



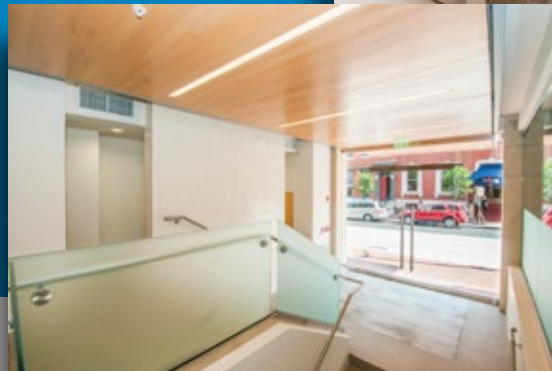
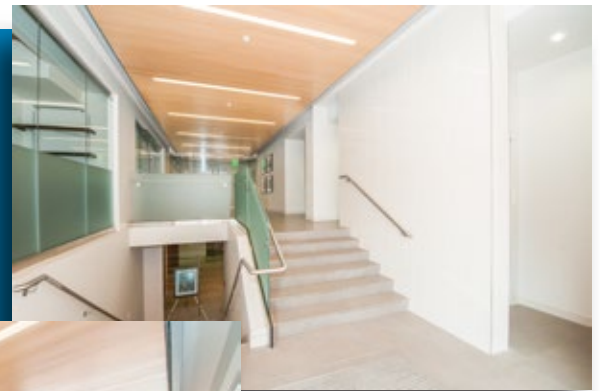
PARK PLAZA

ON MOUNT VERNON SQUARE
800 NORTH CHARLES STREET

Purchased by principals of The Time Group in 1988, the historical Park Plaza has evolved greatly since it was built in the 1840's. Boasting 45,000 square feet of commercial and retail space directly adjacent to the Mount Vernon Park and Washington Monument, the property has been reborn after a fire in 2010 which prompted its award-winning \$6MM renovation. Designed by Marks, Thomas Architects and contracted by Southway Builders, the building project was completed in 2012. The property offers upper-level space for commercial tenants combined with ground-floor retail space currently including four restaurants and a hair salon.

Awards won:

- American Institute of Architecture - Excellent in Design Award
- Associated Builders & Contractors - Award of Merit - Outstanding Construction Management
- Associated Builders & Contractors - Award of Merit - General Contractor for historical restoration over \$1mm
- US Green Building Council - LEED Gold for retail and commercial interiors



Recent renovations offer tenants completely new energy-efficient mechanical systems, elevator and safety upgrades, and improved accessibility. Exterior updates comply with standards and approvals by the Commission for Historical and Architectural Preservation (CHAP) given its location within Baltimore's Mount Vernon Historic District and the federal government's Mount Vernon National Historic Landmark District. Full occupancy will improve operating efficiencies and provide investors an increased return on their investment.

For more information, please visit www.thetimegroup.com.

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