

**FOR LEASE** Available Immediately

# 1401 FLEET STREET



**segall**  
GROUP  
COMMERCIAL REAL ESTATE

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360°  
VIRTUAL TOUR





Prime restaurant/retail space at the intersection of Fleet and Eden Streets in Baltimore's premier shopping, hospitality and dining district - Harbor East. The premises has outstanding exposure to two streets, with a dedicated loading area and outdoor seating.

Harbor East and neighboring Harbor Point continue to evolve and expand with new development including T.Rowe Price's new headquarters (2024), Beatty Development's 289-unit 1405 Point, Bozzutto/H&S's 282-unit/Whole Foods Liberty Harbor East, 62-unit residential addition to the Four Seasons Hotel, AvalonBay's 382-unit redevelopment of 800 Fleet Street and Chasen Cos. 234-unit residential development in the former Meyer Seed Co. headquarters. The 800+ space Fleet & Eden Garage is directly across the street, offering the most economical parking in the submarket.

## Property Details

Availability	Immediate
Size	4,574 square feet 
Rental Rate	TBD
NETS	CAM: \$2.95 psf Insurance: \$1.15 psf Taxes: \$4.80 psf

## Harbor East Facts

- 10 million+ square feet of residential, retail, restaurant and office space, including 2,500 residential units and 9,000 structured parking spaces.
- Eight hotels with 2,240 rooms, including Marriott, Four Seasons, Hyatt Place, Fairfield Inn, Courtyard by Marriott, Homewood Suites, Hilton Garden Inn and Tru by Hilton.
- Fine dining establishments include Ouzo Bay, La Tagliata, Bar Vasquez, Charleston, and Cinghiale; fast casual restaurants include Nando's Peri-Peri, BLK Swan (coming soon), Sweetgreen and Honeygrow.
- Corporate and institutional tenants include Legg Mason, Morgan Stanley, Laureate, One Main Financial, Deutsche Bank, McGladrey and the Johns Hopkins Carey Business School.
- Baltimore's finest shopping and entertainment, with Whole Foods, Under Armour, Arhaus, West Elm, Brooks Brothers, South Moon Under, Lululemon, LUSH, Warby Parker, Allen Edmonds, Landmark Theatres and MAC Fitness.

# 2021 Inner Harbor Tourism & Business Activity

Downtown Partnership of Baltimore - GoDowntownBaltimore.com



## \$1.004 billion

Total Downtown Retail Sales



## 117,970

Downtown Employees

## 9,624+

Currently Available Hotel Rooms  
516 planned through 2024



### Retail Occupancy Rates

## 92.9%

National

## 93.3%

Baltimore Metro

## 81.8%

Downtown Multi-tenant Projects



## 27 million

Total Number of Visitors

## \$808 million

2021 Investment Totals

### \$487 million projected in 2022



### 2021 Demographics

.5 mile

1 mile

3 miles



POPULATION

9,155

37,909

237,985



HOUSEHOLDS

4,558

18,743

100,744



AVG. HH  
INCOME

\$119,017

\$130,185

\$81,145



DAYTIME  
POPULATION

17,810

72,325

312,587



TRAFFIC  
COUNTS

10,811 AADT  
(Fleet Street)

9,521 AADT  
(Alicecanna Street)

### 2021 Drive Time

5 minutes



POPULATION

26,676



EDUCATION

88.9% High School or Greater



AVG. HH  
INCOME

\$113,340



DAYTIME  
POPULATION

44,953

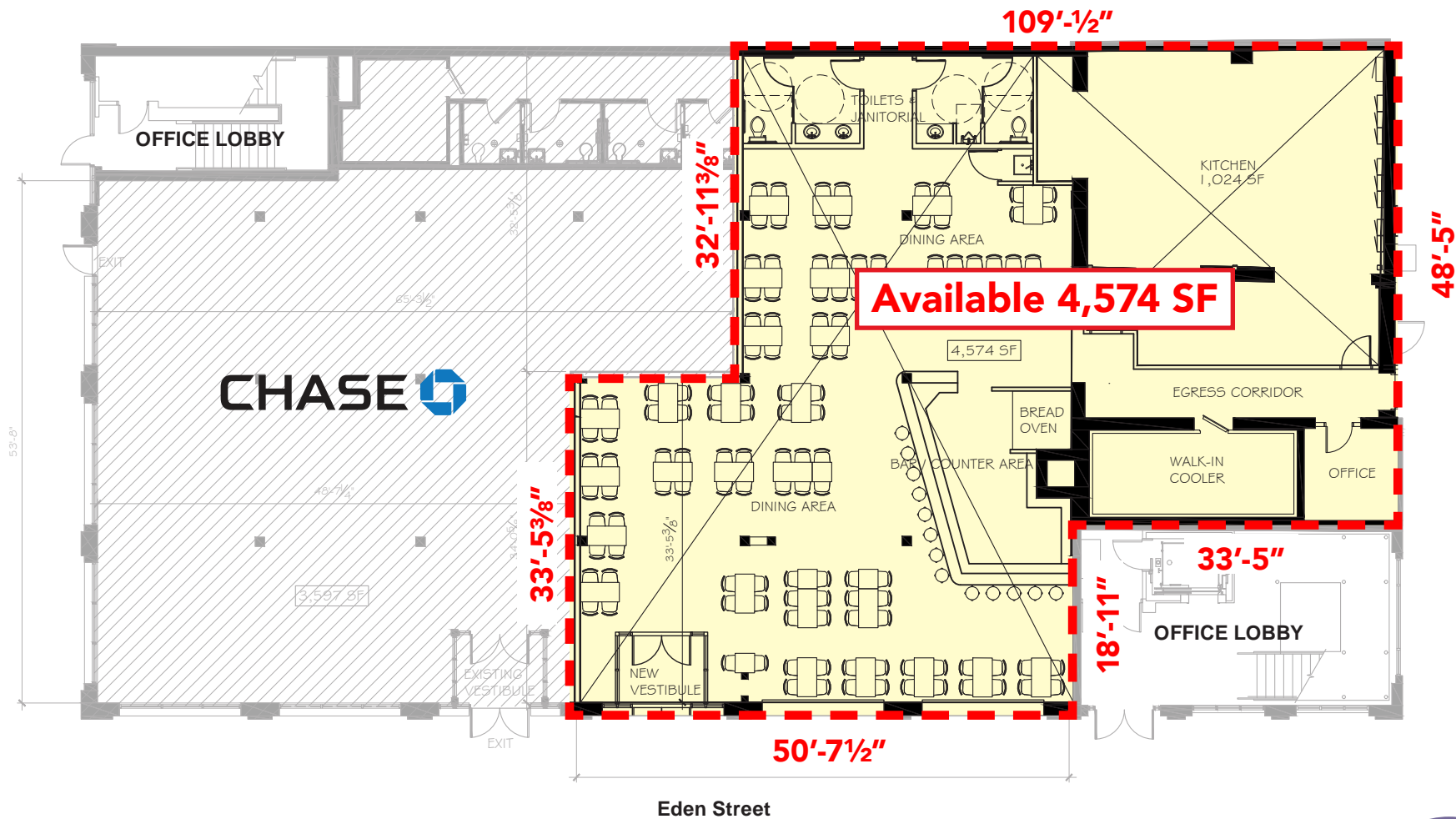


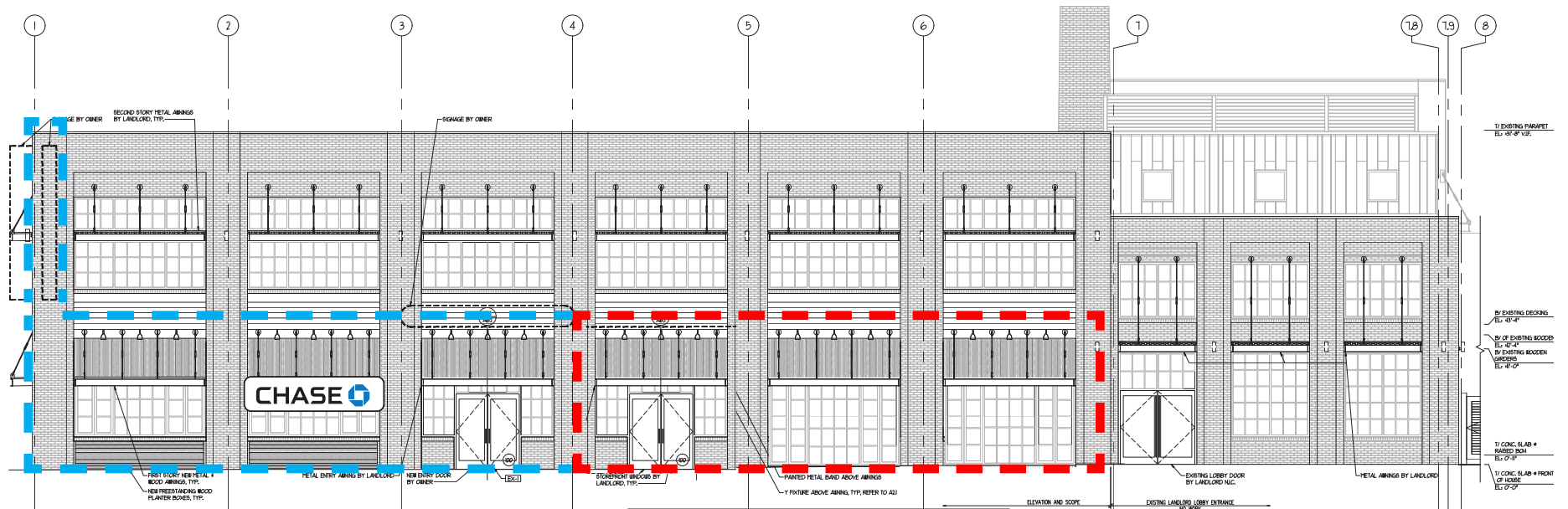
MILLENNIALS  
(Ages 15-39)

56% (Born 1980 - mid 2000's)



Fleet Street





Eden Street Elevation

Available 4,574 SF







### 900 FLEET

384 RESIDENTIAL UNITS  
22,230 SF GROUND RETAIL  
OPENING 2022



### LIBERTY HARBOR EAST

FLAGSHIP WHOLE FOODS MARKET  
50,000 SF + 3,500 SF GROUND RETAIL  
282 RESIDENTIAL UNITS



### 1405 POINT

289 RESIDENTIAL UNITS



### 800 FLEET STREET

382 RESIDENTIAL UNITS



# APARTMENT TOWERS, SECOND HOTEL PLANNED FOR HARBOR POINT AS DEVELOPMENT NEARS FINISH LINE

March 26, 2021 - The Baltimore Business Journal

Plans for a “burst” of development at Harbor Point later this year to include more than 500 new apartments, a parking garage and a boutique hotel will bring the project close to the finish line, Michael Beatty said.

The Harbor Point developer’s comments Friday came a day after the city’s Urban Design and Architecture Advisory Panel reviewed the latest set of renderings for another multi-family project at the 27-acre site. That project will be located on what is now being called “Parcel 4” by Beatty Development Group, lead developer of Harbor Point. It will hold 350 new apartment units in a tower anchored by a 1,370-space parking garage and small “linear park” with a retail alley and outdoor public space.

All are part of a cascade of designs now surfacing as Harbor Point continues to fill in. They add to plans presented a couple months ago to develop a modern, new 450,000-square-foot headquarters for T. Rowe Price Group Inc. When completed, the additions will further reshape the city’s skyline and add more density and cache to the waterfront area that once was a deserted, toxic industrial site.

“Parcel 4 is part of a burst of development that’s quickly taking shape and getting ready to break ground at Harbor Point,” said Beatty, president of Beatty Development Group. “When combined with the T. Rowe Price headquarters and Point Park, these three projects will bring Harbor Point to a state of near-completion.”

Plans for the apartment project show a 12-story, modern glass tower off Caroline Street at the gateway to historic Fells Point.

Beatty and his team from BCH Architects and Ayers Saint Gross said a slender, second tower that could stretch 25 stories is also part of Parcel 4 and will hold an additional 200 apartments.

The parcel will be completed with a triangular-shaped hotel that is also in the works for a small plot of land at the foot of Thames Street. More designs are expected to be released next month.

Build-out of Harbor Point kicked off in 2008 with the development of Thames Street Wharf. The project is expected to cost a total of \$1 billion when it is constructed and hold 1.6 million square feet of office space and 2,500 luxury apartment units, as well as upscale retail and a new waterfront park.

Late last year, T. Rowe Price announced it will move its headquarters to Harbor Point from downtown. The financial giant will relocate into a new waterfront building in 2024 that will be flanked by the new, public Point Park. Both are expected to begin development later this year alongside Parcel 4, said Chris Seiler, a Beatty spokesman.

Exelon Corp. was the first corporate tenant at the site, and moved into its signature 21-story tower beginning in late 2016.

Other high-profile tenants include a 156-room Canopy by Hilton hotel, Foreman Wolf restaurant group’s Cindy Lou’s Fish House, Ernst & Young, Jellyfish and Bright Horizons. Under 1 million square feet of office space remain open at Harbor Point today in three buildings: Wills Wharf, the Exelon tower and Thames Street Wharf.

The addition of Parcel 4 and the T. Rowe Price developments to the site will render it nearly built out. The remaining undeveloped site, Parcel 1, is located on the western rim of the property and today is a flat-surface lot.

Seiler said it likely will hold a couple more towers with residential units, retail and hotel space. Plans are still incomplete.



Source:  
<https://www.bizjournals.com/baltimore/news/2021/03/26/harbor-point-baltimore-enters-final-phase.html>



# CHASEN COS. GETS APPROVAL FOR MULTI-FAMILY PROJECTS IN FELLS POINT, HARBOR EAST

December 15, 2021 - The Baltimore Business Journal

Baltimore's historic preservation panel has approved two new projects by developer Chasen Cos. along the city's dense eastern corridor.

The Commission for Historical and Architectural Preservation, or CHAP, voted on the pair of projects Tuesday. The developments were presented separately and will add a total of 234 new apartment units to a historic area that is packed with retail, residential and offices yet still holds markers from Baltimore's past.

Chasen has proposed to build a five-story addition to a former warehouse at 1517 Eastern Ave. in Fells Point, and another multi-family addition totaling four stories atop 600 S. Caroline St. located around the corner in Harbor East. The later building is where the Meyer Seed Co. has been headquartered for decades. The multi-generational family business is winding down this month to close for good.

With the CHAP approval, Chasen Cos. expects to close on 600 S. Caroline by April and then take 18-24 months to build out the project, said Paul Davis, a partner at the firm, after the vote.

Chasen Cos. is headquartered in Fells Point and has a portfolio with more than 800 apartments, most of them in that community and Mount Vernon. The latest expansion will allow the company to develop more near the waterfront and enter the upscale Harbor East market.

"We are thrilled to receive approval from CHAP for height and massing for a new mixed-use building at 600 S. Caroline in Harbor East," Davis said. "What is truly exciting is this allows us to continue our vision for improving the walkability between Fells Point and Harbor East and revitalizing this area with retail, common spaces and expansive sidewalks."

The project at 600 S. Caroline St. is part of a larger plan in that area to convert a pair of industrial buildings into new retail and residential space.

Chasen presented plans in November to develop a total of 272 luxury apartments and 55,000 square feet of new retail space at 601 S. Caroline St. and 1400 Aliceanna St. next door. The Caroline Street project, which will have 172 units, required CHAP approval because it is located at the edge of the Fells Point Historic District.

The CHAP panel voted to endorse the development, but asked Chasen's architectural team to revise some of the facade design and massing. The 51,000-square-foot building stretches an entire city block and first opened in 1934 as a GMC truck repair shop and showroom. Its large windows at street level, now bricked in, will be restored, harkening back to that era — with a modern four-story apartment tower added to the roof.

Fells Point community members were not in favor of the design and in letters to CHAP rejected the proposed massing and height. The CHAP panel agreed, asking architect Justin Seto, principal of the local Seto Architects, to simplify the design's massing and size. Those revisions are

expected to be presented to the panel and the city's planning department staff in the coming month or so.

The project at 1517 Eastern Ave. meanwhile, came before the commission for a third time Tuesday after the project was initially rejected by the panel in June before receiving preliminary approval a month later. CHAP — and several members of the Fells Point community — said the massing of the project was too much and would override the quaint vibe of Dallas Street, a narrow alley street lined with two-story rowhouses abutting the property.

The panel ordered revisions to the height and massing, which were made Seto said, and included setbacks from the street's edge and rooftop. The new designs also scaled down a portion of the development along Dallas Street with smaller facades and just two and three-story dwelling units instead of a cubic five-story building.

The project is expected to launch in the coming months now that CHAP has given its blessing to proceed. It sits next to the headquarters for Chasen Cos. at 1511 Eastern Ave. and around the corner from the company's construction warehouse.

Chasen's latest multi-family project, The Caroline, is expected to open in Fells Point on Jan. 1 at the site of the former Tutti Frutti Ice Cream plant in the 500 block of Caroline St.



Source:  
<https://www.bizjournals.com/baltimore/news/2021/12/15/chasen-projects-approval-fells-point-harbor-east.html>

# 10-STORY APARTMENT TOWER PLANNED FOR THE SITE OF AN EXISTING LITTLE ITALY BUILDING

October 7, 2022 - The Baltimore Business Journal

A modern 10-story apartment tower will replace the building that holds Mustang Alley's Bar Bowling and Bistro on Central Avenue, a city design panel was told Thursday.

The 1300 Bank St. project will bring some of the glitz of nearby Harbor East, which holds some of Baltimore's most expensive properties and businesses, to the more historic, residential community of Little Italy.

"We believe Central Avenue is the city's next great boulevard and a connector of several important neighborhoods," said Christopher Mfume, managing partner of CLD Partners.

CLD is one of three partners in the proposed apartment tower, along with WorkShop Development and Canal Group. Canal is the owner of the property and has been eyeing the redevelopment of the site for a couple of years, officials of the development team said.

Mustang Alley's owner Jason Smith said on Friday morning he was unaware of the plans to replace the building with an apartment tower. Smith said the bowling hub and bar had just fully reopened after the pandemic, and was regaining its popularity in the neighborhood as a recreational sports gathering spot.

The plans for the new 183-unit apartment project were reviewed by Baltimore's Urban Design and Architecture Advisory Panel, or UDAAP, during the panel's meeting on Thursday. The designs were created by Morris & Ritchie Associates' MRA City Studio and the team is still expected to return to UDAAP in the coming months with revisions aimed at easing parking issues in the block and massing along Eden Street.

UDAAP members endorsed the apartment design, and said the project had potential to add to an ongoing upgrade of the block. Developer Doug Schmidt, principal of WorkShop Development, said the tower could break ground as early as next year.

Plans for the apartment project would begin with the demolition of the building currently bordered by Central Avenue and Bank and Eden streets that holds the Mustang Alley's bowling lanes, as well as other small businesses and office space. The site would be cleared to make way for the multifamily building that will include a small portion of street-level retail and a 90-space parking garage.

The multifamily development would be the second unveiled this week for the 200 block of South Central.

Stratford University's former Baltimore campus at 210 Central Ave. will be transformed into to apartments in the coming year or so after the for-profit institution shuts down for good, said developer Shaffin Jetha, who acquired Stratford's property for \$2.9 million in 2021. The former 70,000-square-foot school that today holds Stratford will be converted into at least 30 loft apartments adding to ongoing growth in Little Italy.



Source:  
<https://www.bizjournals.com/baltimore/news/2022/10/07/central-avenue-apartment-tower-little-italy.html>











# Interested? Contact:

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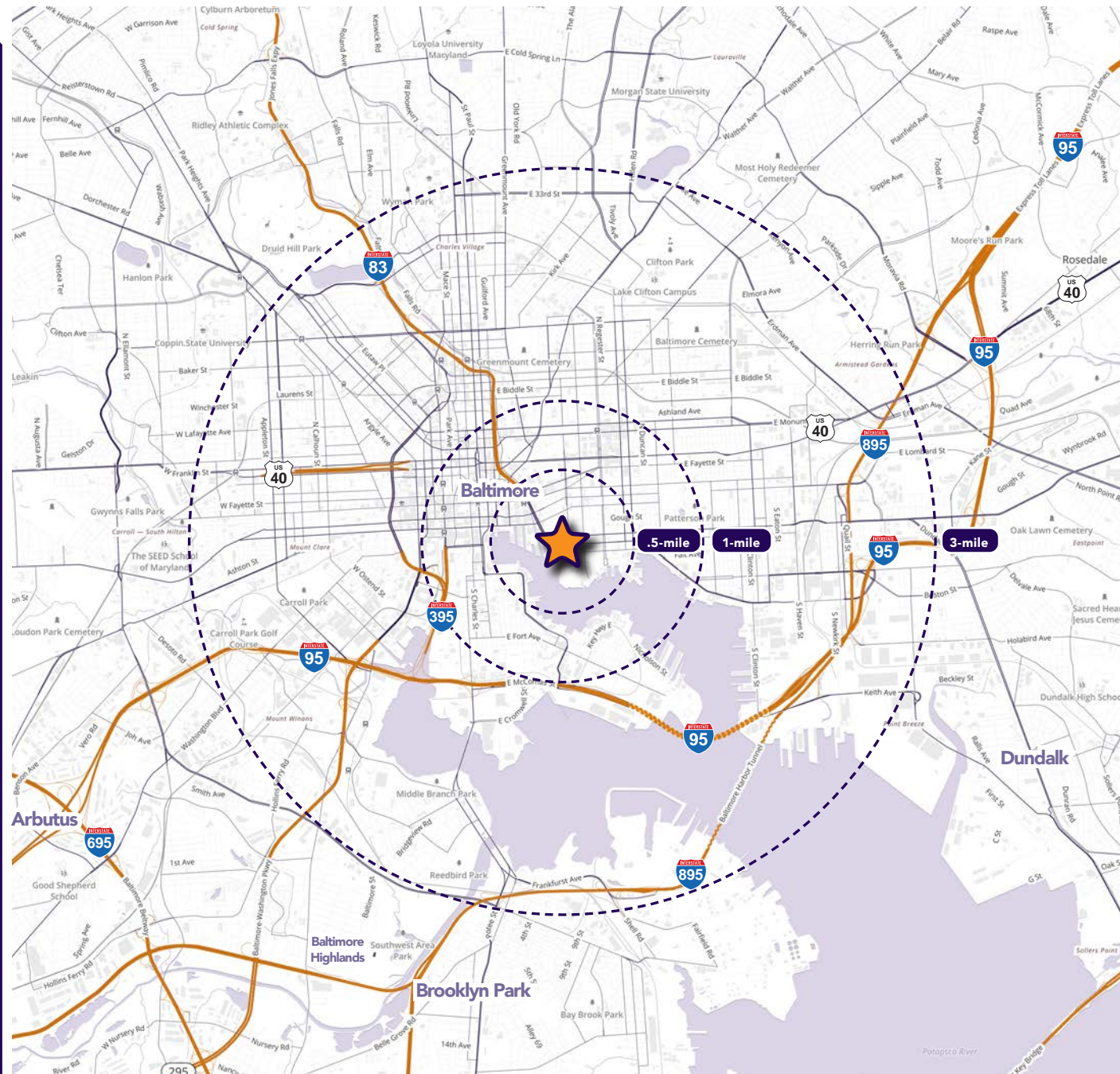
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