

# 5900 & 6000 HOLABIRD AVE

BALTIMORE, MD

ACHIEVED LEED CERTIFICATION

INDUSTRIAL  
INSTITUTIONAL  
COMMERCIAL  
TENANT FIT OUT



5900 and 6000 Holabird Avenue are two of the warehouses in Duke Realty's Chesapeake Commerce Campus located in Baltimore's Canton Industrial park. Urban Design Group was the architect for 6000 Holabird shell and the interior fit outs for both buildings while also serving as the permit expeditor.

**CHALLENGE:** These tilt- up warehouses had to be designed to meet the client's brand identity, construction timeline, and long term requirements as well as the new tenant's specific needs. For the owner, this included maximizing the rentable interior area and providing extensive parking and loading dock requirements while meeting the sustainable goals for the project. This design had to be flexible to accommodate different future tenants (up to 3 independent tenants per building) if needed.

**APPROACH:** The interior fit outs were designed with current and future tenants in mind to accommodate their distribution needs and to increase business growth while maintaining efficiency and effectiveness in how the processes within the warehouse will be carried out. The architect worked with the current tenants from test fits through construction administration for the office fit outs and also collaborated on the LEED certification for 6000 Holabird avenue.

**OUTCOME:** Planned using design principles that placed an emphasis on urbanism and sustainability, these two warehouses has, without flaws, and smoothly adapted itself into the chesapeake commerce center industrial area. It has now become an attractive and charming destination for its current and future tenants. It is not surprising to learn that the current tenant at 5900 Holabird avenue have renewed their lease. Urban Design Group was afterwards consulted again to design a bus shelter for 6000 Holabird avenue which will ease transportation services for it's many employees.



## PROJECT OVERVIEW:

SIZE: 5900 HOLABIRD AVENUE: 169,000 SF

6000 HOLABIRD AVENUE: 182,000 SF

COST: \$?.00

CLIENT: DUKE REALTY

COMPLETION: 2017

