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From the Baltimore Business Journal:

<https://www.bizjournals.com/baltimore/news/2020/03/05/former-car-showroom-turned-office-building-is.html>

Former car showroom-turned-office building is now fully leased

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The conversion of a former car showroom near Penn Station into office space has paid off with a full slate of new tenants.

The four-story hub at 11 E. Mount Royal Ave. is now fully leased after seven tenants inking deals there over the past month, said Byrnes & Associates, Inc., a Baltimore-based commercial real estate brokerage.

The \$2 million redevelopment of the 36,500-square-foot, brick building that faces Penn Station began last year by owner Zahlco Development. Changes included a new HVAC system, elevators, rooftop deck and upgrades to the façade and tenant suites.

Zahlco is also developing an apartment project next door at 9 Mount Royal Ave. with 64 units and the small Olivia's Coffee Roastery shop on the street level.

The area is undergoing a massive redo with a \$40 million upgrade project at Penn Station set to begin this spring. That project will add new retail and office space to the station as part of a modernization that will bring new railroad platforms including one for the high-speed Acela train.

The new leases at 11 E. Mount Royal Ave. totaled 25,800 square feet. Tenants include the nonprofit Healthy Neighborhoods, Top Knowledge Healthcare Institute, Laundry Group, Associated Physical Therapy and boutique fitness center, City Fit.

The Baltimore Community Foundation recently moved its 40 employees into new space there as the anchor tenant with 12,000 square feet of space on the ground level and second floor.

"Businesses and the general public are rediscovering this historic section of the city which includes the University of Baltimore, MICA, Penn Station and Station North," said Brad Byrnes, principal of Byrnes & Associates.

11 E. Mount Royal is a city address with some interesting lore.

It was once the popular showroom for the Zell Motor Car Co. — the first automobile distributorship in Maryland that featured then-upscale Packard cars for sale. The building later was home to a Hollywood actor who hailed from Baltimore, Francis X. Bushman, who played a villain in the 1925 silent movie "Ben-Hur."

Entities of Zahlco acquired 9 and 11 Mount Royal Ave. in late 2016, state records show. The developer paid \$1.42 million by for 11 E. Mount Royal Ave. and \$1.1 million for 9 E. Mount Royal Ave. and a small parcel adjacent to it at 7 E. Preston St.

Melody Simmons

Reporter

Baltimore Business Journal



LARRY LICHTENAUER

The former car showroom near Penn Station was converted to office space last year and is fully leased.

