



# 4MLK

4MLK is a transformative 8-story, 250,000 square foot Class A laboratory and office building strategically located at the prominent intersection of Martin Luther King Jr. Boulevard and West Baltimore Street. Designed to accommodate a flexible 60% laboratory and 40% office ratio, the building represents a critical addition to the life sciences infrastructure in Baltimore. In addition to its research-ready capacity, 4MLK features activated ground-floor retail; 20,000 SF of thoughtfully designed lounge, meeting, and convening spaces; and a welcoming public plaza that encourages connection between the innovation community and the surrounding neighborhoods.

A unique component of the development is the adaptive reuse of the adjacent historic Firehouse, originally constructed in 1910 in response to the Great Baltimore Fire. Seamlessly integrated via a connecting plaza, the Firehouse has been preserved and repositioned; planned as a future full-service food and beverage destination that reinforces 4MLK's role as both a center of gravity for bioscience and a dynamic gathering place for the broader community.

The building serves as a key gateway to the expanding University of Maryland BioPark, a cornerstone of Baltimore's life science and technology industry for more than 20 years, facilitating collaboration among private life sciences and technology companies and leading research institutes, creating productive partnerships that advance discoveries and lifesaving innovation. This premier location not only enhances access to the University's academic, research, and clinical expertise, but also fosters greater engagement with tenants, visitors, and the surrounding community.

## WEXFORD SCIENCE+TECHNOLOGY

### FAST FACTS

Building Size: 250,000 SF, 8-stories  
Uses: Lab, Office, Events, Retail

### LOCATION

4 N. Martin Luther King Jr. Blvd.  
Baltimore, MD 21201

### PROJECT TEAM

#### Developer

- Wexford Science & Technology

#### Partners

- Wexford Science & Technology
- University of Maryland, Baltimore
- Ventas

#### General Contractor

- Whiting-Turner Contracting Company

#### Design & Engineering

- ZGF (Architect of Record)
- EwingCole (Tenant Fitouts)
- OTJ Architects (Tenant Fitouts)
- Marshall Craft Associates (Firehouse Improvements)
- STV (Civil)
- Bowman(MEP)
- Hope Furrer (Structural)

#### Additional Team Members

- Lorax Consulting (Green Building Consulting Services)
- MOI (FF&E Provider)
- SmithGroup (AV/IT)
- Budova Engineering & CMTA (Commissioning)
- Ballard Spahr (Legal)

### PROJECT OPENING

Core & Shell: September 26, 2024  
Grand Opening: January 15, 2025

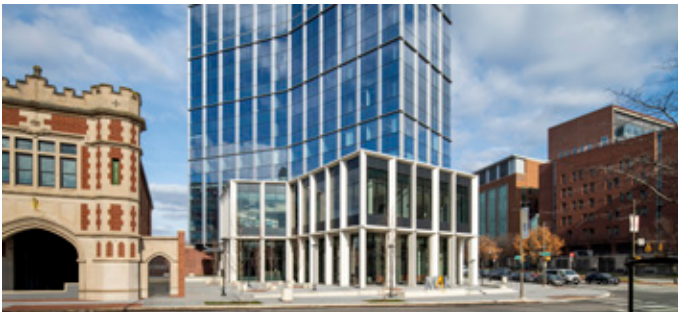
## Completeness

The 4MLK project is the culmination of more than a decade of strategic planning, public-private partnership, and community-centered development. Site assemblage began over 10 years ago in partnership with the University of Maryland Research Park Corporation, a 501(c)(3) nonprofit entity established by the University of Maryland, Baltimore to oversee development of the BioPark. The effort to secure and consolidate the site required navigating the acquisition of 13 separate parcels held by seven different owners, including the City of Baltimore.



Master planning started in 2018 and construction broke ground in October 2022, positioning 4MLK as the only active new construction Class A lab building in Maryland - filling a critical gap in the supply constrained Baltimore lab/R&D market. The building now stands as a significant anchor not only for scientific innovation but also for community activation and placemaking.

To support these broader goals, the project team has made community amenities and engagement a central pillar of 4MLK's design and operations. This includes ground-floor retail, a vibrant public plaza shared with the neighboring Firehouse structure, and the hiring of a full-time Knowledge Community Director. This role is dedicated to fostering an inclusive innovation ecosystem through ongoing programming, strategic partnerships, and activation of shared spaces that benefit both tenants and the surrounding community.



The project continues to attract and support building and community amenities (events, restaurants, farmers market, etc.). The completion of 4MLK significantly enhances these efforts via the hiring of two full-time staff whose job function focuses on knowledge community activation, engagement & programming, ecosystem leadership & strategy, and community & economic development. Inside, 4MLK offers meeting and convening spaces that serve as a location for intimate conferences, collaboration sessions, informal team huddles, and interactive events all anchored in the belief that innovation is a process to improve the human condition. This space is an amenity for tenants of 4MLK and will serve as the center of gravity within the BioPark and, ultimately, the broader regional innovation community. The ground floor Civic Lounge includes drop-in seating, conversation corners, additional pre-function space for larger events being held on the second floor, and a coffee bar which is open to the public. The second floor Assembly Space includes three meeting rooms of varying sizes to accommodate capacities of 10 to 100+ as well as ample seating for pre-function space or breakout sessions.



Project funding sources include traditional debt and equity as well as support from DHCD, Baltimore City, Maryland Department of Commerce, and the New Market Tax Credit program. 4MLK and the larger BioPark are also located within a state designated Enterprise Zone and a state designated RISE zone, unlocking further benefits that enhance the project's long-term financial sustainability and its appeal to tenants.



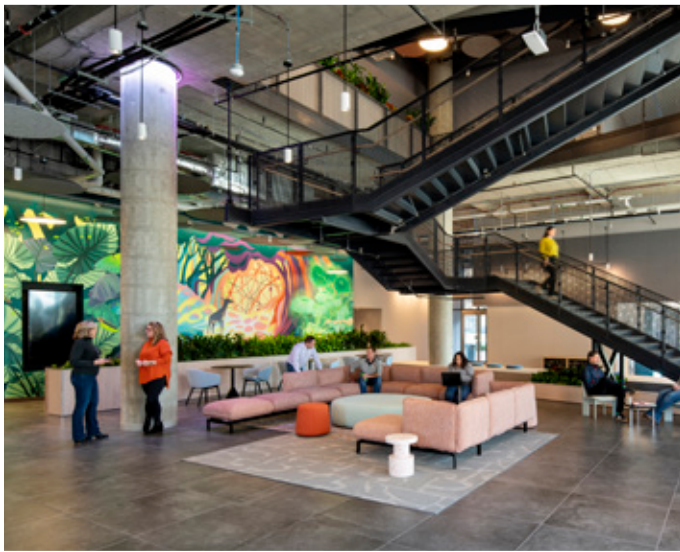
## A Sense of Place and Quality

4MLK was designed with a focus on functionality, context, and connection to its surroundings. Located at a major intersection in West Baltimore, the building incorporates a ground-floor plaza and retail frontage that activate the street and provide space for people to gather, work, and engage. These elements support both the day-to-day activity of BioPark tenants and the broader community, helping the building contribute to the neighborhood in a visible, practical way.

A unique feature of the project is the adaptive reuse of the adjacent Engine 38 Poppleton Firehouse. Built in 1910 following the Great Baltimore Fire, the two-story, 4,800-square-foot structure has been preserved and incorporated into the overall site plan through a shared plaza that links it directly to 4MLK. The Firehouse has been

thoughtfully redeveloped with shell improvements that maintain its historic integrity, creating a prime opportunity for a full-service, destination restaurant. Conversations are currently underway with multiple restaurant operators, setting the stage for the BioPark's first sit-down dining venue and offering a new amenity for both the campus and the broader community.

Inside, 4MLK incorporates art into the public, ground floor Civic Lounge. In collaboration with the Baltimore Office of Promotion & the Arts, Wexford led a selection process that resulted in the installation of Bioscape, a mural by Baltimore-based Ham & Cheese Studio. The piece highlights organisms that have played a pivotal role in modern science, shaping our understanding of the natural world. The composition is woven together with lines of connective tissue, symbolizing medicine, biology, and the critical connections that the University of Maryland BioPark fosters - linking the BioPark, the University, and the surrounding community. Through this thoughtful and collaborative process, the mural has transformed the lobby into a dynamic and inspiring space, celebrating both science and artistic expression.



## Sustainability

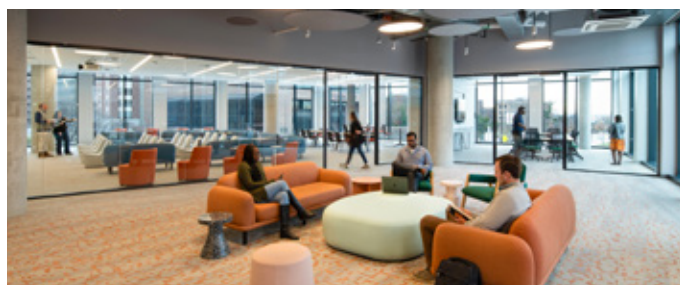
The building is currently pursuing LEED Gold certification, demonstrating a commitment to sustainable construction, energy efficiency, and environmental performance. Construction activities on the project represented over 520,000 working hours, with more than 1,200 individuals completing safety orientation and working on site. Notably, over 31.5% of total contract value (more than \$33 million) was awarded to MBE, WBE, or SBE-certified subcontractors. Additionally, all subcontractors with proposals exceeding \$1 million were required to hire at least one full-time employee from the surrounding community for the duration of their work on site. This resulted in 24 local hires, adding a layer of direct neighborhood benefit to the construction phase.

Sustainability efforts extend beyond 4MLK. All buildings within the BioPark contribute to a \$0.25 per square foot community fund managed by the Research Park Corporation, which supports neighborhood programs and initiatives. This fund is expected to reach approximately \$150,000 annually upon full occupancy. Additionally, tenants contribute nearly \$4.00 per square foot to Park CAM fees, which provide for enhanced security, beautification, landscape maintenance, and related services that improve the experience for both tenants and nearby residents.



## Visionary and Emulation

4MLK is the third multi-tenant lab and office building developed by Baltimore-based Wexford Science & Technology within the BioPark. Construction began in fall 2022, and the building features several of Wexford's hallmark innovation elements, including thoughtfully curated collaboration spaces and programs, Connect Labs by Wexford - flexible lab spaces designed for start-ups and scaling companies - public art installations, and opportunities for community engagement. In addition to housing these cutting-edge features, 4MLK now serves as Wexford's headquarters and stands as a flagship example of the company's Knowledge Community model, showcasing its commitment to integrating researchers, corporate innovators, entrepreneurs, and community members to promote innovation, economic development, and community impact.



Complementing Wexford Science & Technology and Connect Labs as anchor tenants in the project, the University of Maryland School of Medicine is establishing its new Edward & Jennifer St. John Center for Translational Engineering and Medicine at 4MLK. The Center, a collaboration between UMSOM and the Fischell Department of Bioengineering at the University of Maryland A. James Clark School of Engineering, will optimize research collaborations and jointly develop cutting-edge innovations by bridging the gap between research and development in the lab and the use of technologies in clinical settings, and expand experiential learning by creating joint degree programs and integrating multiple disciplines into a bench to bedside ecosystem.



## A Need

The addition of 4MLK to the BioPark fulfills a critical need for modern lab space in Baltimore, bolstering the growth of companies within Maryland's thriving life sciences sector. Beyond its cutting-edge facilities, 4MLK offers accessible innovation and collaboration spaces, along with dynamic programming designed to drive economic development and foster engagement of the innovation community and surrounding neighborhoods. Serving as a center of gravity and congregation destination for the regional innovation ecosystem, it creates opportunities for connection, creativity, and inclusion.

The project delivers 160,000 square feet of Class A, wet lab capable space - making it one of the largest opportunities for research and technology companies in the region. This offering is complemented by Connect Labs Baltimore, a 35,000-square-foot flexible, scale-in-place lab and innovation infrastructure specifically designed to meet the rigorous needs of growing life science companies. The flexible lab spaces are paired with full-service amenities such as shared lab equipment, weekly networking and educational programming, and flexible terms.

Beyond physical space, 4MLK helps anchor the broader innovation ecosystem through curated convening areas, inclusive programming, and strategic positioning at a high-visibility location along Martin Luther King Jr. Boulevard, where over 55,000 vehicles pass daily. It is the largest commercial development in Baltimore with an MLK Jr. Boulevard address - a location that's rooted in local significance.

As a result, 4MLK not only meets real-time industry demand, but also serves as a magnet for regional talent, investment, and collaboration - bringing people and ideas together across disciplines, sectors, and communities.

## Contact

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