201 St. Paul Street

201 St. Paul St., Baltimore, MD 21201

Facility Overview

- Building Configuration: 7-story office building
- Building Size: Approximately 32,000 gross square feet
- Site Area: 0.33 acres
- Primary Occupant: Office of the Public Defender (OPD)

Background on the Site

The building at 201 St. Paul Street has historically served as the headquarters of the Office of the Public Defender. As the agency expanded its workforce and operational scope, OPD evaluated its current and projected space requirements and determined that continued occupancy would require a physical expansion of the facility.

Analysis and Decision-Making

After reviewing the costs associated with expanding the existing facility, the prior administration initiated efforts to identify commercial leased space as an alternative location for OPD.

Upon taking office, the Moore–Miller Administration directed DGS to re-evaluate this decision. DGS conducted a cost-benefit analysis comparing renovation and expansion of the existing building with relocation to private commercial leased space within Baltimore City's Central Business District.

The analysis determined that relocation to leased space would result in approximately $4 million in savings over a 20-year period. Based on these findings, the Administration elected to continue moving forward with the relocation strategy.

Relocation Status and Property Disposition

- OPD Relocation: OPD relocated to a new commercial leased location at 201 N. Charles Street in January 2025.

- Remaining Operations: A small records management team remains at 201 St. Paul Street, overseeing a high-density mobile filing system. This function is scheduled to relocate by Summer 2026.

Baltimore City has expressed interest in this property, and DGS is currently working with their team to finalize the transfer agreement, deed, and Board of Public Works approval. This is anticipated to be completed in Summer 2026.

Cost-Benefit Analysis Summary

201 St. Paul Street: Renovation/Expansion vs. Commercial Lease

Option	Total Cost
Renovate and Expand Existing Facility	$27,065,510
Relocate to Commercial Leased Space	$23,086,366
Total Estimated Savings	**$3,979,143**