



## Request for Expression of Interest (RFEI) Hospitality Business Operator

Opportunity Main Street, LLC is looking for an experienced hospitality business operator to help lead the development and operation of a café/hospitality business at 15 West Mulberry Street in Downtown Baltimore, “The Mulberry.”

### **What is The Mulberry?**

The Mulberry is a mixed-use Victorian building located at 15 West Mulberry Street, in the Mt. Vernon/Cathedral Hill area, across the street from the Baltimore Basilica and half a block from the Pratt Library.

Opportunity Main Street, LLC purchased the building in 2021 and is in the process of renovating it. We expect to open in early 2025.

The upper floors of the building will consist of five furnished one-bedroom apartment style units for both short-term and extended stay options.

The first floor of the building and the basement, a combined total of approximately 2,200+ useable square feet, consists of a two-room gathering space that is expected to be leased as a café/retail space. The remaining space could be developed into a commercial kitchen, offices, meeting space and/or maker space.

### **The Opportunity**

OMS is seeking a hospitality professional and joint venture partner to operate the five-room boutique hotel and common area.

We envision the following:

- First floor:
  - Gourmet coffee service and light snacks
  - Retail offerings from local artists and makers
  - Cozy seating arrangements

- Flexible seating configuration so that the space can be used for large parties, presentations, performances, trainings, etc.
- The back part of the building can be used for offices, storage, meeting space and/or could be developed into a commercial kitchen
- On the upper floors: Five furnished luxury one-bedroom apartments with guests staying an average of one to three months
- The basement can be used for storage and production and/or be subleased to local makers (the basement does not need to be included in the joint venture – the operator may choose to only use the first floor)

### **Qualifications of the Ideal Candidate**

- a passion for Baltimore and supporting small local business
- experience with the development or operation of at least one successful hospitality business such as an AirBnB, restaurant, café, or hotel
- interest in becoming an equity partner and willingness to serve as the local facing representative of the business and supporter of fundraising efforts

### **How to Submit Your Expression of Interest**

If you are interested in exploring this opportunity, please email the following to [info@opportunitymainstreet.com](mailto:info@opportunitymainstreet.com):

- A cover letter describing why you are interested
- A description of your experience in the hospitality industry
- Availability and projected time commitment

None of the documents submitted will be considered binding and are merely a starting point for discussion. All information submitted will be kept strictly confidential.