# 2100 Guilford Avenue

2100 Guilford Ave., Baltimore, MD 21218

## Site Overview

- Facility Type: Two-story office building
- Site Area: 1.515 acres
- Building Size: 99,303 gross square feet
- Occupancy Status: Currently vacant, offering out for solicitation
- Parking: Small attached surface parking lot

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## Background on the Site

The facility at 2100 Guilford Avenue was previously occupied by the Maryland Department of Public Safety and Correctional Services, Division of Pretrial Detention and Services. The agency vacated the building in 2020, and the facility has remained unoccupied since that time.

Following the vacancy, the Maryland Department of General Services (DGS) proposed renovating the building to serve as its new headquarters, replacing its existing headquarters at the State Center complex. Initial plans included a comprehensive renovation of the building as well as the construction of a new five-level parking garage. The DGS Office of Design, Construction, and Energy (DCE) completed the design phase of the project in January 2023.

During the planning and design phase, surrounding community organizations and elected officials expressed significant concerns regarding the proposed relocation of the DGS headquarters to the site. The facility is located within a predominantly residential neighborhood, and the scale and impact of the proposed parking garage were particular points of concern among stakeholders.

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## Analysis and Decision-Making

After extensive engagement with community leaders, a detailed review of DGS operational and space requirements, and an evaluation of escalating construction and renovation costs, the Moore–Miller Administration elected to discontinue the planned renovation of the Guilford Avenue facility.

The Administration instead chose to relocate DGS headquarters operations to private commercial leased space within Baltimore City's Central Business District. The analysis determined that the 2100 Guilford Avenue building, even if fully renovated as planned, would not adequately meet the agency's needs.

Key findings included:

- The Guilford Avenue facility provides 99,303 square feet, while DGS requires approximately 127,000 square feet to function effectively as a headquarters location.
- The site lacks sufficient parking to support agency operational needs.

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## Cost-Benefit Analysis Summary

DGS Headquarters: Renovation vs. Commercial Lease

Despite offering less usable space than the proposed leased alternative, renovation of the Guilford Avenue facility would have resulted in significantly higher costs.

| Option | Total Cost |
|---|---|
| Renovate Existing Facility (2100 Guilford Ave.) | $150,789,379 |
| Relocate to Commercial Leased Space (CBD) | $111,915,850 |
| **Total Estimated Savings** | **$38,873,529** |

Over a 20-year period, relocation to commercial leased space is projected to save the State approximately $39 million, while also providing an additional 27,697 square feet of office space and increased parking capacity to fully meet DGS operational requirements.

In the meantime, DGS is offering the space for redevelopment into housing and mixed-use as part of Governor Wes Moore's Executive Order to increase housing production.