

FOR LEASE Available Immediately

Anthem House



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

7900 Westpark Drive, Ste 560
McLean, VA 22102
202.833.3830

Online

www.segallgroup.com



A Development By:





Segall Group is proud to offer retail space at the newly-completed Anthem House, a 292 unit luxury rental apartment building in Baltimore's Locust Point neighborhood. The project, which offers its residents unparalleled amenities and water views of Baltimore's renowned Inner Harbor, includes approximately 15,000 square feet of premier restaurant/retail space with high ceilings and ample outdoor seating areas. At the intersection of Fort Avenue and Lawrence Street, a prime corner space of 3,891 square feet is available for lease.

A second phase of the project, known as A2, is complete with 52 residential units and two retail spaces totaling approximately 3,300 square feet.

With ideal positioning and easy access to I-95, Anthem's retail component is expected to draw both regionally and locally from the surrounding and growing communities populated by both young professionals and empty nesters.

Nearby marinas, harbor attractions, museums, Under Armour's Global Headquarters and an array of new, large scale residential developments all promise to keep Anthem at the center of a dynamic mix of new development and growth.






Quick Facts






Availability	Immediate
Size	Anthem House: 2,426 square feet
Residential	Anthem House: 292 Units A2: 52 Units
Rental Rate	Negotiable
Net Charges	CAM & Insurance: \$7.04 PSF, Taxes: \$2.21 PSF
Parking	2.5 levels of structured parking 90+ on-grade retail parking spaces

Nearby Retailers





2020 Demographics	1 mile	3 miles	5 miles
 POPULATION	23,694	210,456	465,059
 HOUSEHOLDS	12,548	88,929	187,770
 AVG. HH INCOME	\$155,349	\$85,302	\$74,994
 DAYTIME POPULATION	34,884	284,614	528,224
 TRAFFIC COUNTS	17,043 AADT (Key Highway)	140,185 AADT (I-95)	

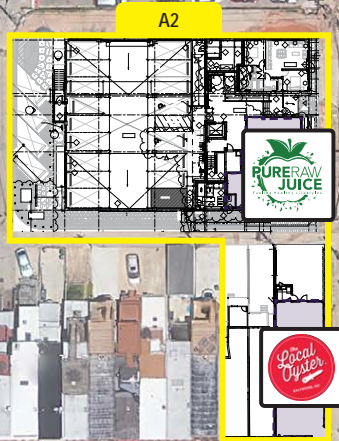
2020 Drive Time	5 minutes
 DAYTIME POPULATION	23,790
 POPULATION	20,138
 AVG. HH INCOME	\$150,241
 EDUCATION	95% High School or Greater (76% College Degree or Greater)
 MILLENNIALS (Ages 15-44)	56.4%

17,043 AADT

Key Hwy



Lawrence St



A2



ANTHEM HOUSE



PIZZA CONCEPT
OPEN SPRING 2022

AVAILABLE
2,426 SF

Key Hwy

4,314 AADT

E Fort Ave

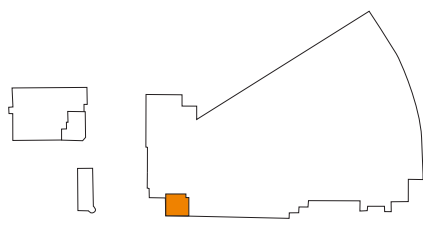


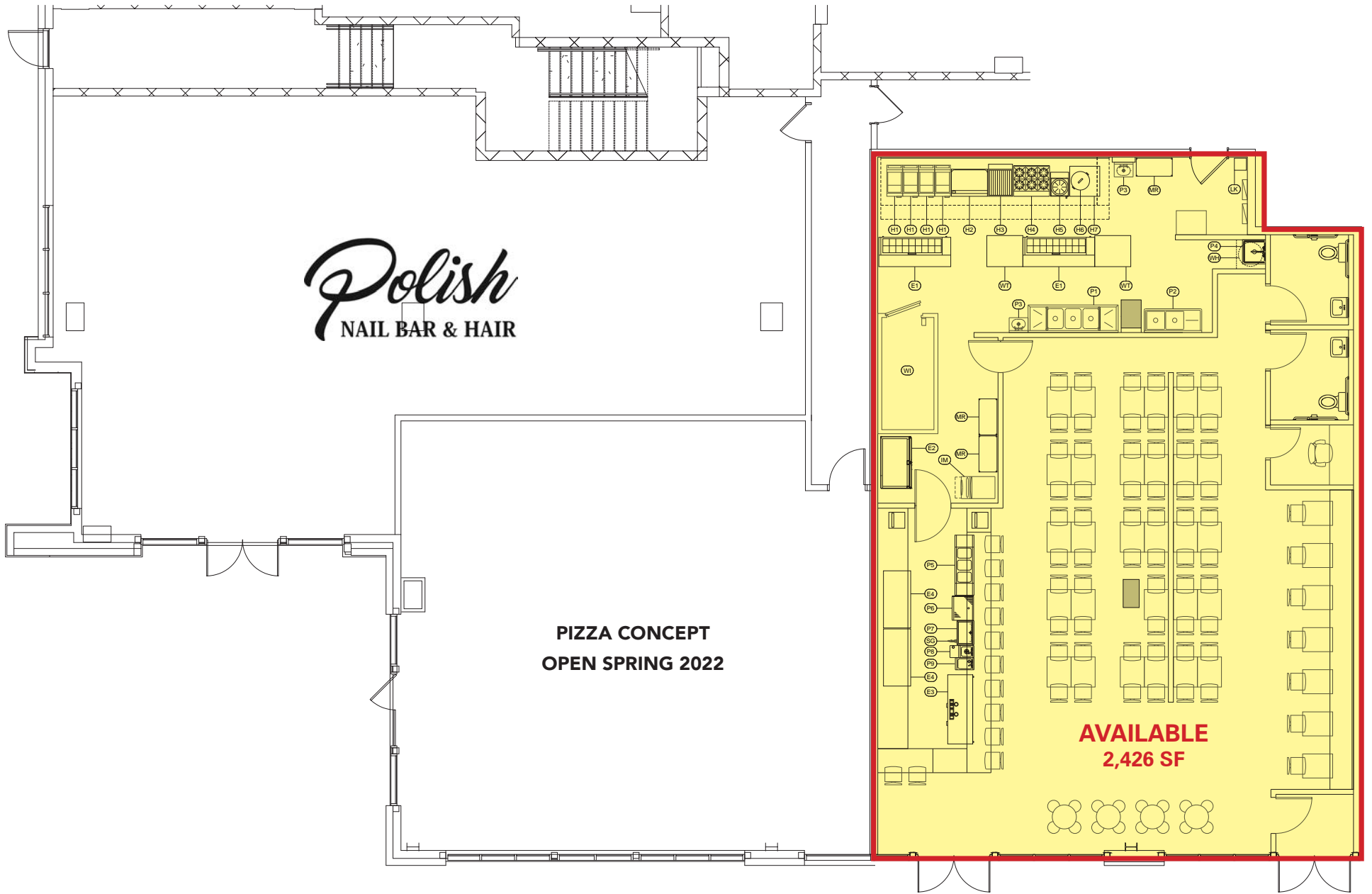


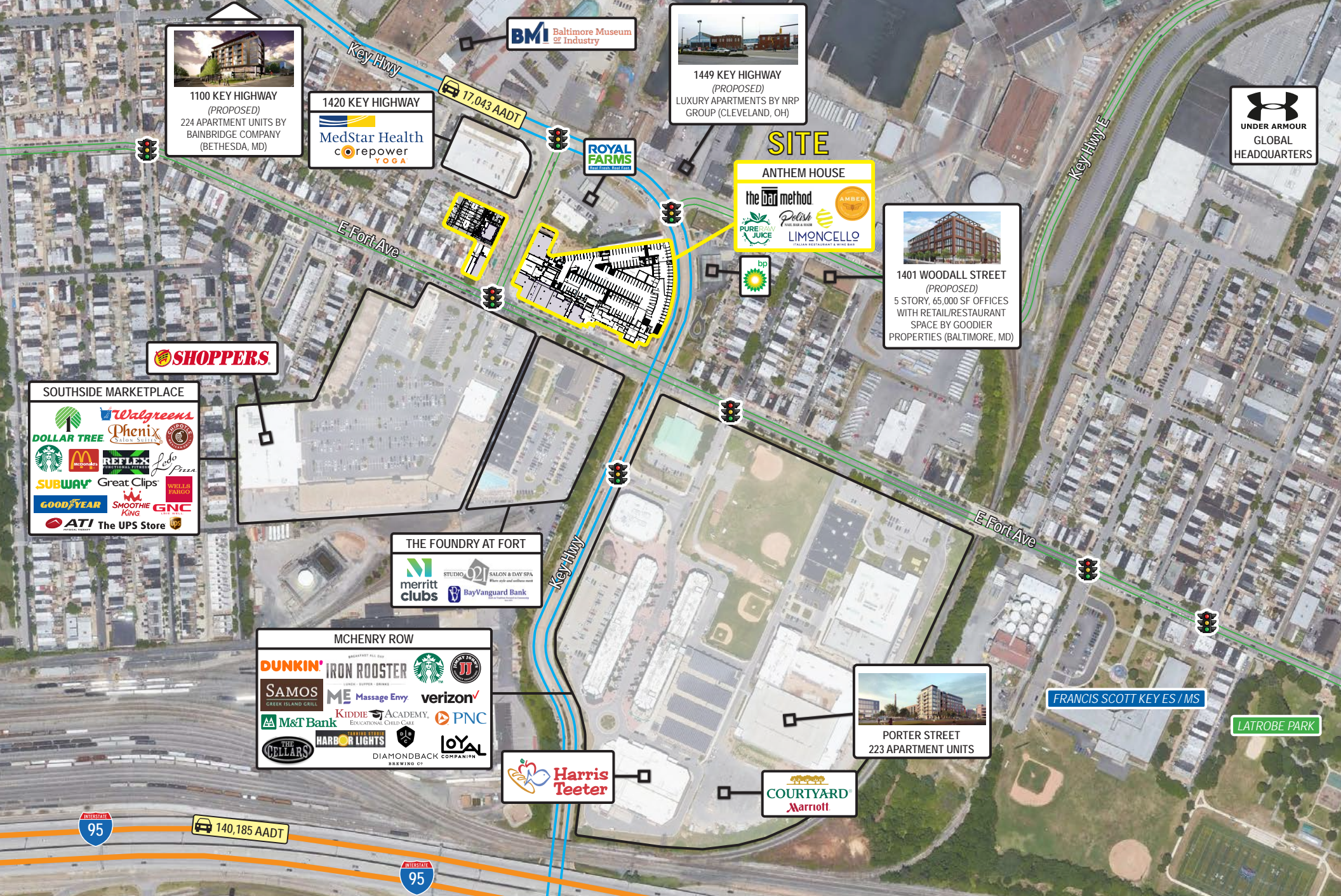
Lawrence St



E Fort Ave.







1100 KEY HIGHWAY
(PROPOSED)
224 APARTMENT UNITS BY
BAINBRIDGE COMPANY
(BETHESDA, MD)

1420 KEY HIGHWAY
MedStar Health
corepower
YOGA

BMI Baltimore Museum
of Industry

1449 KEY HIGHWAY
(PROPOSED)
LUXURY APARTMENTS BY NRP
GROUP (CLEVELAND, OH)

UNDER ARMOUR
GLOBAL
HEADQUARTERS

ANTHEM HOUSE
the bar method
PURE JUICE
Polish
LIMONCELLO

1401 WOODALL STREET
(PROPOSED)
5 STORY, 65,000 SF OFFICES
WITH RETAIL/RESTAURANT
SPACE BY GOODIER
PROPERTIES (BALTIMORE, MD)

SHOPPERS

SOUTHSIDE MARKETPLACE
Walgreens
DOLLAR TREE
Phenix
Starbucks
McDonald's
REFLEX
Subway
Great Clips
GOODYEAR
SMOOTHIE KING
AT&T
The UPS Store

THE FOUNDRY AT FORT
merritt clubs
STUDIO 21
SALON & DAY SPA
BayVanguard Bank

MCHENRY ROW
DUNKIN'
IRON ROOSTER
SAMOS
ME
Message Envy
verizon
KIDDIE ACADEMY
M&T Bank
HARBOR LIGHTS
PNC
THE CELLARS
DIAMONDBACK COMPANION
LOYAL

PORTER STREET
223 APARTMENT UNITS

Harris Teeter

COURTYARD
Marriott

FRANCIS SCOTT KEY ES / MS

LATROBE PARK

INTERSTATE 95
140,185 AADT

INTERSTATE 95

SITE



Interested? Contact:

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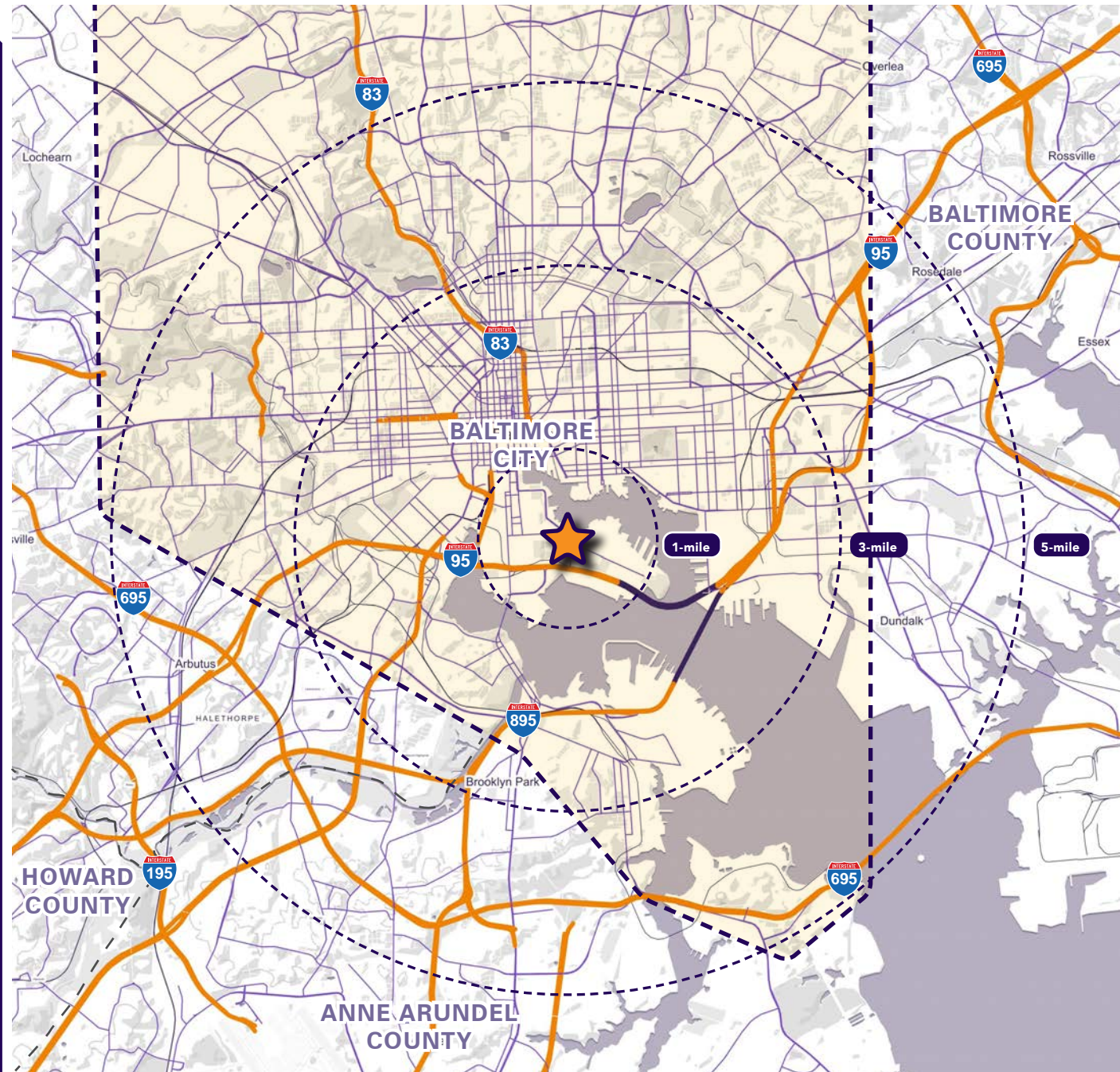
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All images shown are representative and subject to change without notice.



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