State Center

Site Overview

- Total Site Area: 25 acres
- Parking: Four surface parking lots and one underground garage
- Office Space: Approximately 1.6 million gross square feet

Building Inventory

301 West Preston Street

- Year Built: 1958
- Size: 397,528 gross square feet
- Configuration: 17-story office building
- Occupants:
    - Maryland Tax Court
    - Department of General Services (DGS)
    - Department of Budget and Management (DBM)
    - Department of Information Technology (DoIT)
    - Department of Disabilities
    - Property Tax Appeals Board

300 West Preston Street

- Year Built: 1958
- Size: 135,408 gross square feet
- Configuration: 8-story office building
- Occupants:
    - Department of General Services (DGS)
    - Maryland Department of Health (MDH)
    - Department of Budget and Management (DBM)
    - Maryland Department of Agriculture and Taxation (MDAT)
    - Office of the Correctional Ombudsman

201 West Preston Street

- Year Built: 1974
- Size: 854,000 gross square feet
- Configuration: 7-story office building
- Occupant:
    - Maryland Department of Health

1100 North Eutaw Street

- Year Built: 1958
- Size: 219,243 gross square feet
- Configuration: 7-story office building
- Occupant:

- Maryland Department of Labor

Background on the Site

Since 2005, the State of Maryland has worked to identify the most effective long-term use of the State Center property. The complex is estimated to require more than $800 million in state investment to address decades of deferred maintenance.

In 2009, a private developer was selected to redevelop the site into a mixed-use development that would include new state office space, housing, and retail. In 2016, Governor Hogan canceled the $1.5 billion redevelopment agreement negotiated by prior administrations, which resulted in prolonged litigation and prompted renewed efforts to establish a long-term plan for the site.

Analysis and Decision-Making

Upon taking office, the Moore–Miller Administration evaluated two primary options:

1. Renovate and Retain the State Center Complex
    - Cancel the relocation of employees to private leased space
    - Identify and allocate substantial state capital funding
    - Renovate existing buildings, repair critical infrastructure, and modernize the campus
2. Continue Employee Relocation and Redevelop the Site
    - Proceed with relocating state agencies to private commercial leased space in Baltimore's Central Business District
    - Advance a community-oriented redevelopment strategy for the vacated site

After reviewing projected costs, associated risks, and the needs of the surrounding community and the City of Baltimore, the Administration elected to continue with the relocation strategy.

The Administration is also collaborating closely with the City to determine the most appropriate future use of the State Center site following full state vacatur.

To date, DGS has successfully coordinated the relocation of thousands of state employees. All remaining relocations are scheduled to be completed by the end of calendar year 2026.

Additionally, DGS has collaborated with the Maryland Department of Transportation (MDOT) to select a consultant team of locally and nationally recognized firms to spearhead the comprehensive redevelopment strategy for the State Center site in Baltimore City. The team, which will be led by Redgate Real Estate Advisors, was assembled through a competitive process collaboratively carried out by the Maryland Economic Development Corporation (MEDCO), DGS, MDOT, and the City of Baltimore.

Cost-Benefit Analysis Summary

State Center: Renovation vs. Relocation

Option	Total Cost
Renovate Existing Buildings	$1,026,286,119
Relocate to Commercial Leased Space	$899,960,361
Total Estimated Savings	**$126,325,758**