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VILLAGE SQUARE OFFICES AT CROSS KEYS FULLY LEASED WITH CGA CAPITAL AND CI RENEWABLES DEALS

JANUARY 25, 2024 – BALTIMORE – Caves Valley Partners today announced today that the Village Square Offices at the Village of Cross Keys are fully leased.

“CGA Capital and CI Renewables round out a remarkable roster of financial services, legal, and professional services firms that have chosen Cross Keys as the location for their offices,” said Arsh Mirmiran, the partner at Caves Valley Partners leading the redevelopment of the project. “The full occupancy of the offices at Village Square with tenants of this caliber validates the enduring strength of Cross Keys’ location in Baltimore and shows that our redevelopment strategy of investing in this longstanding local jewel is sound, particularly given regional and national challenges with office occupancy.”

Since its inception 35 years ago, CGA Capital has completed over \$34 billion of transactions, currently serves as asset manager for over \$14 billion of debt assets and is an investor in over \$5 billion of major single user, net leased projects nationwide. The company will occupy 3,875 square feet overlooking the courtyard of Village Square.

“We are thrilled to be moving our offices to Cross Keys,” said Kyle Gore, senior managing director and principal of CGA Capital. “As a privately held firm founded as a subsidiary of Legg Mason, our roots are in the City, and we are excited to return and join the eco-system of finance, private equity, venture capital, and technology-focused firms that Caves Valley Partners has brought to Cross Keys.”

“Cross Keys is ideal for CGA Capital because the location is accessible both to our younger generation of professionals who live downtown as well as the more established members of our firm who live in the suburbs,” continued Gore. “Caves Valley Partners is doing an exceptional job of finally achieving the original vision for Cross Keys as a dynamic live, work, shop, and play environment.”

CI Renewables is a private renewable energy development company that works with large scale commercial and industrial consumers of power to create bespoke solutions that lower costs and contribute to a sustainable future. The company will occupy 2,258 square feet of prime office space.

“When we saw Caves Valley Partners’ vision to return Cross Keys to its place as the crossroads of Baltimore, we knew we wanted it to house our corporate headquarters” said Luke Smith, vice president of development of CI Renewables. “The opportunities for socializing and networking with other tenants and the elevated brand experience being created with the retail, restaurants, and services were compelling factors in our decision. Cross Keys’ redevelopment dovetails perfectly with our strong belief in renewable projects.”

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The Offices at Village Square are occupied by:

Architecture/Interior Design

Aumen Asner
Monk, LLC
RM Sovich Architecture

Education

New Story Schools Headquarters

Executive Search

Stanton Chase

Financial Services

Squadra Ventures
CGA Capital
Shot Tower Capital
Victor Capital Partners
Trafalgar Capital Partners
Pearlstone Group
Trident Management

Legal

Bierer Law Group
Diamond Iotina, LLC

Medical

Howard B. Fisher, DDS
John Lion, MD
Dental One Associates

Non-Profit

France-Merrick Foundation

Real Estate

Monument Sotheby's International Realty

Renewable Energy Development

CI Renewables

Technology/Marketing

Groove Commerce

About the Village of Cross Keys

Cross Keys was originally developed in 1965 by Jim Rouse, the visionary founder of The Rouse Company. The property was acquired by Baltimore-based Caves Valley Partners in 2020 and is actively undergoing a comprehensive redevelopment, including the recently completed renovation of Village Square and the ongoing construction of two new restaurant pads, delivering in 2024. The fully completed development will include the addition of nearly 350 apartments as well as new retail and office buildings.

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