avenue



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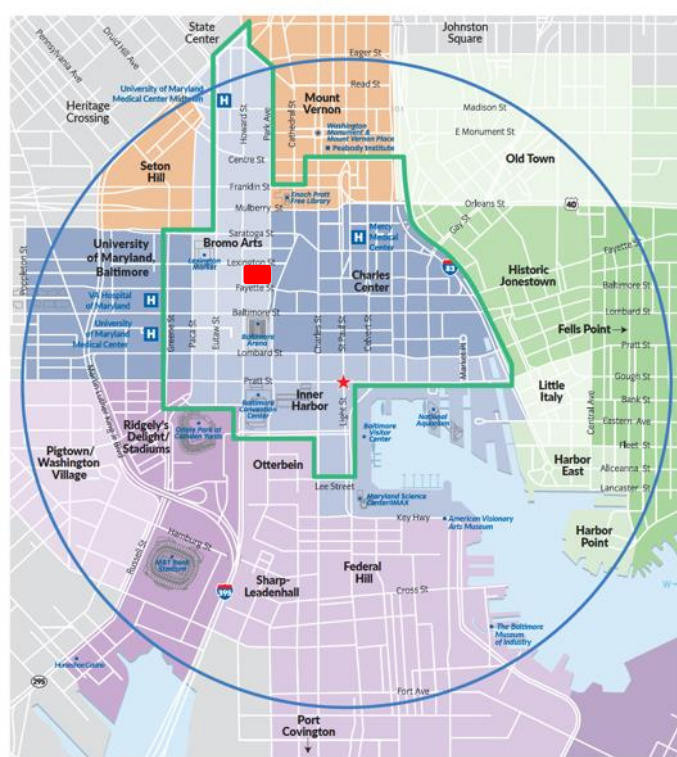
Our Spot Within Baltimore's Downtown



THE COMPASS

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DOWNTOWN 1-MILE RADIUS MAP, USED FOR TRACKING DEVELOPMENT



Now & Future - West Fayette Street & Park Avenue



Now & Future North Howard Street & West Lexington Street



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A Personal Story – Read's Drugstore



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What are your memories of Martin Luther King, Jr.



Ralph Thompson



Calvin Stewart



Morris Street



Joseph Fox

Joseph Fox, 78, retired, "The man fought hard for black people. I could not even go in restaurants in downtown Baltimore, and he came here and played a major role in getting me and others into them. I remember it so well. I could not go into the Read's Drugstore in Highlandtown. When King visited, I think in 1954, things changed. I and other blacks could go in. Oh, I just strutted into that Read's real proud-like. The owner refused to wait on me, and I told him to call and check to see if he'd better serve me. He called somewhere and came right back and served me."

Clipping from the Baltimore Afro-American

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North Block Then & The Future



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- Honoring The History of Read's
- Residential Above Historic Retail
- Enhancing Historic Facades of the Properties
- Programable Space on the Terrace & Other Green Spaces
- Lighting the Streets With Historic Baltimore Streetlights

North Howard Street & West Lexington Street

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South Block Then & The Future



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- Parking Garage Design allows for Programable Greenspace on Fayette
- Residential Over Commercial
- Garage Doors Design by Local Artists
- Mural Connected to the Neighborhood

West Fayette Street & Park Avenue

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Bringing New Life While Honoring The History
of The Block – South Block



THE COMPASS

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- 290+ Apartment units
- Uniquely designed 400 space high tech parking garage
- 30,000-50,000sf of retail and future of work
- 4,500 performance space
- 150,000 sf boutique hotel

West Fayette Street & Park Avenue