

FOR LEASE Available Immediately

Welcome to
**BALTIMORE
PENINSULA**

segall
GROUP





Project Overview

Baltimore Peninsula seeks to be America's first purpose-driven impact community - a new category of urban development and community anchored in equity and opportunity.

This transformational development opportunity has the scale and ambition to lift Baltimore and create a model for urban redevelopment.



Baltimore Peninsula is a public/private partnership of historic significance. "Chapter One" is 1.1m square feet of development, consisting of five eight story structures; two Class A office buildings, Roost extended stay hotel & apartments, Rye House luxury residential and 250 Mission residential and structured parking deck.

Chapter One is the first phase of what will eventually be over 13m square feet of commercial and residential development.

Neighboring uses include: Under Armour World Headquarters + 25,000 square foot retail brand house, NCAA track and turf field and grandstand and supporting adjacent office and R&D, two marinas with approximately 200 slips, Volo Sports, Rye Street Tavern (Clyde's restaurant group), Sagamore Distillery, Nick's Fish House and Locke Landing, an 800 unit apartment and garage townhome community delivering starting 2024.

Quick Facts

- Size** 100,403 square feet of total retail.
- Rye Street Market:** 39,230 square feet of retail
- Rye House:** 15,556 square feet of retail
- 250 Mission:** 22,500 square feet of retail
- 2455 House Street:** 18,711 square feet of retail
- Roost:** 4,406 square feet of retail

2023 Demographics	1 mile	3 mile	5 miles	10 min DT
POPULATION	15,094	185,931	438,265	309,676
HOUSEHOLDS	7,234	84,894	186,901	135,451
AVG. HH INCOME	\$115,758	\$87,506	\$77,833	\$80,556
DAYTIME POPULATION	16,587	302,886	656,249	299,638
TRAFFIC COUNT	118,287 AADT (I-95)	37,571 AADT (Hanover Street)		



RYE STREET MARKET
 228,000 RSF office
 39,230 RSF retail

RYE HOUSE
 254 luxury apartments, 54 affordable
 15,556 RSF retail

250 MISSION
 162 luxury apartments, 35 affordable
 22,500 RSF retail
 1,023 parking spaces

2455 HOUSE STREET
 212,000 RSF office
 18,711 RSF retail

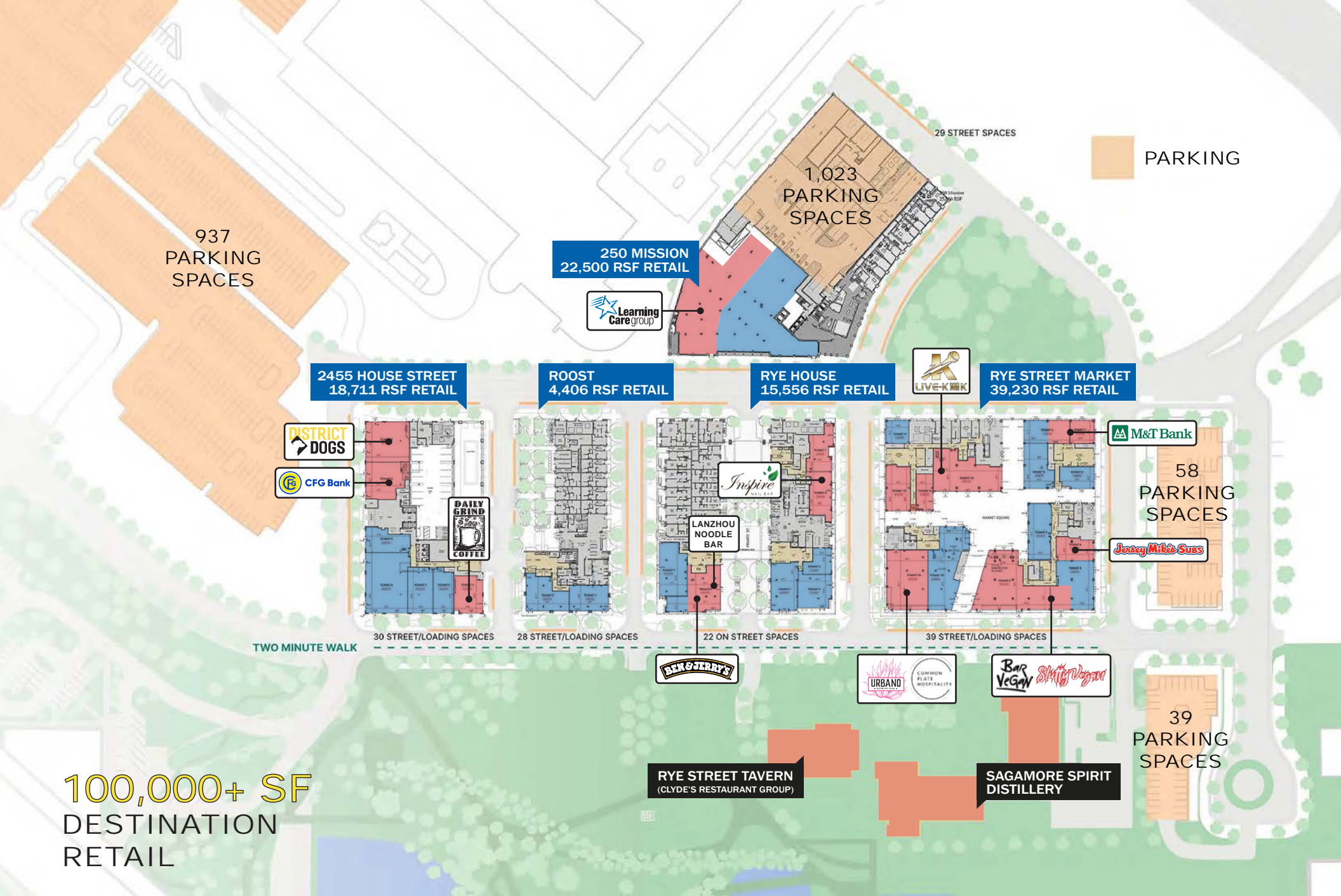
ROOST
 40 luxury hotel apartments
 81 extended stay apartments
 4,406 RSF retail

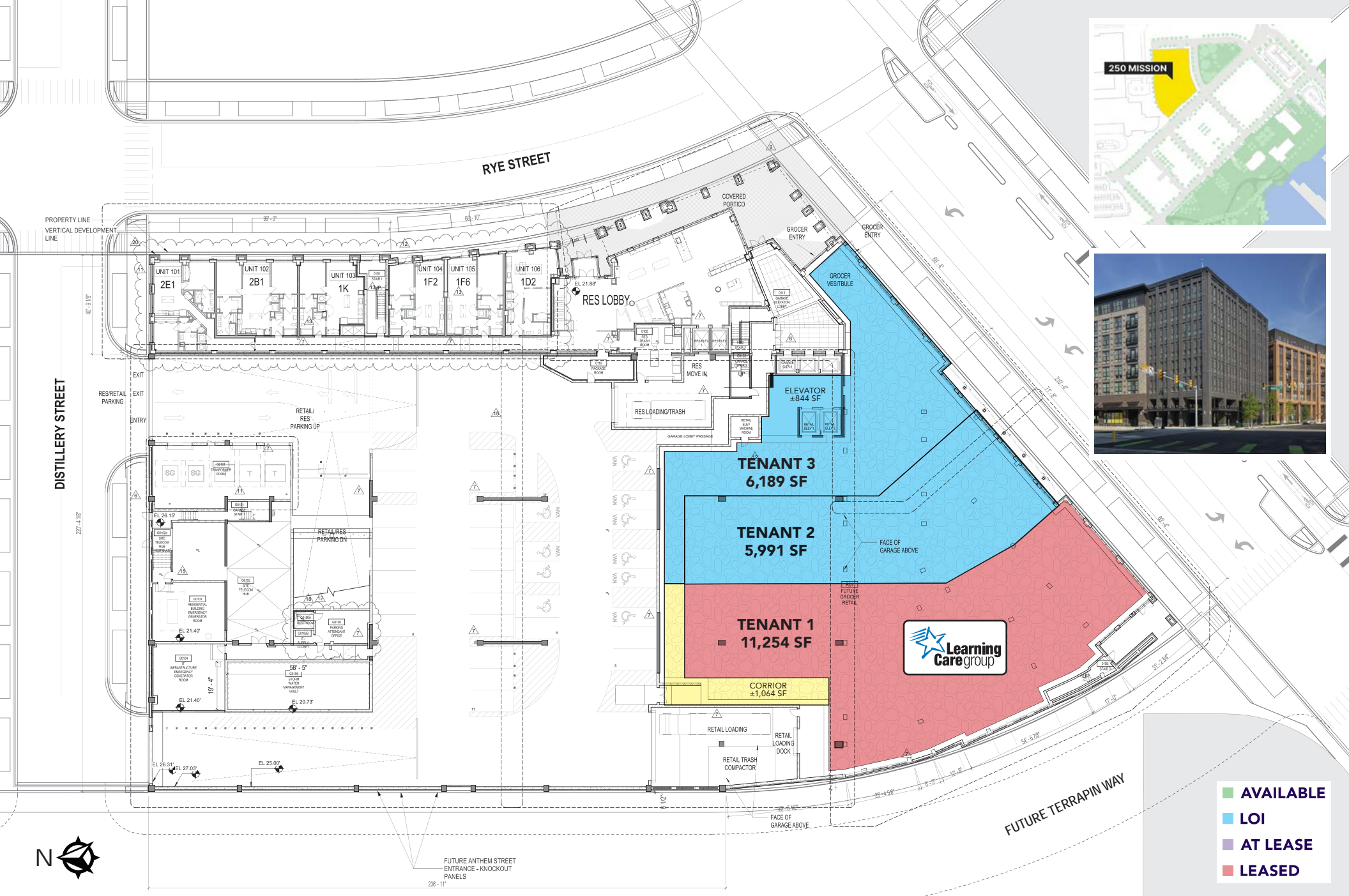
**LOCKE LANDING
 (2024 - 2025)**
 800 UNIT RESIDENTIAL
 DEVELOPMENT BY HOVNIANIAN

**UNDER ARMOUR
 WORLD HQ AND BRAND HOUSE
 (2025)**

UNDER ARMOUR

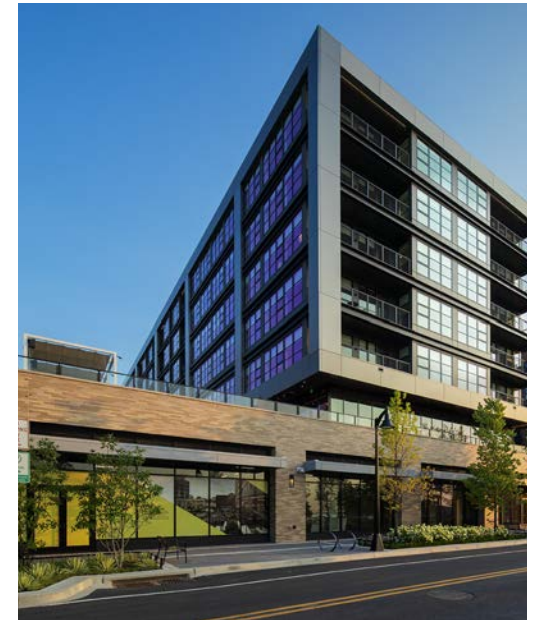
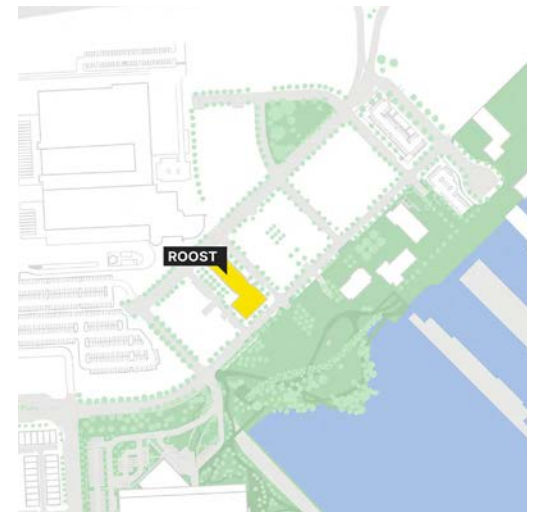
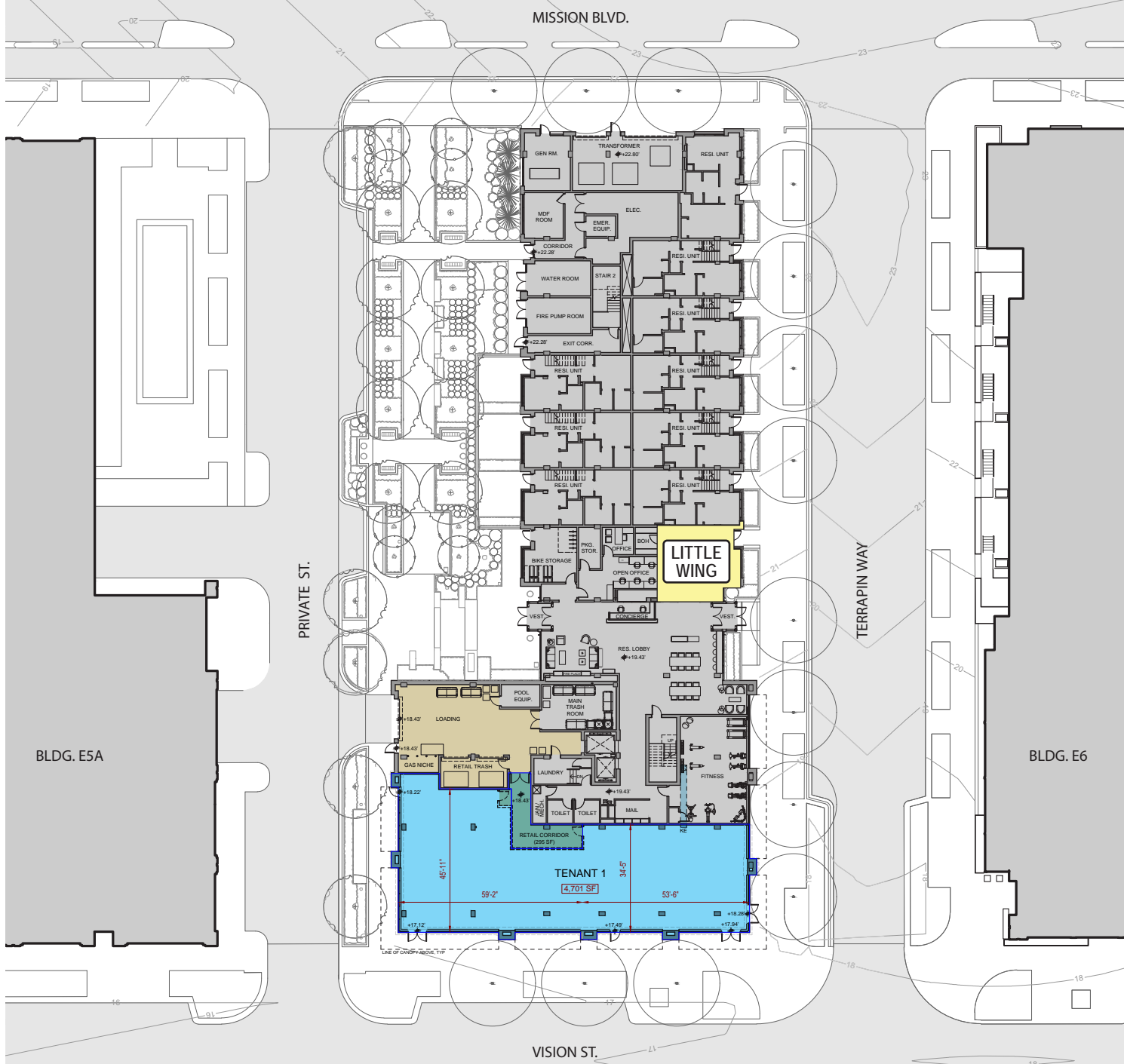
UNDER ARMOUR



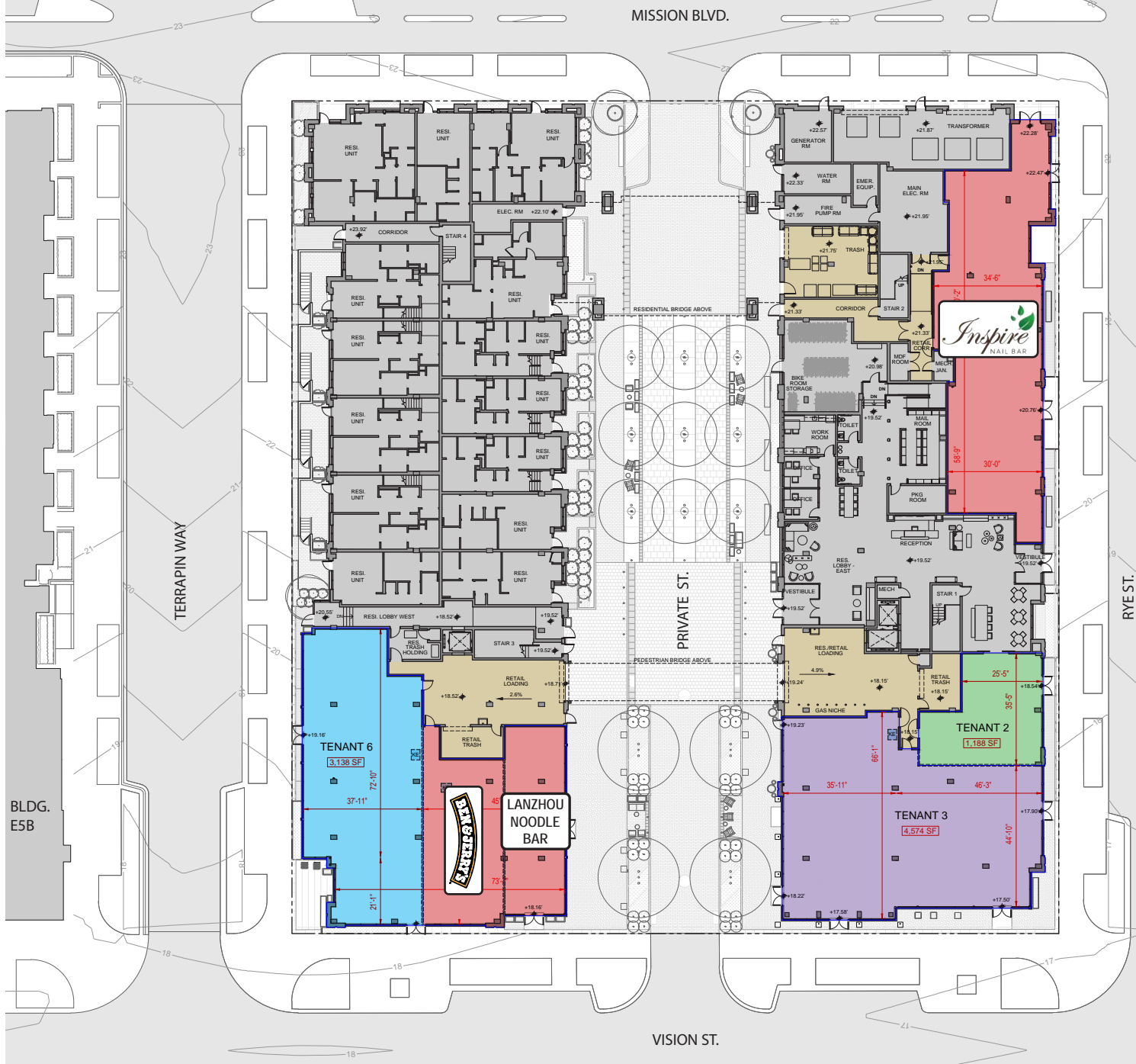




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PHILADELPHIA ↗

3 RAMPS

Directly from I-95 to Baltimore Peninsula

15 MINUTES

BWI and Baltimore Penn Station

46 MILLION VEHICLES

See Baltimore Peninsula annually

BIKE-FRIENDLY

Cycle network throughout the neighborhood, including protected bike paths to create safe lanes for cyclists, and onsite bike racks

WATER TAXI

Future Water Taxi Connection to Inner Harbor

GAME DAY SHUTTLES

Shuttles to and from Oriole Park at Camden Yards (7 minutes/2 miles) and M&T Bank Stadium (5 minutes/1.5 miles) on game days

↙ WASHINGTON, D.C.

BALTIMORE

BALTIMORE PENINSULA

THE MOST
CONNECTED
AND VISIBLE
LOCATION

52 Places to Go in 2024

BALTIMORE

#14

The New York Times



ORIOLE PARK AT CAMDEN YARDS
1.5M ANNUAL ATTENDANCE



M&T BANK STADIUM
600K ANNUAL ATTENDANCE

INNER HARBOR
14M ANNUAL VISITORS

FORT MCHENRY
600K ANNUAL VISITORS

ORIOLE PARK AT CAMDEN YARDS
7 MINUTES @ 2 MI FROM BALTIMORE PENINSULA
1.5M ANNUAL ATTENDANCE
SHUTTLES TO AND FROM BALTIMORE PENINSULA ON GAME DAYS

M&T BANK STADIUM
5 MINUTES @ 1.5 MI FROM BALTIMORE PENINSULA
600K ANNUAL ATTENDANCE
SHUTTLES TO AND FROM BALTIMORE PENINSULA ON GAME DAYS

● RETAIL
◆ APARTMENTS


- 1 LUMINARY AT ONE LIGHT: 281 UNITS
- 2 414 LIGHT STREET: 394 UNITS
- 3 BANNER HILL: 391 UNITS
- 4 HANOVER CROSS STREET: 29 UNITS
- 5 2 EAST WELLS: 153 UNITS
- 6 901 S CHARLES: 164 UNITS
- 7 MCHENRY ROW: 250 UNITS
- 8 ANTHEM HOUSE: 344 UNITS
- 9 BAINBRIDGE: 227 UNITS
- 10 1405 POINT: 289 UNITS
- 11 5 DOCK STREET: 103 UNITS
- 12 LIBERTY HARBOR EAST: 292 UNITS
- 13 ALTA FEDERAL HILL: 275 UNITS

Interested?

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