



# Capital Improvements

7104 Ambassador Road  
Baltimore, MD

\$150,000 Building Renovation  
Winter 2012-2013

---



## Capital Improvements:

- Complete renovation of all common areas, including lobbies, corridors and bathrooms
- New ADA restroom in common area
- New artwork & furniture
- New signage

7104 Ambassador Road

## FIRST FLOOR LOBBY

BEFORE



White staircase, bare walls  
& outdated planters

AFTER



Painted staircase with accent  
color, new artwork & furniture



7104 Ambassador Road

## ATRIUM – OVERVIEW

BEFORE



Outdated wall covering & planters throughout resulted in a cluttered appearance

AFTER



Polymix paint, new artwork and cove lighting system resulting in a modern, very clean lined appearance

7104 Ambassador Road

## ATRIUM – NICHES

BEFORE



Outdated wall coverings  
& planters

AFTER



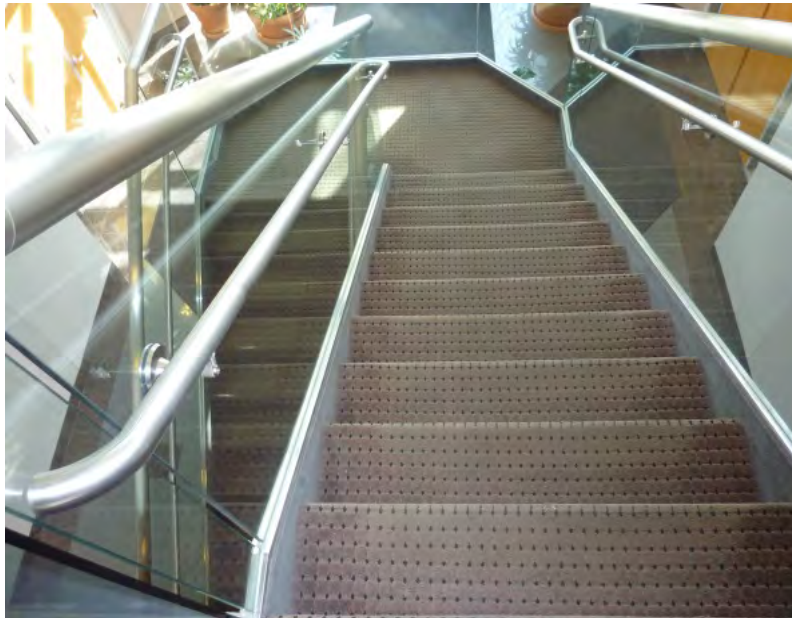
Painted niches and added new  
artwork and millwork ledge



7104 Ambassador Road

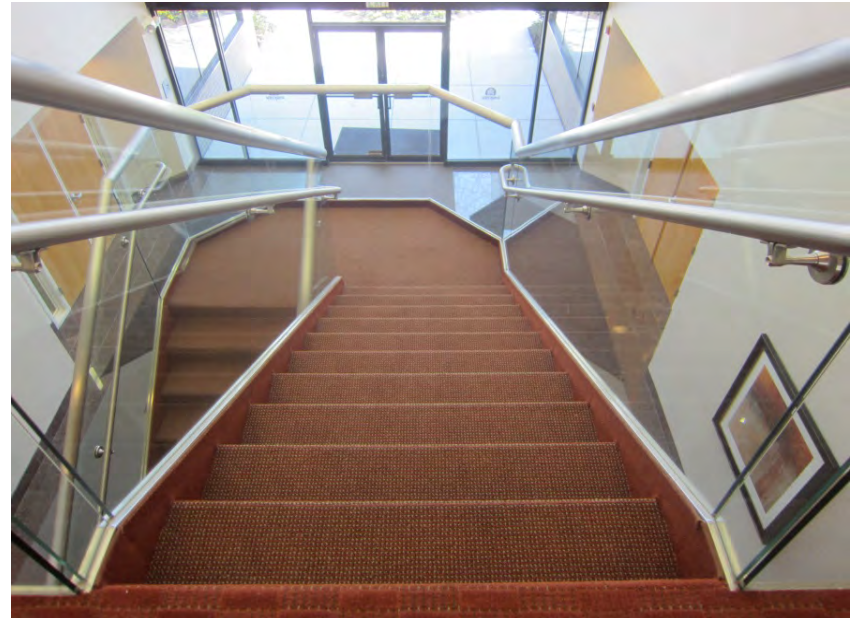
## STAIRCASE

BEFORE



10+ year-old faded carpet  
with outdated pattern

AFTER



New carpet with modern  
design pattern



7104 Ambassador Road

## SECOND FLOOR LOBBY

BEFORE



White painted walls & planters presented a very tired looking common area

AFTER



Polymix walls, new artwork & furniture now offer an updated look

7104 Ambassador Road

## SECOND FLOOR LOBBY & DIRECTORY

BEFORE



Painted walls, acrylic tenant directory & planters

AFTER



New polymix and millwork accent walls, ceiling design & digital tenant directory with live cable TV feed & weather updates



7104 Ambassador Road

## SECOND FLOOR CORRIDOR DETAILS

AFTER



Enhanced ceiling design consisting of new (indirect basket) light fixtures, ultra-slim grid and ceiling tiles



Polymix walls, new artwork and pylasters, used to break-up corridor spans

## WOMEN'S RESTROOM – VIEW 1

BEFORE



Plastic laminated countertop  
and circa early '80's vintage  
finishes

AFTER



New millwork countertop,  
automatic fixtures (reducing  
water use), artwork and modern  
day finishes



## WOMEN'S RESTROOM – VIEW 2

BEFORE



Circa early '80's tile flooring  
and original toilet partitions

AFTER



New ceramic floor and wet walls,  
automatic fixtures (reducing water use)  
and toilet partitions

## MEN'S RESTROOM – VIEW 1

BEFORE



Circa early '80's tile flooring and original toilet partitions

AFTER



New ceramic floor and wet walls, automatic fixtures (reducing water use) and toilet partitions



## MEN'S RESTROOM – VIEW 2

BEFORE



Plastic laminated  
countertop and circa early  
'80's vintage finishes

AFTER



New millwork countertop,  
automatic fixtures (reducing  
water use), artwork and  
modern day finishes

## ADA RESTROOM

BEFORE

ADA RESTROOM DID  
NOT EXIST PRIOR TO  
RENOVATION

AFTER



Created common area ADA restroom by re-capturing space from building vacancy. Identical design and finishes as Men's & Women's restrooms.



7104 Ambassador Road

# SUITE SIGNAGE & PORTFOLIO BRANDING

BEFORE



Outdated, plain suite  
signs

AFTER



Modern, CSG branded  
suite signs



# EXTERIOR SIGNAGE & PORTFOLIO BRANDING



Added "CSG Owned & Managed" signs to all buildings to increase brand awareness and add credibility to property management; added building numbers to several buildings for better way-finding.