

FOR LEASE

ESTD BALTIMORE 1911

PENN STATION

A Historic & New Mixed-Use Development

segall
GROUP

Highly Conceptual Rendering



A BOLD VISION FOR THE FUTURE

Penn Station sits at the intersection of Baltimore’s celebrated cultural center and the rapidly developing neighborhoods to the north. Immediately surrounding the historic station is a collection of underutilized properties, currently being reimagined as a mixed-use, transit-oriented development with up to one million square feet of new office, retail, residential, and hotel uses.

The new Penn Station will establish a vibrant 24/7 atmosphere that appeals to travelers, workers, residents, and neighbors alike. The development team is seeking new food and beverage venues and specialty retail stalls to create a distinctive, eclectic, and energetic setting that complements the scale and historic character of the original historic station and the stunning vistas created by the future planned development on Lanvale Street.

Quick Facts

Walk Score 92 (Station North - Walker’s Paradise)

Historic Penn Station Headhouse Retail

Size 10,740 square feet (Concourse)

Delivery Immediate

Structured Parking 600 spaces

New Lanvale Commercial Retail

Size 1,067 square feet (Concourse / Restaurant Space)

Delivery Q4 2023

Structured Parking 150 spaces (proposed)

The Value of Passengers & Commuters

To prepare for increased passenger volumes anticipated through 2040 and beyond, Amtrak is advancing plans for redeveloping and improving the busiest stations where the company has an ownership interest, including Penn Station.



More than **three million** Amtrak and MARC passengers move through the station each year.



Penn Station is the **8th busiest** train station in the Amtrak network.



Amtrak has made a significant financial commitment - up to **\$150 million** - in Baltimore Penn Station over the next several years.



The Value of Baltimore's Tourism Customer

Even during the 2020 pandemic year, Baltimore was able to produce over \$1 billion dollars of tourism business that enhanced and elevated local businesses. With almost 27 million visitors annually, the rejuvenated and expanded Penn Station, surrounded by the city's art and music district and well-established neighborhoods such as Mount Vernon and Bolton Hill, will certainly get a share of this important traffic and sales demand generator.

2022 Inner Harbor Tourism & Business Activity

Downtown Partnership of Baltimore - GoDowntownBaltimore.com



\$956 million

Total Downtown Retail Sales



\$1.86 billion

2022 Total Investments Underway
\$6.5 billion planned through 2028



126,047

Downtown Employees

Retail Occupancy Rates

93.4%

National

93.6%

Baltimore Metro

81.7%

Downtown Multi-tenant Projects



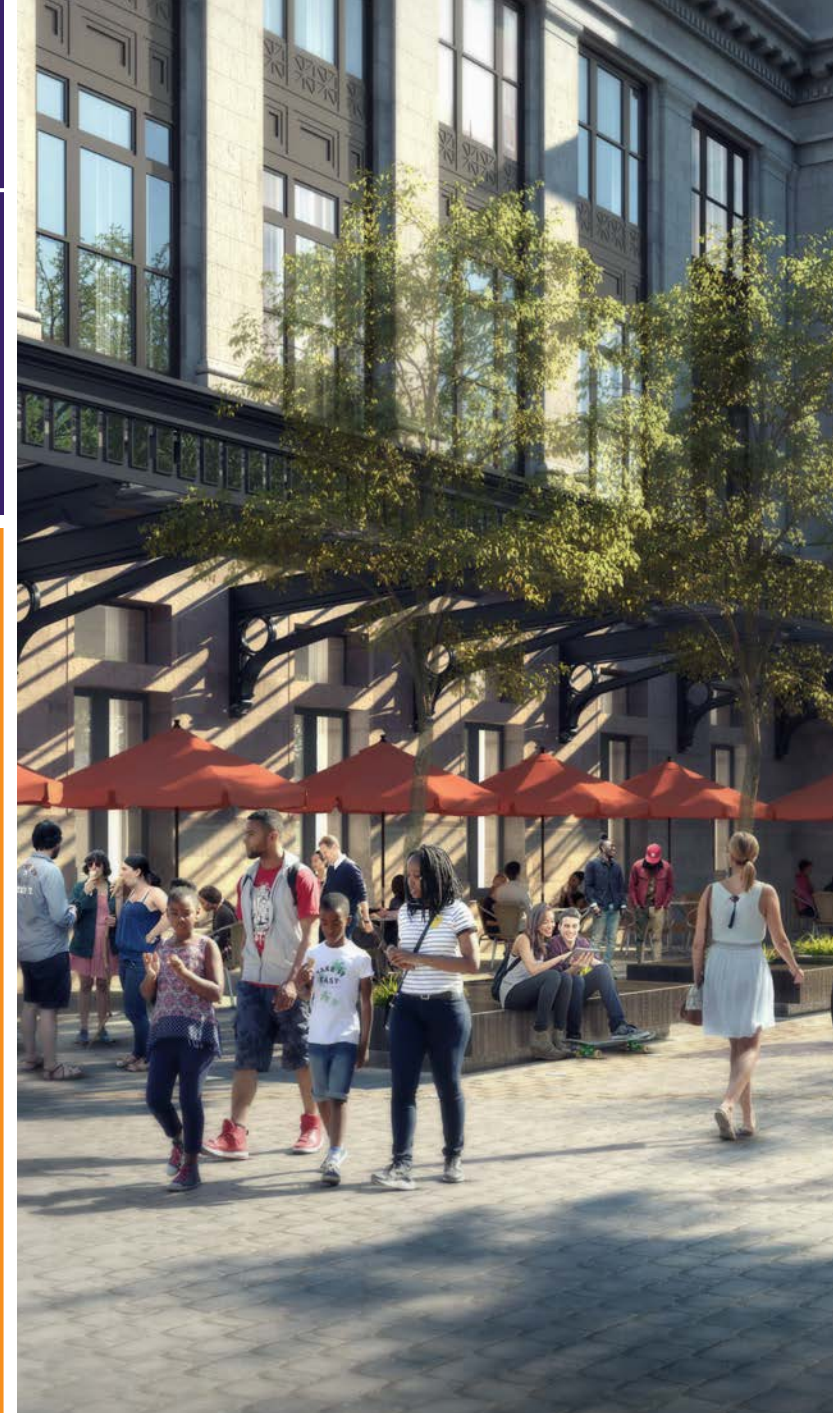
24.5 million

Total Number of Visitors



8,380+

Currently Available Hotel Rooms
291 planned through 2025



The Value of Baltimore's Cultural Center

Positioned between Mount Vernon and Station North, Penn Station is located at the apex of the City's cultural and creative districts, anchored by the Maryland Institute College of Art, one of the nation's premier arts colleges; the University of Baltimore, and the Joseph Meyerhoff Symphony Hall – home to the internationally recognized Baltimore Symphony Orchestra.

A repurposed Penn Station will better connect with these surrounding areas while providing the station with its own unique sense of place. Penn Station will become the new heart of a revitalized neighborhood, with additional development phases each providing an important relation and function.



The surrounding neighborhoods are undergoing a rapid revitalization, attracting residents with renovated rowhomes and new apartments.



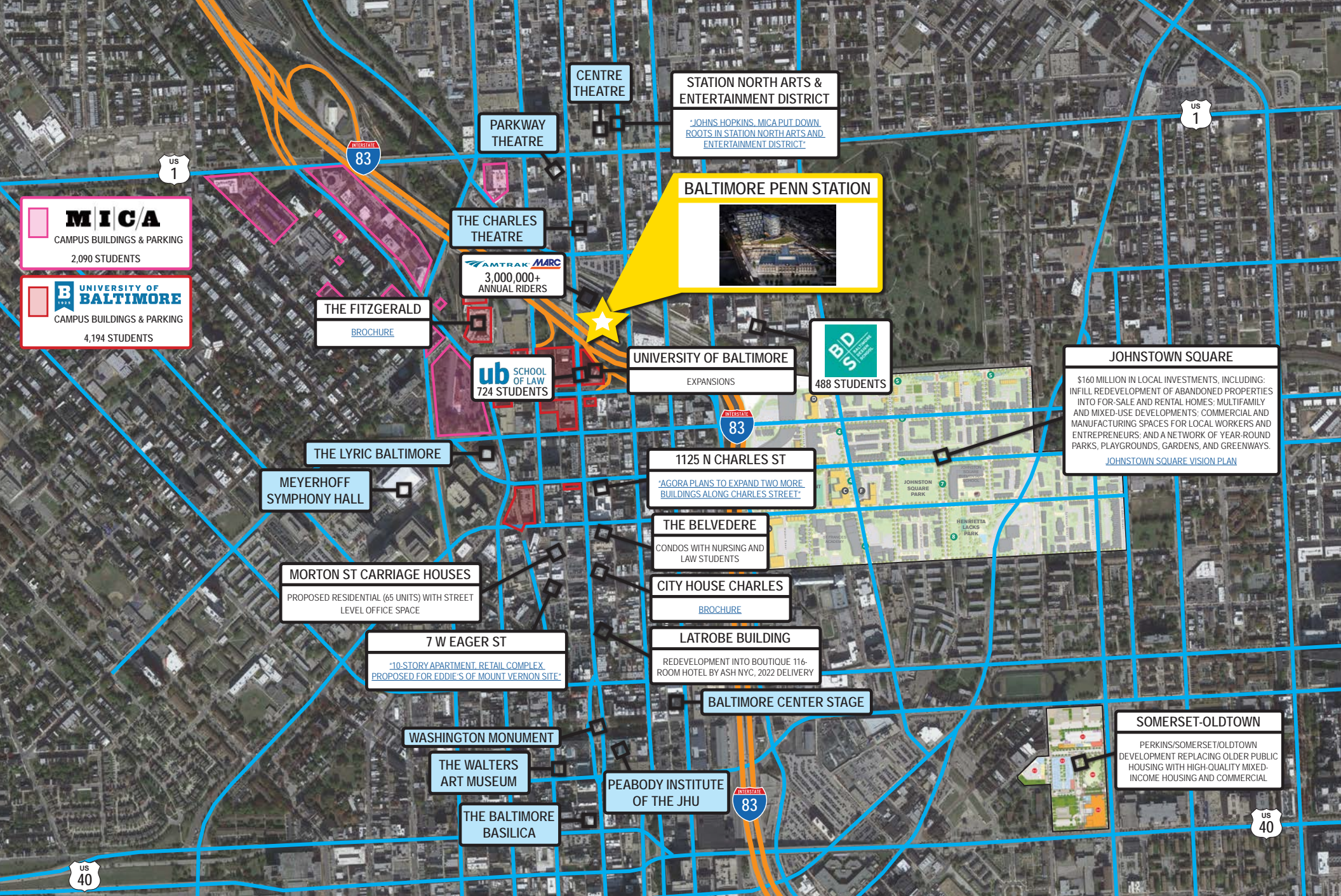
Centrally located amongst Baltimore's major educational institutions:

Maryland Institute College of Art (MICA)	Johns Hopkins University
The University of Baltimore	Coppin State University
University of Maryland, Baltimore	Morgan State University



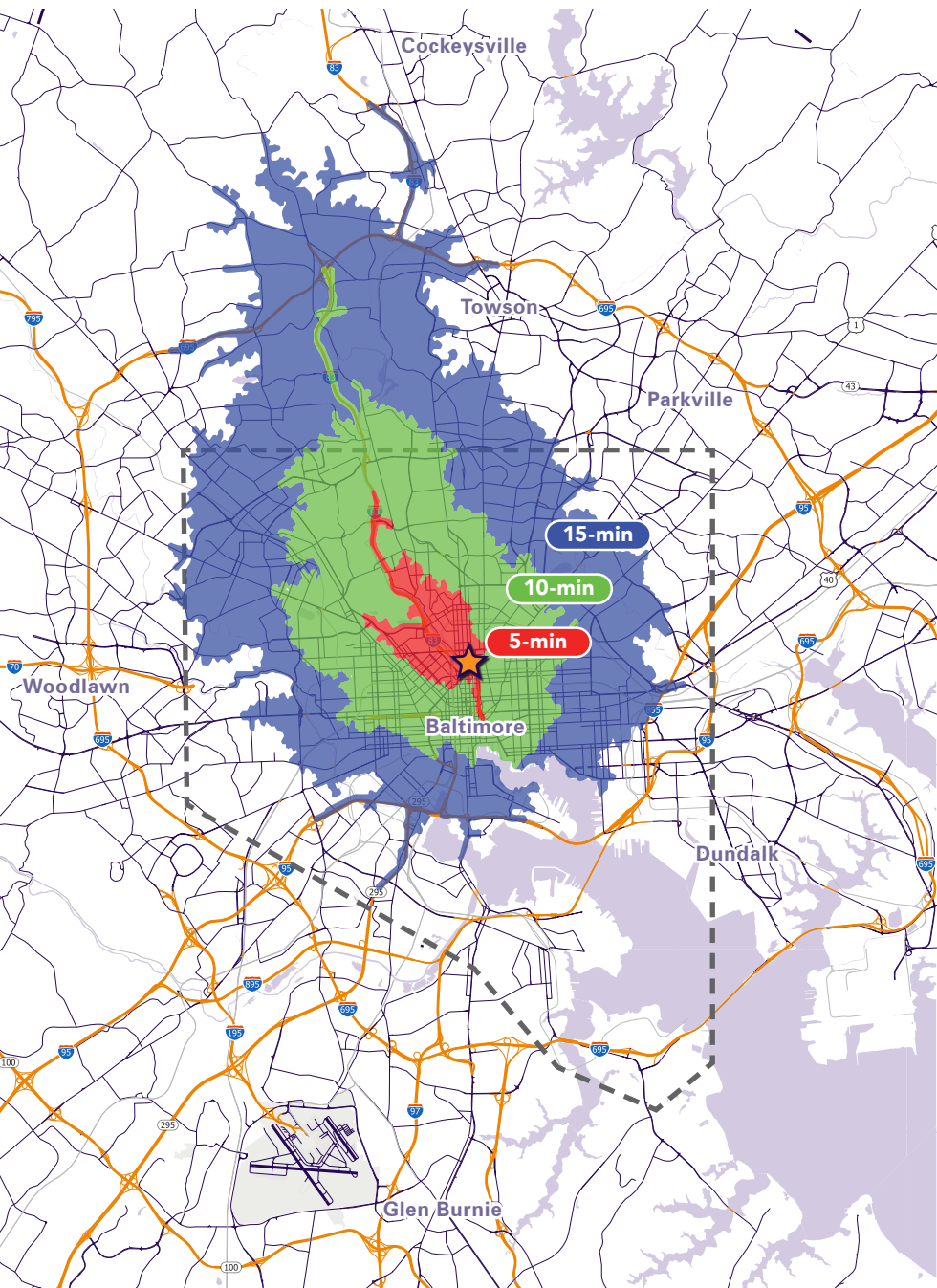
Just south of Penn Station, Mt. Vernon is the established cultural core of the city.





Area Development / Highlights

Baltimore Penn Station / 1500 North Charles Street / Baltimore, MD 21201



2023 Demographics	5 min	10 min	15 min
POPULATION	173,195	389,670	741,528
HOUSEHOLDS	82,883	171,352	307,326
AVG. HH INCOME	\$78,041	\$83,084	\$82,251
DAYTIME POPULATION	174,621	543,475	1M
TRAFFIC COUNTS	13,363 AADT (St Paul Street)	93,713 AADT (I-83)	

TAPESTRY PROFILE (5 MIN):

	G - Young City Solos	21.9%
	Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas	
	O - Singles and Starters	21.7%
	Young singles starting out and some starter families living a city lifestyle	
	S - Thrifty Habits	21.5%
	Cost-conscious adults living alone in urban areas	
	E - Thriving Boomers	4.8%
	Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes	
	Q - Golden Year Guardians	4.4%
	Retirees living in old homes, settled residences and communities	



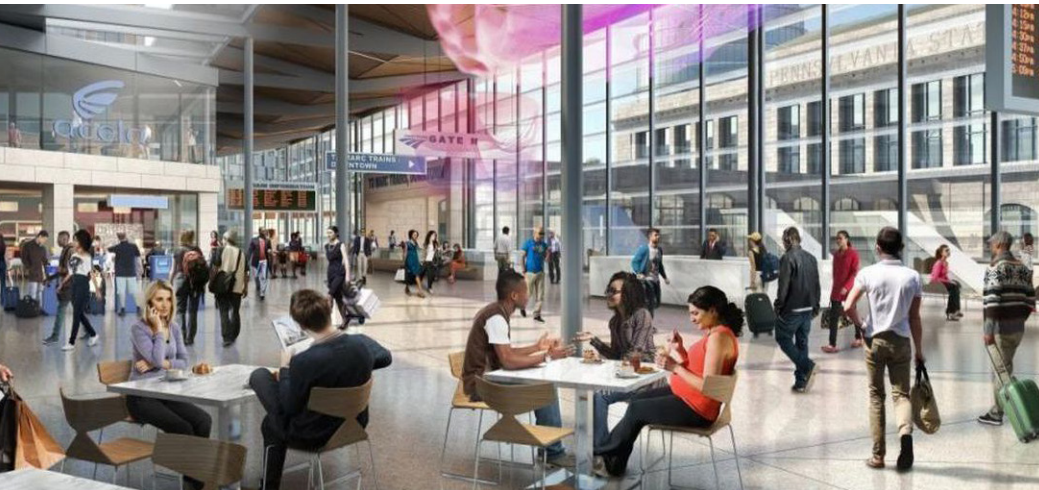
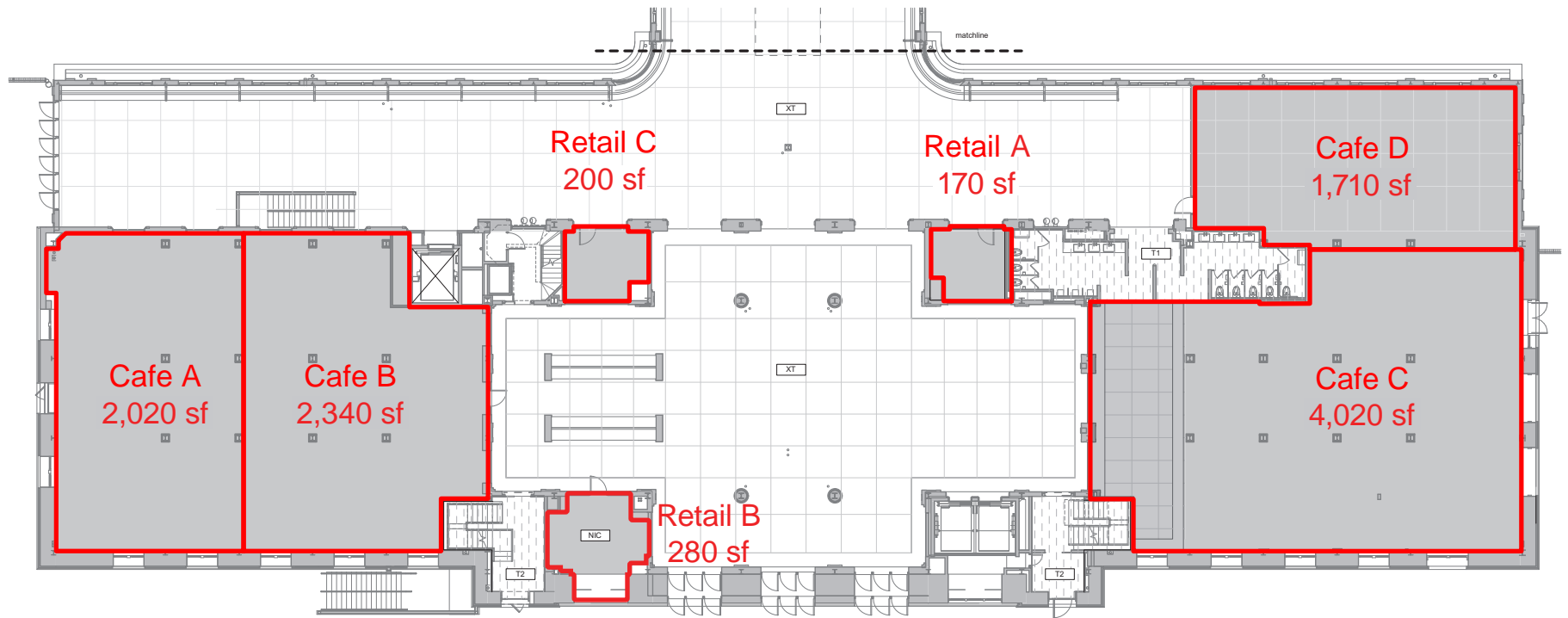


Penn Station is located 2.5 miles north of Baltimore's famed Inner Harbor and is easily accessible via the Light Rail.

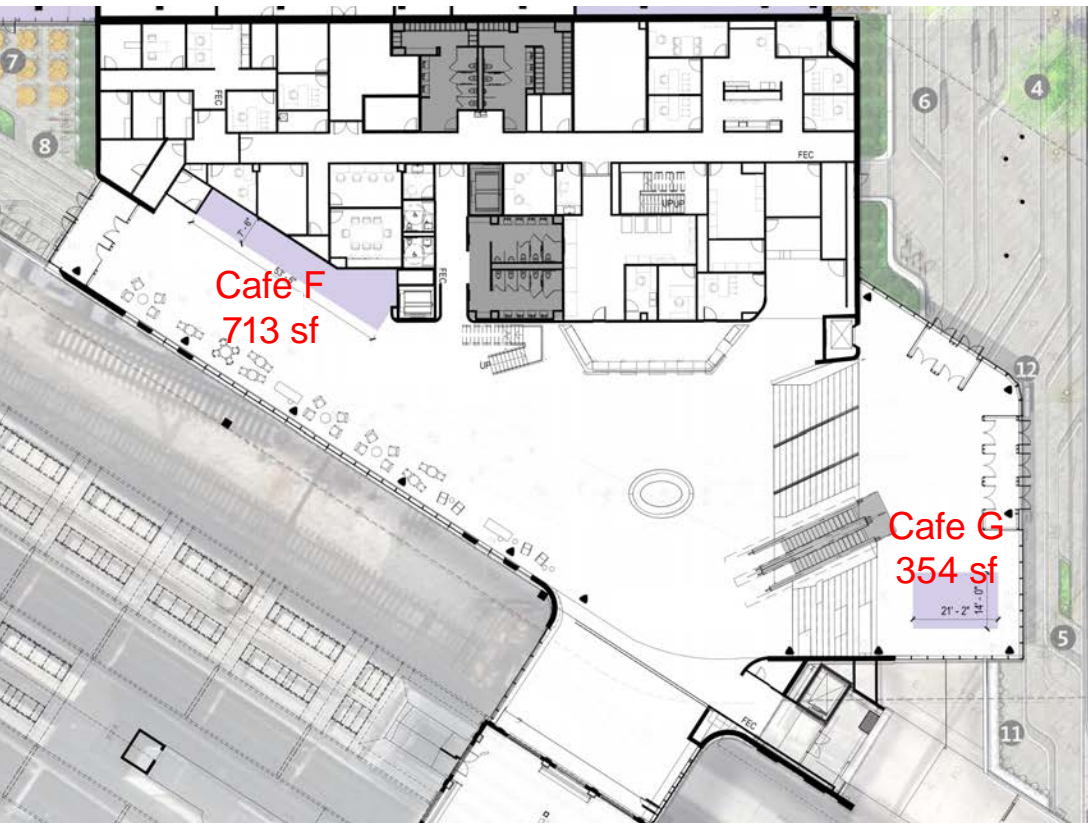


Located 12 miles south of Penn Station, BWI Thurgood Marshall airport is the busiest airport in the region, serving more than 27 million passengers annually. Penn Station provides quick access (11 minutes) via a dedicated stop at BWI airport.





- 10,740 SF of Retail Space (Concourse Level)
- 30,950 SF of Office Space on Levels 2-4
- Newly renovated office space, elevators, and restrooms
- Bustling lobby entrance with 24/7 security and on-site Property Management



- 1,067 SF of Retail Space (Concourse Level)
- Future Phase: Possible office and residential tower with 265,000 SF of office space and 168 residential units with 12,000 SF of retail space



Entrance to the new station expansion from St Paul Street



Interior view of the station expansion



**Interested?
Contact:**

Jamie Lanham

✉ janham@segallgroup.com

☎ 804.336.2501

📱 410.336.0138

Bryan Spund

✉ bspund@segallgroup.com

☎ 410.753.3123

📱 443.904.2429

**cross
street**
PARTNERS

BEATTY • DEVELOPMENT

segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

**RETAIL
READY.**