

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
Member of
REALTY RESOURCES

A Development By:

BOZZUTO **SOLSTICE** **WAR HORSE**
partners



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 1,465 square feet remains 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: 1,465 square feet
Residential	Anthem House: 292 Units A2: 52 Units
Rental Rate	Negotiable
Net Charges	CAM & Insurance: \$6.15 PSF, Taxes: \$1.90 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)	

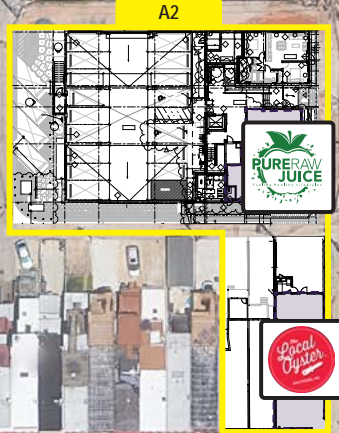
2020 Drive Time	5 minutes
 DAYTIME POPULATION	23,790
 POPULATION	20,138
 AVG. HH INCOME	\$150,241
 EDUCATION	95% High School or Greater (76% College Degree or Greater)
 MILLENNIALS (Ages 15-44)	56.4%

17,043 AADT

Key Hwy



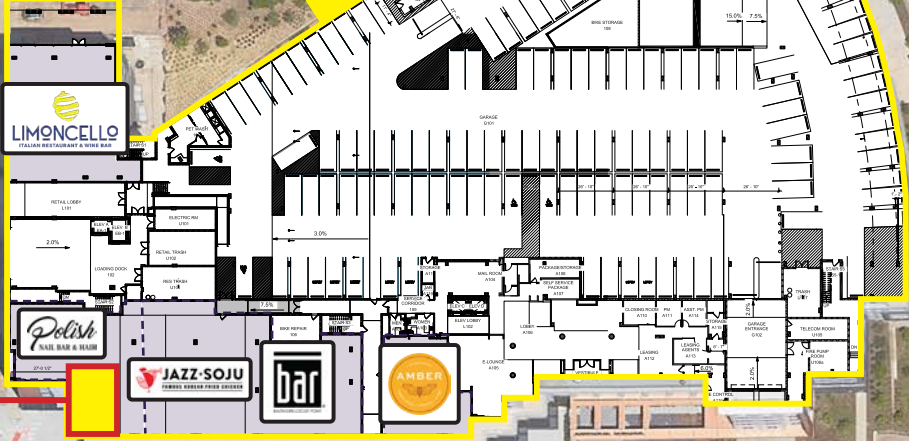
Lawrence St



A2



AVAILABLE
1,465 SF



ANTHEM HOUSE



Key Hwy

4,314 AADT

E Fort Ave

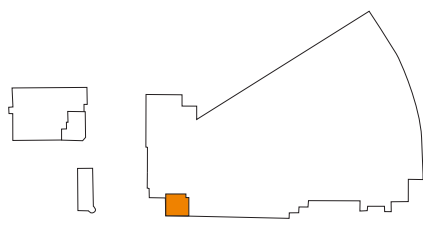


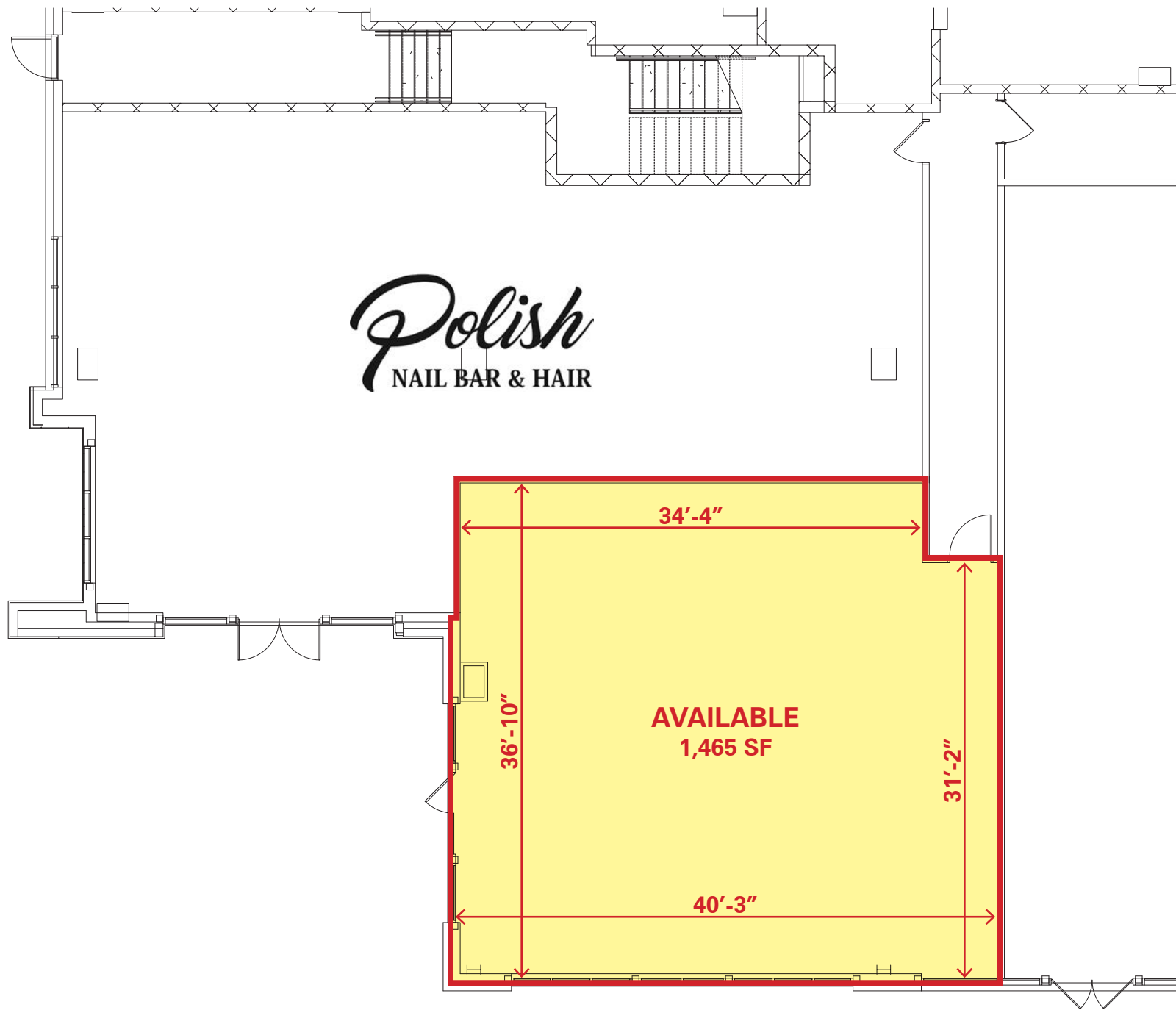


Lawrence St



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

SITE
ANTHEM HOUSE
 JAZZ SOJU
 PURE JUICE
 the bar method
 bp

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

SOUTHSIDE MARKETPLACE
 Walgreens
 DOLLAR TREE Phenix
 Starbucks McDonalds REFLEX Lobo Pizzeria
 SUBWAY Great Clips WORLD FARGO
 GOODYEAR SMOOTHIE KING GNC
 AT&T The UPS Store

SHOPPERS

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

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

PORTER STREET
 223 APARTMENT UNITS

Harris Teeter

COURTYARD
 Marriott

FRANCIS SCOTT KEY ES / MS

LATROBE PARK

INTERSTATE 95
 140,185 AADT

INTERSTATE 95

Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 410.960.0361

Jamie Lanham

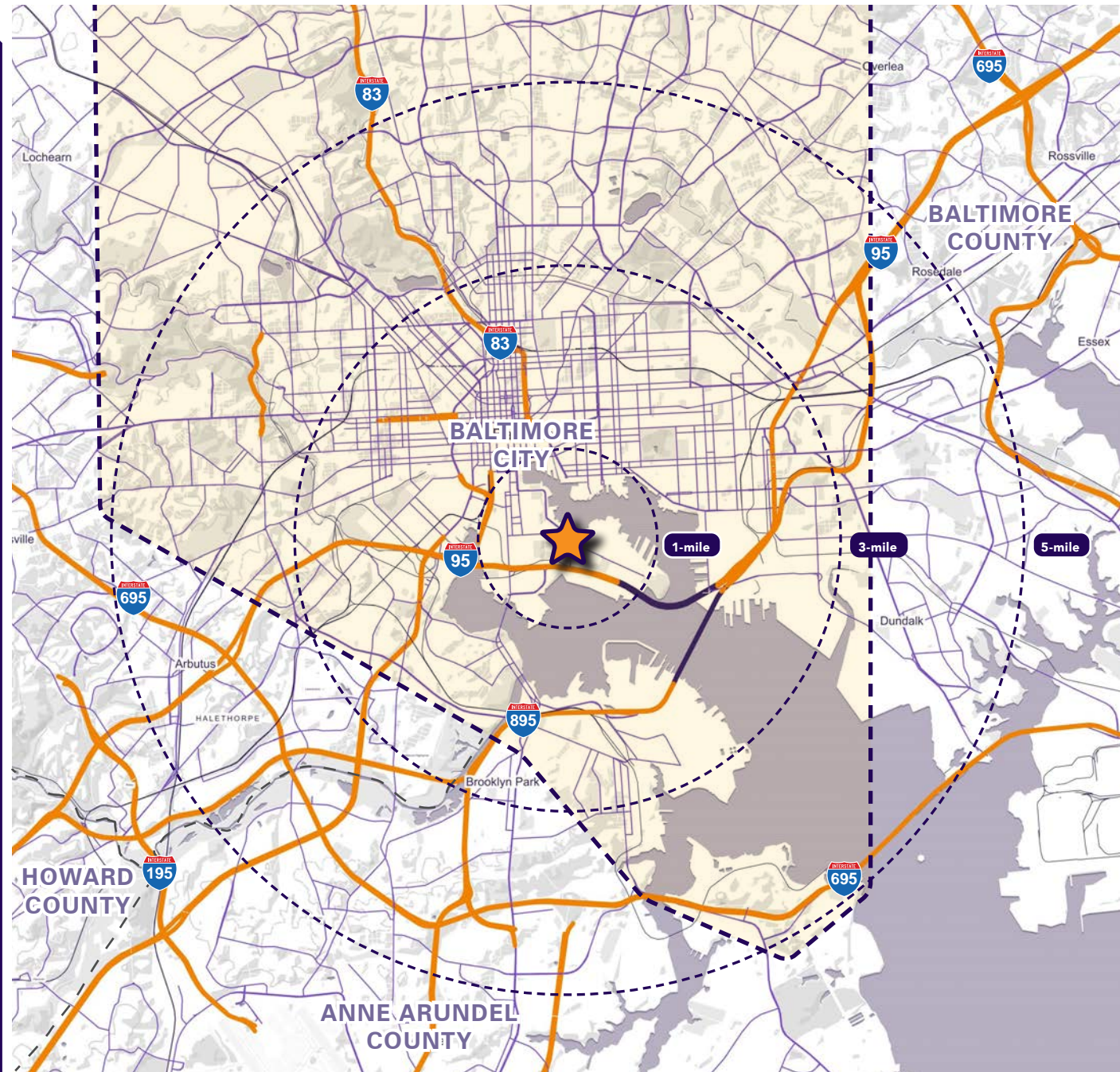
✉ jlanham@segallgroup.com

📱 410.336.0138

A Development By:



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



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

Member of
REALTY
RESOURCES

