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<https://www.bizjournals.com/baltimore/news/2020/11/19/redwood-street-building-sales-redevelopment.html>

Sale of two historic buildings paves way to create new 'Main Street' downtown

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The sale of two historic buildings on Redwood Street last month has set the stage for creation of a new main street downtown, the buildings' new owner says.

Investors acquired the Vickers Building at 225 E. Redwood St. and the Garrett Building at 233 E. Redwood Street on Oct. 30. The buildings will undergo \$5 million in renovations and a rebranding campaign to add new names and office and event space to the historic block.

"It's one of the most amazing architectural blocks in the city," said Brad Byrnes, one of the new owners, on Thursday. "Our No. 1 goal is to make that block a Main Street for the 9,000 city center residents with new seven-day retail and event space."

Byrnes and his father Kemp Byrnes, both principals of Byrnes & Associates, and entrepreneur Dave Gupta acquired the buildings for an undisclosed price.

The four-story Vickers Building will be renamed Vickers Exchange, and the 13-story Garrett Building will be renamed the Redwood Exchange, Byrnes said. Together, the complex will stretch 90,000 square feet and will contain office, event and retail space after a redevelopment and upgrades in the coming months.

Byrnes said the elegant upper floors of the Redwood Exchange building will convert to multi-tenant office and event spaces with access to six conference rooms on the second and third floors. The street level of the building will hold new retail and restaurant space, Byrnes said, with existing eatery Werner's remaining open.

The Vickers and Garrett buildings were developed in the early 1900s and once anchored the city's financial district that was also home to Alex Brown & Sons.

The former Alex Brown headquarters was converted into the upscale Alexander Brown Restaurant, which closed earlier this year, in part because of Covid-19. Another restaurant in the 200 block of Redwood Street, Chez Hugo, also shut down this year because of the pandemic.

The Garrett Building's anchor tenant, Gordon Feinblatt LLC, announced on Thursday it was moving from its two floors of office space at 233 E. Redwood St. to new digs at 1001 Fleet St. in Harbor East. The law firm's offices had been in the Garrett Building for more than five decades.

Byrnes said the 200 block of East Redwood Street had been featured in several television shows and movie sets over the years because of its urban splendor and architectural cache.

"Many movies are filmed along that block, and specifically inside Werner's there's been everything from 'House of Cards' to 'Liberty Heights,' 'Ladder 49,' 'Tin Men' and 'Avalon,'" he said. "This is right up our alley to be taking on beautiful historic properties and bringing them back to their glory."

Byrnes & Associates has been involved in the redevelopment of The Professional Building, The Latrobe Building and The McDowell Building and recently helped broker the sale of The Munsey Building and the Lanahan Building at 22 Light St.

Gupta owns The Telephone apartments in Charles Village and the former Calvert School campus at 10 W. Chase St. in Mount Vernon, which is now the Calvert School Apartments.

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