



EXECUTIVE SUMMARY

Tower Hill Atlantic and the ownership group of 1100 Wicomico are partnering in the creation of the Baltimore Innovation Center (BIC). The BIC will provide a physical and organizational ecosystem dedicated to fostering and supporting local companies and job creation throughout West Baltimore.

The BIC is partnering in the development and operation of 156,000 square feet of commercial enterprise space that covers the top three floors of 1100 Wicomico, a 1914 concrete-frame building that totals 416,000 square feet on 8 floors along with a 240 space parking garage. The property is located in strategic southwest Baltimore and is close to the University of Maryland Biotech campus and is ½ mile from the Baltimore Washington Parkway, the densest corridor of cyber-security companies in the world.

As both an organizational and real estate venture, the BIC will be able to attract, curate, and accommodate the placement and connectivity of companies, entrepreneurs, consultants, and venture capitalists. The BIC team will create events and programming to support and energize this community that is already flourishing in Baltimore and seeking new places and spaces to work and collaborate. This 21st-century ecosystem has already taken hold at 1100 Wicomico and is thriving and growing under the Tower Hill Atlantic ownership group. Two of the existing tenants in the building, [Harbor Design & Manufacturing](#)

(HDM) and [Early Charm Ventures](#) (ECV) are actively incubating, accelerating, and funding new companies that run the gamut from no-tech to hi-tech. Many of these companies are already in profitable stages and have been able to hire personnel at all pay grades.

HDM and ECV have agreed to be founding members of the Baltimore Innovation Center along with the principals of Tower Hill Atlantic. Additional members will include people from higher education, local foundations, venture capital, the legal and finance professions, manufacturing interests,

and the arts and artisan community. Many of these organizations and people have been identified and will be announced as the BIC organization takes shape over the coming months.

As an organization the BIC will seek financial support from local foundations, the City, and the State and will receive revenue from the leasing and events related to the program area of the innovation center. The annual income will support staffing, marketing, programming, and events to attract talented people to locate, collaborate, and create in what will be one of the most dynamic aggregations of new companies and ideas in the region. This will not only be a factory for ideas but more importantly a fully outfitted support system to maximize execution probability through the many perils of early-stage companies.

THE PRIMARY GOAL FOR THE BIC:

To increase the success rate of early stage growth companies, of all types, and create permanent local jobs, of all wage levels.

THE PRIMARY GOAL FOR TOWER HILL ATLANTIC:

To create a top of its class regional facility to produce hyper-local economic development in an area that has seen little to no investment for a generation.

[To learn more about joining us in this formative stage of our venture, visit us online at 1100wicomico.com/innovate.](#)