

BALTIMORE
PENINSULA

Welcome to
**BALTIMORE
PENINSULA**

**A PLATFORM FOR
PURPOSEFUL GROWTH**

AT THE FOREFRONT OF SMART *Placemaking*

We seek 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

A public/private partnership of historic significance



IMPACT TO DATE

+\$135 Million

Commitments for the city of Baltimore

+\$21 Million

Funded towards CBA commitments

+51%

Percentage of newly-hired employees that are Baltimore City residents

+\$134 Million

Contracts has been awarded to Baltimore City-certified MBE/WBE firms

+20%

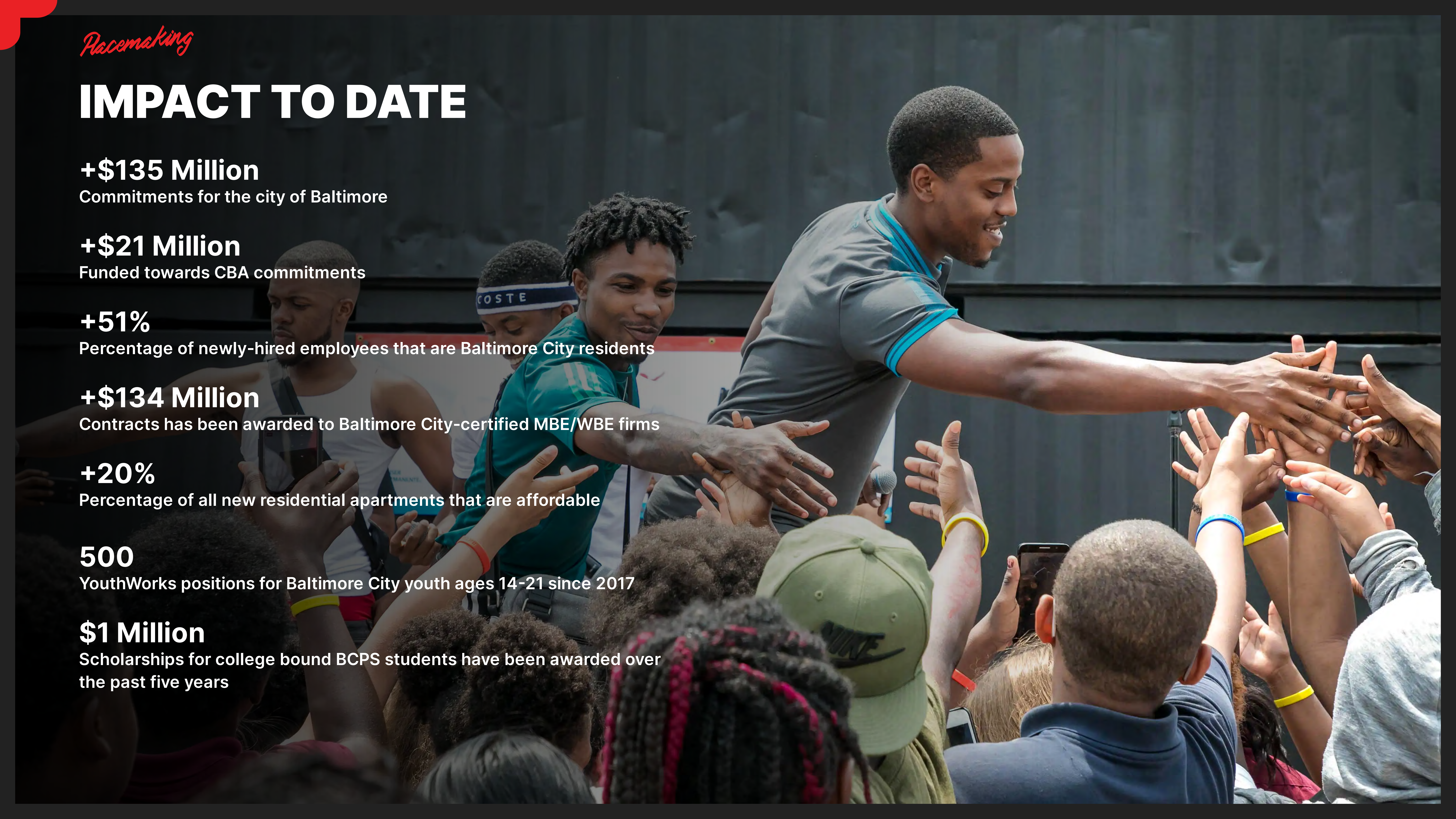
Percentage of all new residential apartments that are affordable

500

YouthWorks positions for Baltimore City youth ages 14-21 since 2017

\$1 Million

Scholarships for college bound BCPS students have been awarded over the past five years



A WORLD-CLASS *Destination*

TRANSFORMATIONAL OPPORTUNITY FOR BALTIMORE WITH
NATIONAL IMPACT

1.1 MILLION SF & 235 ACRES

Vibrant, mixed-use destination for all

2.5 MILES OF WATERFRONT

LAUNCHED BY LOCAL ICONS

Under Armour, Sagamore Spirit, Nick's, Impact Village, City Garage

+40 ACRES OF PARKS

Open space with a focus on fitness & wellness

DESTINATION RETAIL

WALKABLE NEIGHBORHOOD

OPPORTUNITY FOR A LIVE/WORK CAMPUS



Destination

LAUNCHED BY LOCAL ICONS

Under Armour

50-acre global headquarters

Sagamore Spirit Distillery

Creators of the world's best rye whiskey

Rye Street Tavern

A premier waterfront event and restaurant space

Nick's Fish House

Beloved hometown seafood destination

City Garage

Home to Baltimore's creative entrepreneurs and startups

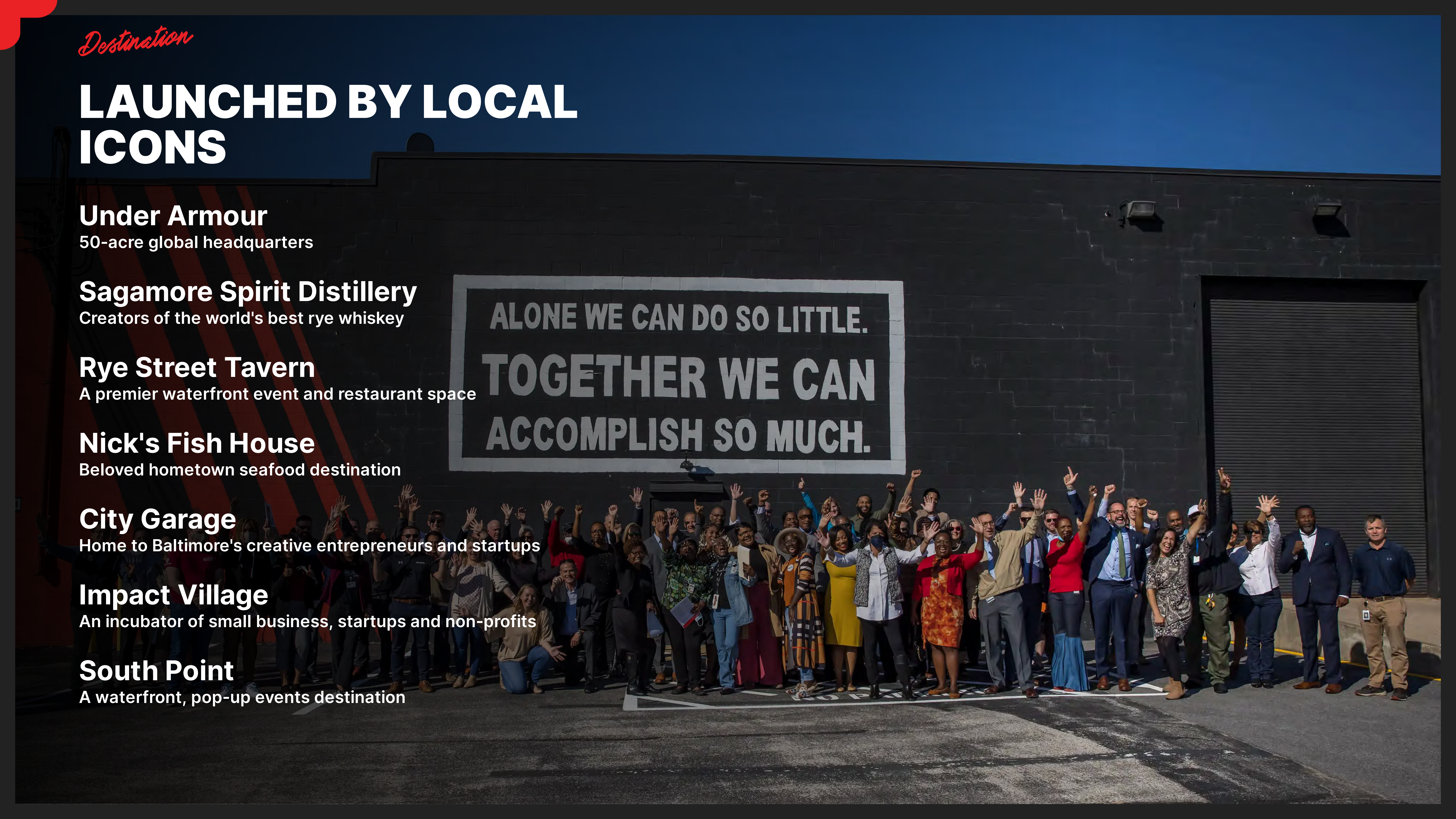
Impact Village

An incubator of small business, startups and non-profits

South Point

A waterfront, pop-up events destination

ALONE WE CAN DO SO LITTLE.
TOGETHER WE CAN
ACCOMPLISH SO MUCH.



Destination

IN OUR NEIGHBORHOOD

UNDER ARMOUR GLOBAL HQ

28 WALKER RESIDENTIAL DEVELOPMENT



DEVELOPED BY OTHERS

LOCKE LANDING

425 APARTMENTS
389 TOWNHOMES

DEVELOPED BY OTHERS

UNDER ARMOUR

NEW HQ: 300K SF OFFICE
EXISTING: 170K SF OFFICE BUILDING
NCAA-REGULATION TRACK & FIELD FACILITY

Destination

2.5 MILES OF WATERFRONT

Directly on the water with unobstructed views and access

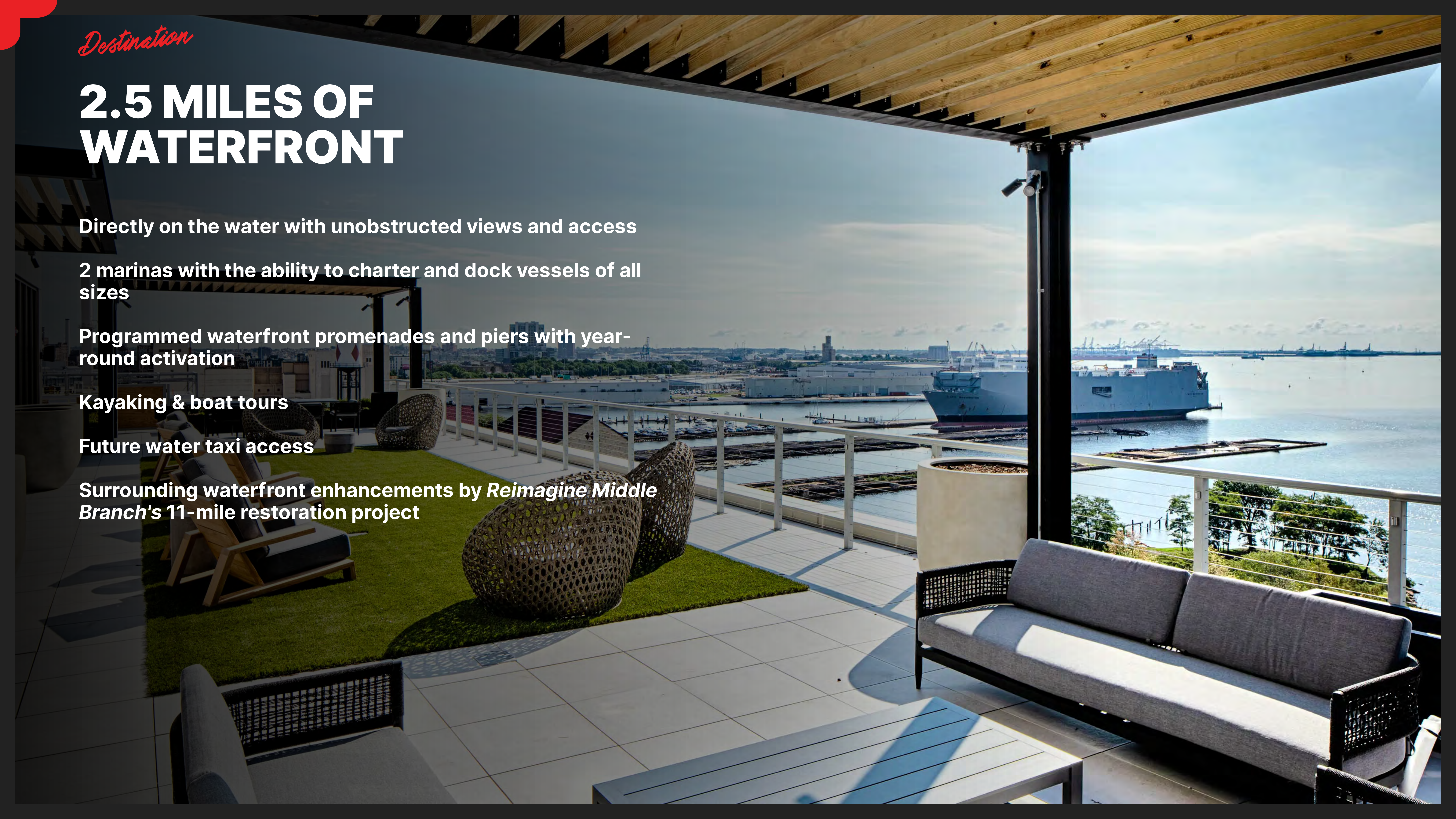
2 marinas with the ability to charter and dock vessels of all sizes

Programmed waterfront promenades and piers with year-round activation

Kayaking & boat tours

Future water taxi access

Surrounding waterfront enhancements by *Reimagine Middle Branch's* 11-mile restoration project



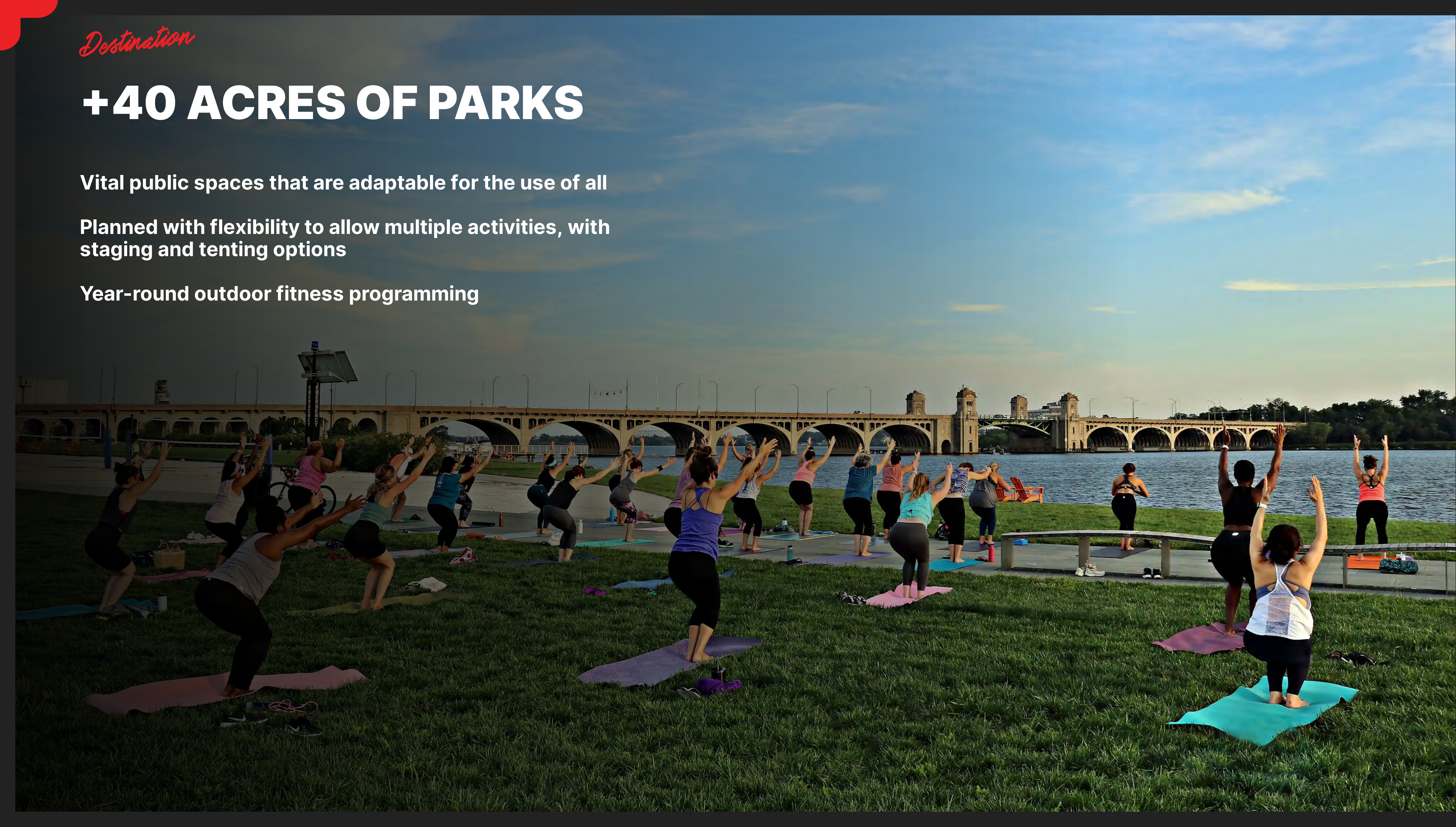
Destination

+40 ACRES OF PARKS

Vital public spaces that are adaptable for the use of all

Planned with flexibility to allow multiple activities, with staging and tenting options

Year-round outdoor fitness programming

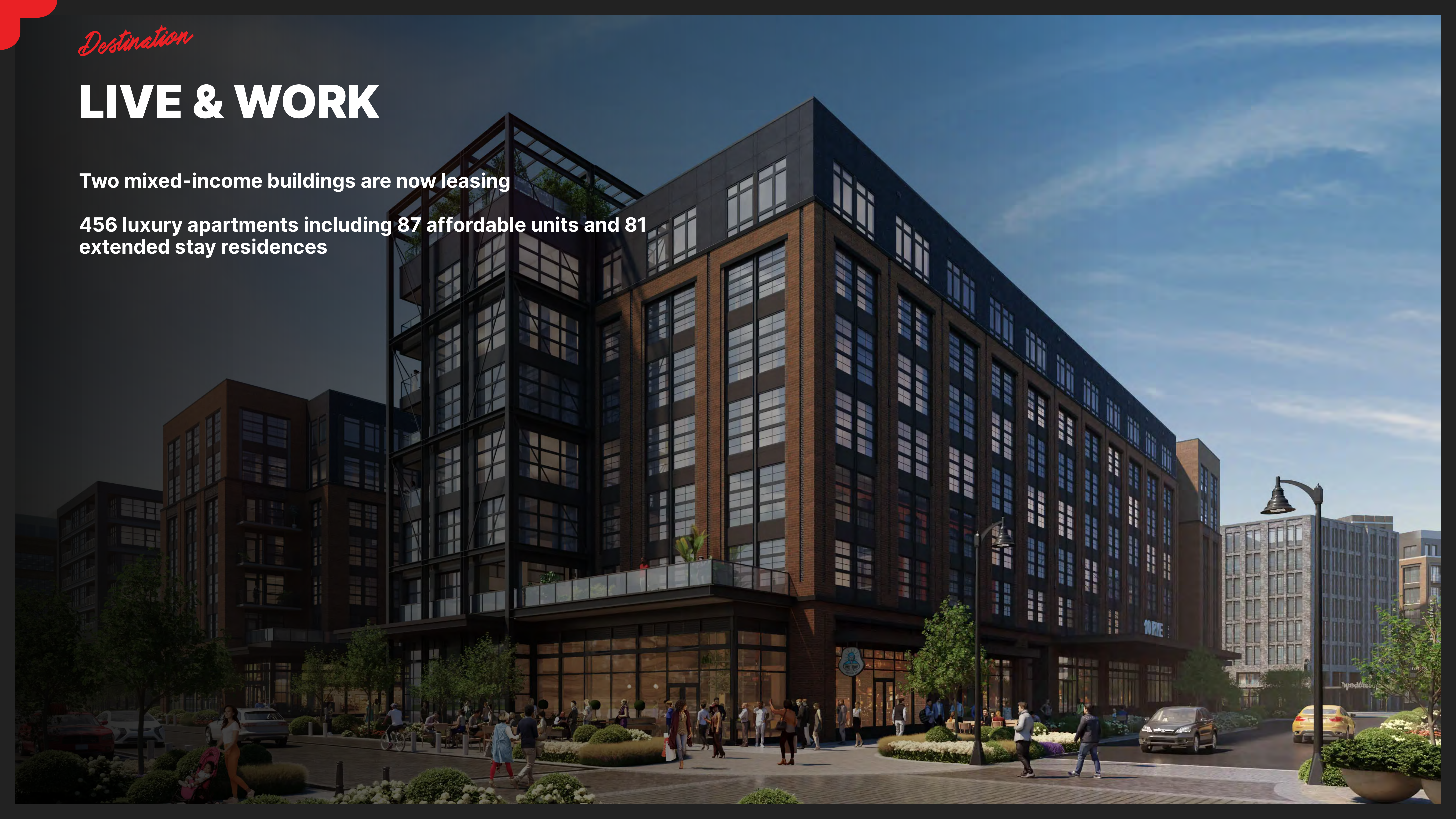


Destination

LIVE & WORK

Two mixed-income buildings are now leasing

456 luxury apartments including 87 affordable units and 81 extended stay residences



AN EXCEPTIONAL *Team*

We are a proven group of civic developers and placemakers. With every project, this team makes a long-term commitment to creating spaces and systems that support our partner's mission.

MAG Partners

MAG Partners is a woman-owned, urban real estate company with decades of experience developing impactful, iconic, large-scale projects.

MacFarlane Partners

MacFarlane Partners is a minority-owned real estate investment management and development firm that acquires, develops and manages properties on behalf of institutional investors as well as for its own account.

Sagamore Ventures

Sagamore Ventures is a privately-held investment company with diversified holdings that include commercial real estate, hospitality, food and beverage, and venture capital.

Goldman Sachs

Urban Investment Group within Goldman Sachs Asset Management deploys capital to address critical social and civic challenges and catalyze economic opportunity for all.



THE NEXUS OF *Consumers*

BALTIMORE PENINSULA

Visible to 46 million vehicles annually from I95

Easily accessible to educated & diverse population with spending power

+2 million attendees to nearby stadiums

~300k residents in 10 minute drive-time radius

2.84 million in Baltimore metro



"TRUE CRIT"
CHAMPION CHESAPEAKE BAY RETRIEVER
AND MASCOT
PRESENTED TO THE
CITY OF BALTIMORE ON DECEMBER 7, 1957, BY
THE BALTIMORE EDITION
THE BALTIMORE EDITION
THE BALTIMORE EDITION
THE BALTIMORE EDITION
THE BALTIMORE EDITION

Consumers

BUSTLING WITH LOCALS & TOURISTS



ORIOLE PARK AT CAMDEN YARDS
1.5M Annual Attendance



M&T BANK STADIUM
600K Annual Attendance

INNER HARBOR
14M Annual Visitors

FELLS POINT

LOCUST POINT

RIVERSIDE

**SOUTHSIDE
MARKETPLACE**

MCHENRY ROW

FORT MCHENRY TUNNEL

FORT MCHENRY
600K Annual Visitors

**BALTIMORE
PENINSULA**

1 MILE DEMOGRAPHICS (2020)

POPULATION	12,508
HOUSEHOLDS	6,169
AVG HH INCOME	\$141,924
MEDIAN AGE	33
DAYTIME POPULATION	15,890

10 MINUTE DT DEMOGRAPHICS (2020)

POPULATION	298,350
HOUSEHOLDS	123,834
AVG HH INCOME	\$65,891
MEDIAN AGE	35.5

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

ONE MILE RADIUS

BALTIMORE
PENINSULA



PHILADELPHIA ↗

THE MOST CONNECTED AND VISIBLE

Location

3 RAMPS

Directly from I95 to BALTIMORE PENINSULA

40-MINUTE COMMUTE REDUCTION

Compared to inner harbor locations for team members commuting from surrounding DC and Baltimore metro counties

15 MINUTES

BWI and Baltimore Penn Station

46 MILLION VEHICLES

See BALTIMORE PENINSULA annually

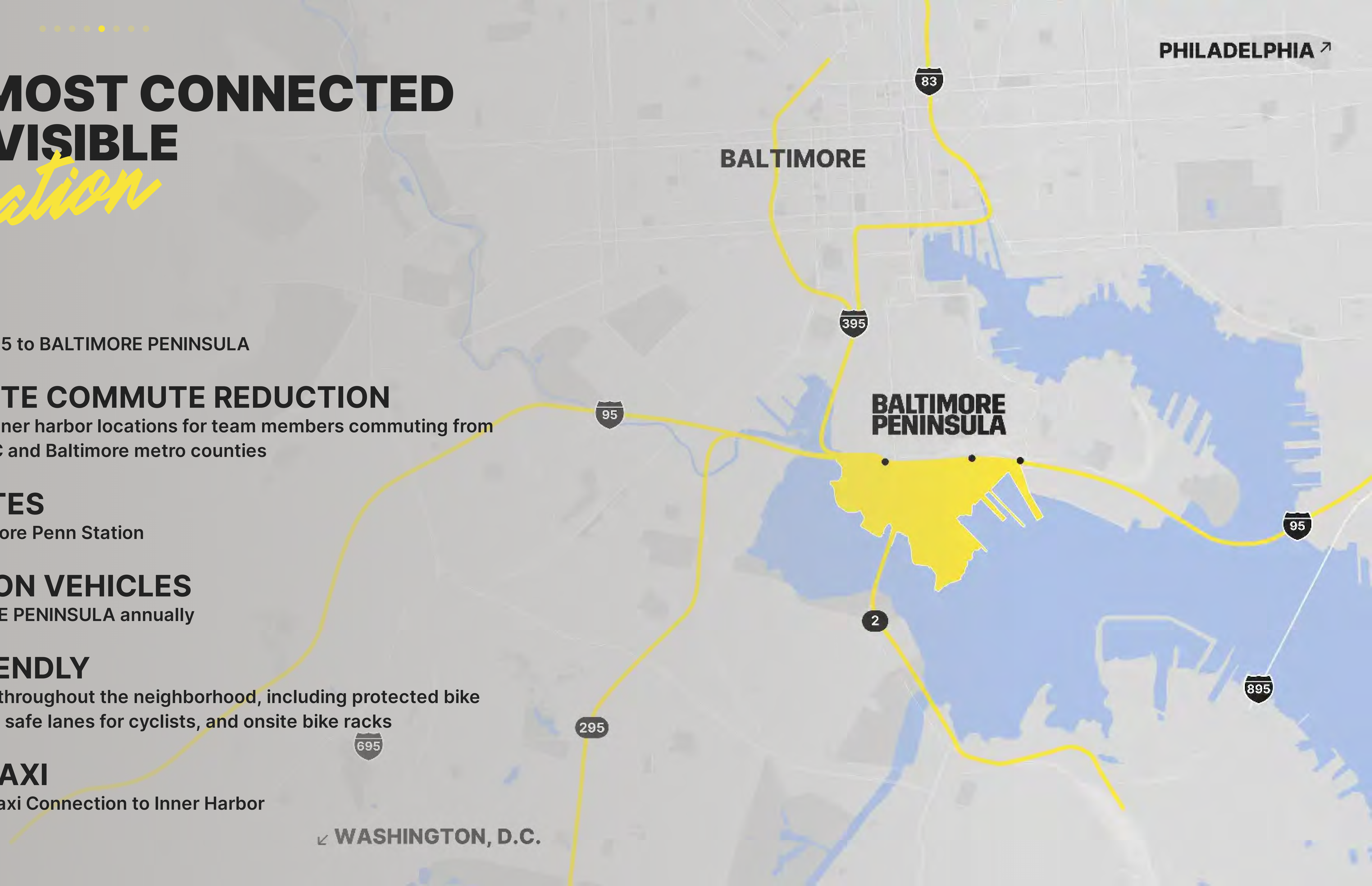
BIKE-FRIENDLY

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

↙ WASHINGTON, D.C.



Location

UNPARALLELED EASE OF ACCESS



- i95 Access from the North
- i95 Access from the South
- Local Access

Location

THE HEART OF THE MID-ATLANTIC

40-MINUTE COMMUTE REDUCTION

Compared to inner harbor locations for team members commuting from DC and surrounding counties

WASHINGTON D.C.

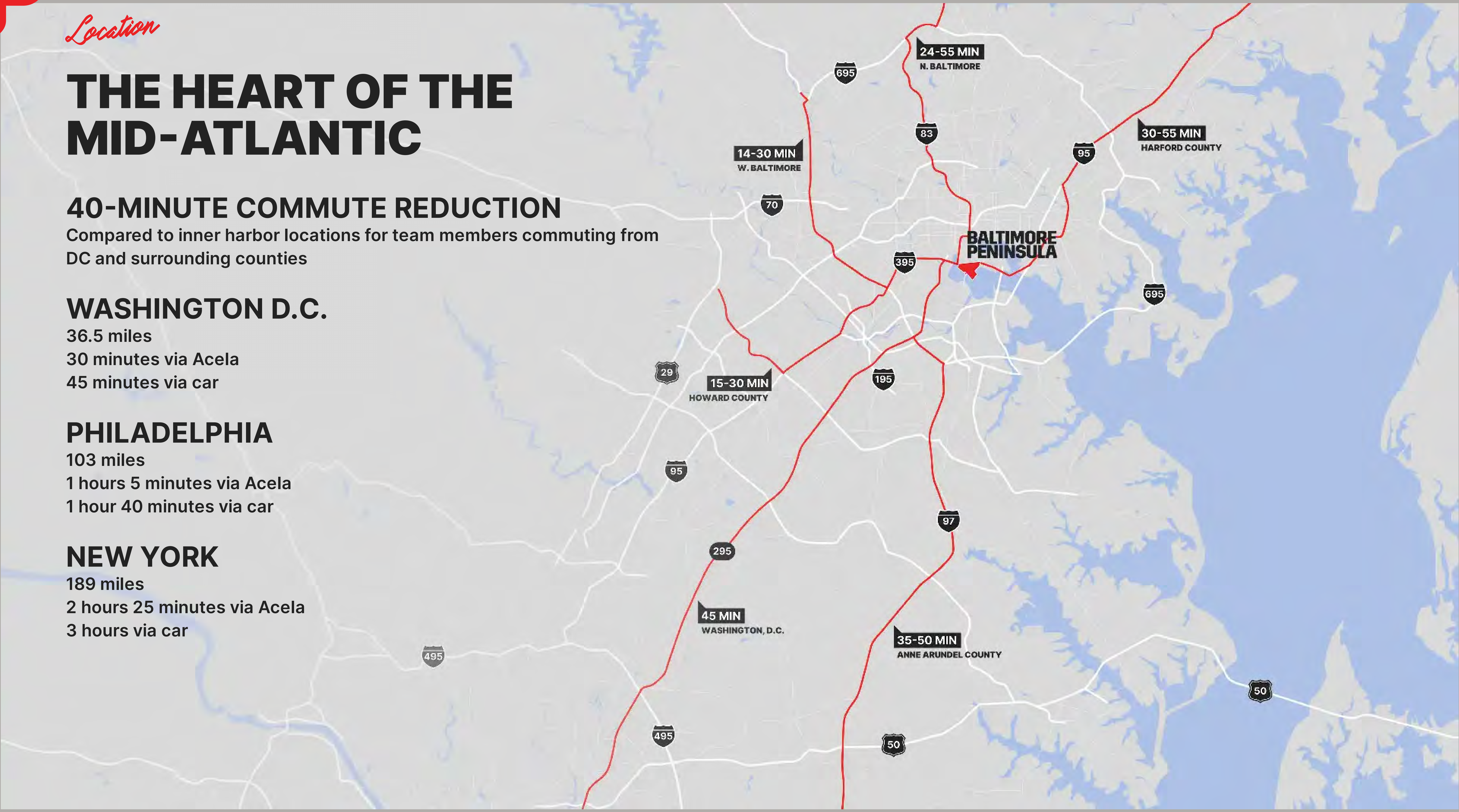
36.5 miles
30 minutes via Acela
45 minutes via car

PHILADELPHIA

103 miles
1 hours 5 minutes via Acela
1 hour 40 minutes via car

NEW YORK

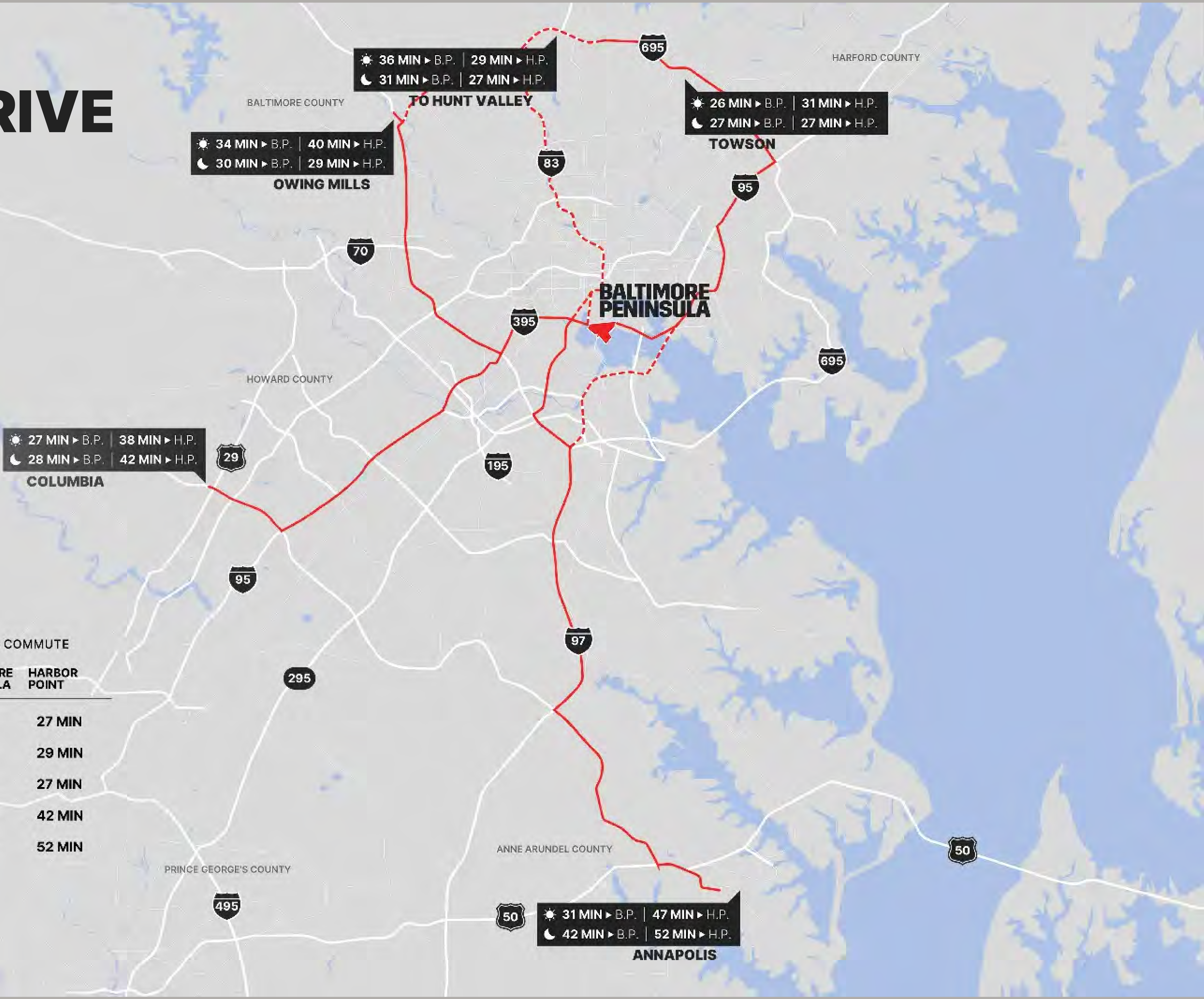
189 miles
2 hours 25 minutes via Acela
3 hours via car



COMPARATIVE DRIVE TIMES

DESTINATION	MORNING COMMUTE		EVENING COMMUTE	
	BALTIMORE PENINSULA	HARBOR POINT	BALTIMORE PENINSULA	HARBOR POINT
TOWSON	26 MIN	31 MIN	27 MIN	27 MIN
OWINGS MILLS	34 MIN	40 MIN	30 MIN	29 MIN
HUNT VALLEY	36 MIN	29 MIN	31 MIN	27 MIN
COLUMBIA	27 MIN	38 MIN	28 MIN	42 MIN
ANNAPOLIS	31 MIN	47 MIN	42 MIN	52 MIN

MORNING COMMUTE, WEEKDAY 8:30 AM - 9:00 AM
EVENING COMMUTE, WEEKDAY 5:00 PM - 5:30 PM



BALTIMORE PENINSULA CHAPTER ONE

RYE STREET MARKET

228,000 RSF office
39,370 RSF retail

RYE HOUSE

254 luxury apartments, 54 affordable
15,556 RSF retail

250 MISSION

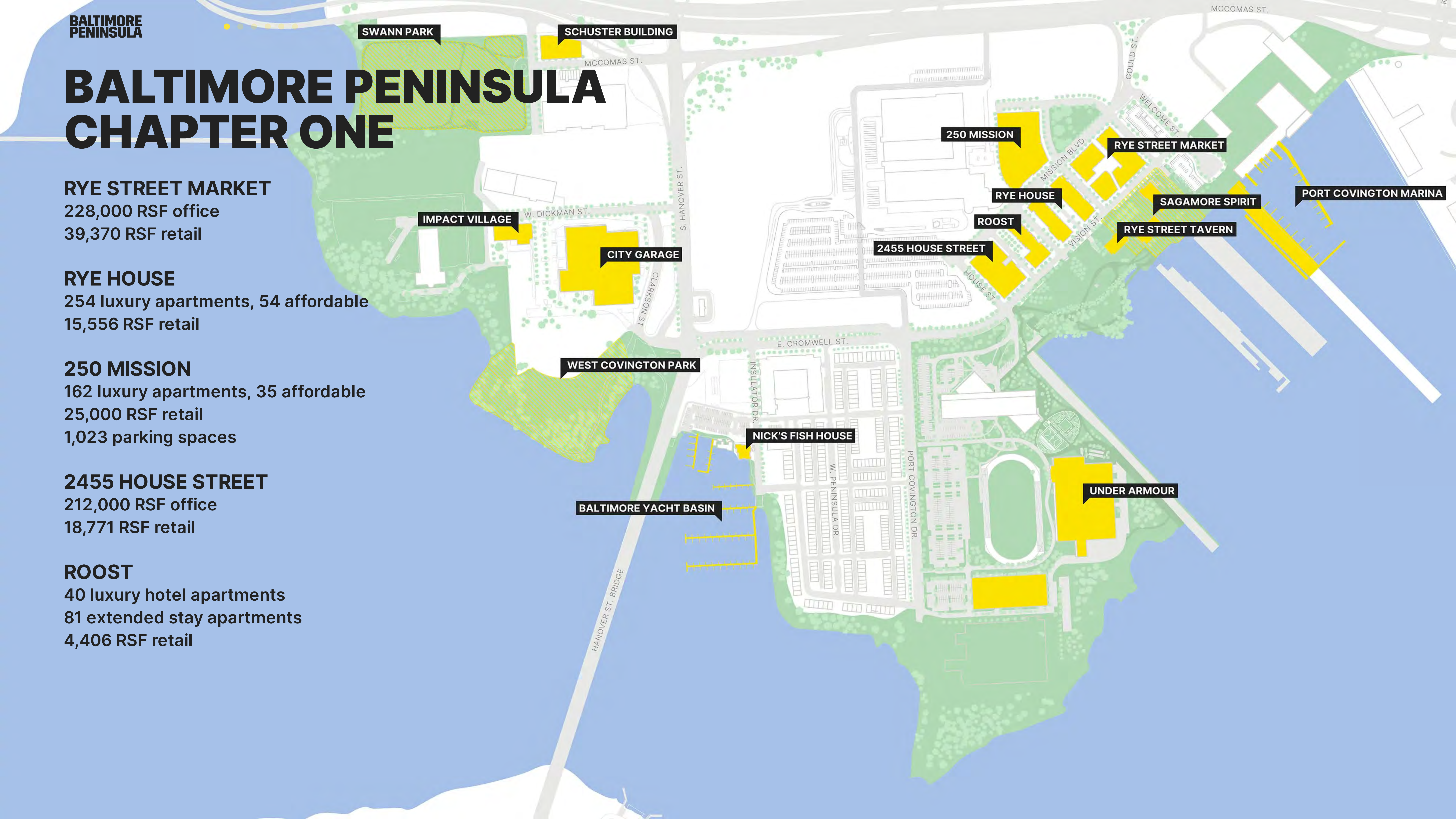
162 luxury apartments, 35 affordable
25,000 RSF retail
1,023 parking spaces

2455 HOUSE STREET

212,000 RSF office
18,771 RSF retail

ROOST

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



Open Now

BALTIMORE PENINSULA CHAPTER ONE



Open Now

BALTIMORE PENINSULA CHAPTER ONE

100,000+ SF
Destination Retail

937 PARKING SPACES

250 MISSION
25,000 RSF RETAIL

1,023 PARKING SPACES

29 STREET SPACES

PARKING

2455 HOUSE STREET
18,771 RSF RETAIL

ROOST
4,406 RSF RETAIL

RYE HOUSE
15,556 RSF RETAIL

RYE STREET MARKET
39,370 RSF RETAIL

80
PARKING SPACES

TWO MINUTE WALK

30 STREET/LOADING SPACES

28 STREET/LOADING SPACES

22 ON STREET SPACES

39 STREET/LOADING SPACES

RYE STREET TAVERN

SAGAMORE SPIRIT
DISTILLERY

Open Now

ACTIVITIES AT BALTIMORE PENINSULA

BALTIMORE YACHT BASIN

DOWNTOWN DOG RESORT

EASTERN WATER SPORTS

PORT COVINGTON MARINA

VOLO CITY VOLLEYBALL

WELLNESS ON THE WATERFRONT

WEST COVINGTON PARK



WHAT'S HAPPENING IN BALTIMORE PENINSULA

SPRING

The Pinnacle Poetry Showcase
Beer N' Bots
Night Brunch
BLK ASS FLEA MKT
Sagamore Spirit Anniversary Weekend*
Wellness On The Waterfront (Mon & Wed)
Outdoor Movie Night (Second Friday)
Crohn's & Colitis Walk
Sagamore Spirit Whiskey On The Waterfront*

SUMMER

Wellness On The Waterfront (Mon & Wed)
Jazzy Summer Nights (First Thursdays)
Outdoor Movie Night (Second Fridays)
SEED School Run-Up To Juneteenth 5K/1 Mile Walk
Sagamore Spirit Whiskey On The Waterfront*
Reggae Rise Up
4th Of July Celebration
Dirty Heads Tour
Baltimore Birthday Bash
Hip Hop 50th Anniversary
Vegan Soulfest

FALL

Wellness On The Waterfront (Mon & Wed)
Jazzy Summer Nights (First Thursdays)
Outdoor Movie Night (Second Fridays)
Chesapeake Fishing Open
Sagamore Spirit Whiskey On The Waterfront*
Lymphoma Light The Night
CheSUpeake Challenge
Truck Touch
Trunk Or Treat
Penny's Proof*
Sagamore Spirit Holiday Tree Lighting*

*Sagamore Spirit event

We are frequently adding new gatherings and event details are subject to change. Be sure to check our event calendar online, sign up for our e-newsletter, and follow us on social media to stay up-to-date!



Open Now

FOOD & BEVERAGE

SAGAMORE SPIRIT DISTILLARY

RYE STREET TAVERN

NICK'S FISH HOUSE

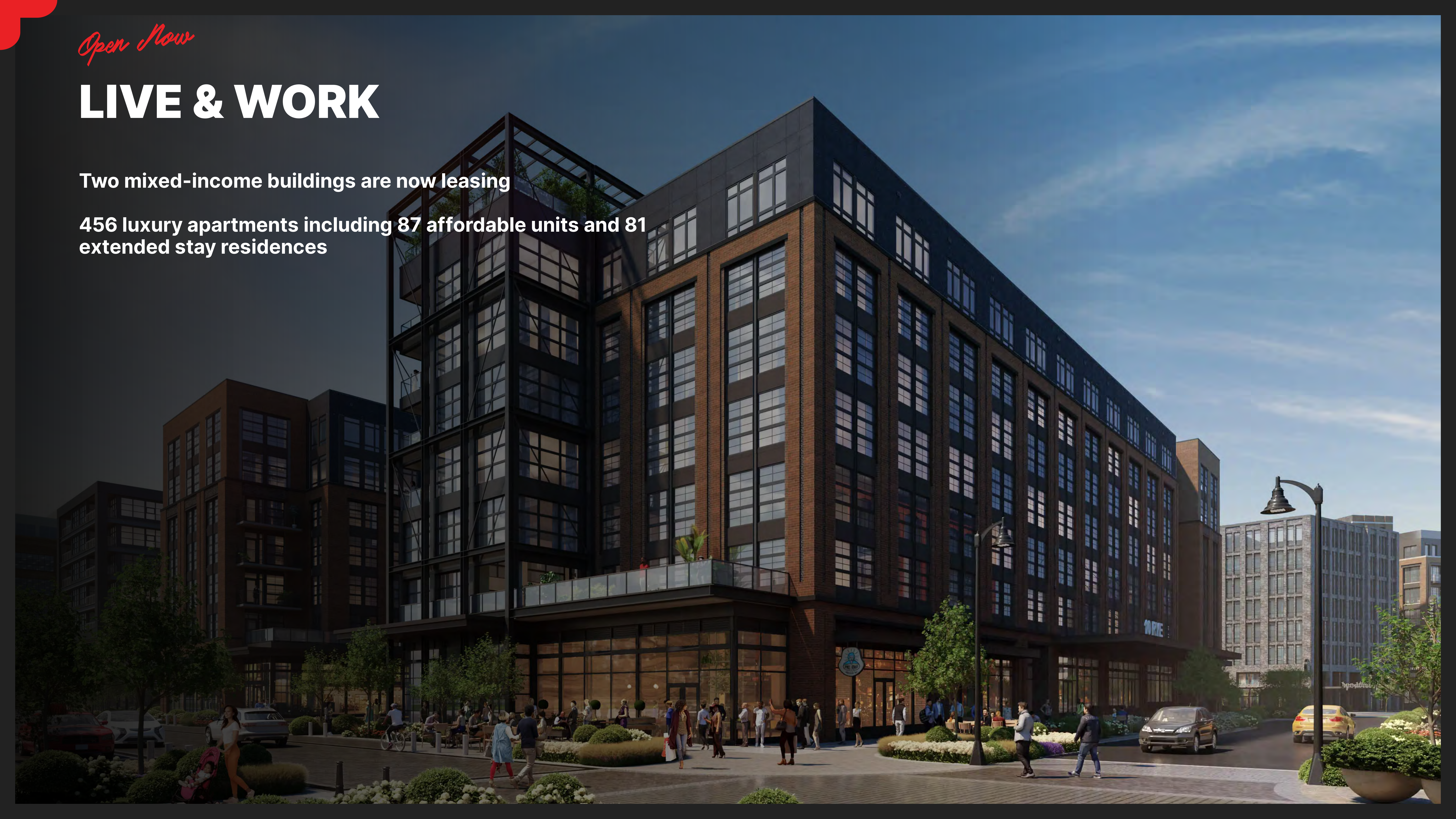


Open Now

LIVE & WORK

Two mixed-income buildings are now leasing

456 luxury apartments including 87 affordable units and 81 extended stay residences



Open Now

NOW WORKING AT BALTIMORE PENINSULA

UNDER ARMOUR

CITY GARAGE

IMPACT VILLAGE

THE BALTIMORE SUN

COMING 2024:
CFG Bank

Chambers Co.

CITY GARAGE



BALTIMORE
PENINSULA

RYE STREET *Market*

Private outdoor terrace opportunities

Water views

Designed by Morris Adjmi Architects & architecture that embraces the site's industrial past while layering in modern and innovative interventions

Variety of floor plates and spaces

New parks flanking two sides

228,000 RSF office

39,370 RSF retail

CURRENT TENANTS:
Chambers Co.



Rye Street Market

RYE STREET MARKET

MARKET SQUARE

The town square of BALTIMORE PENINSULA

Varied food & beverage offerings

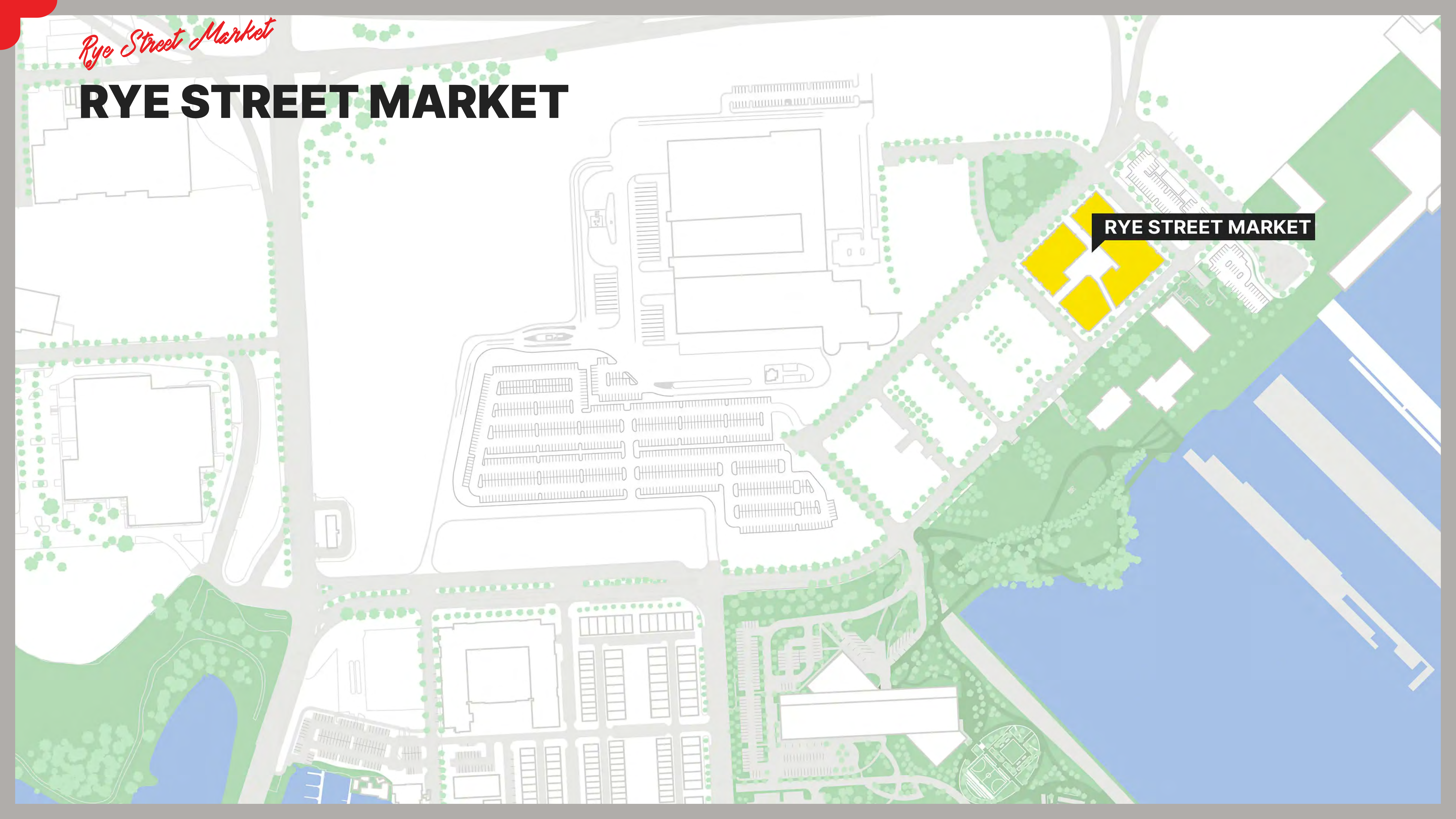
Social gathering space



Rye Street Market

RYE STREET MARKET

RYE STREET MARKET





RYE HOUSE

254 luxury apartments, 54 affordable

15,556 RSF retail



RYE STREET MARKET

1st Floor

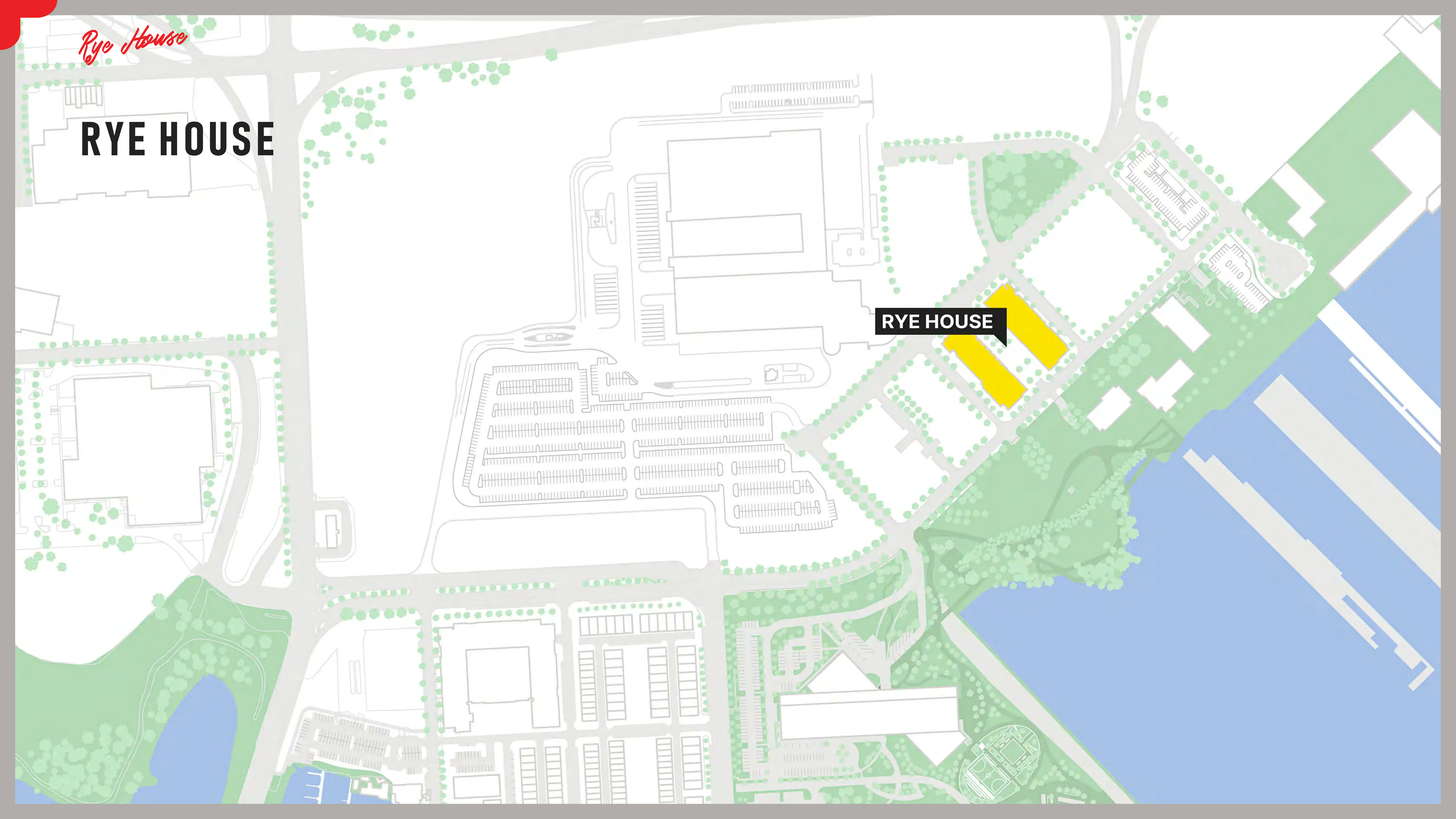
39,370 RSF retail



Rye House

RYE HOUSE

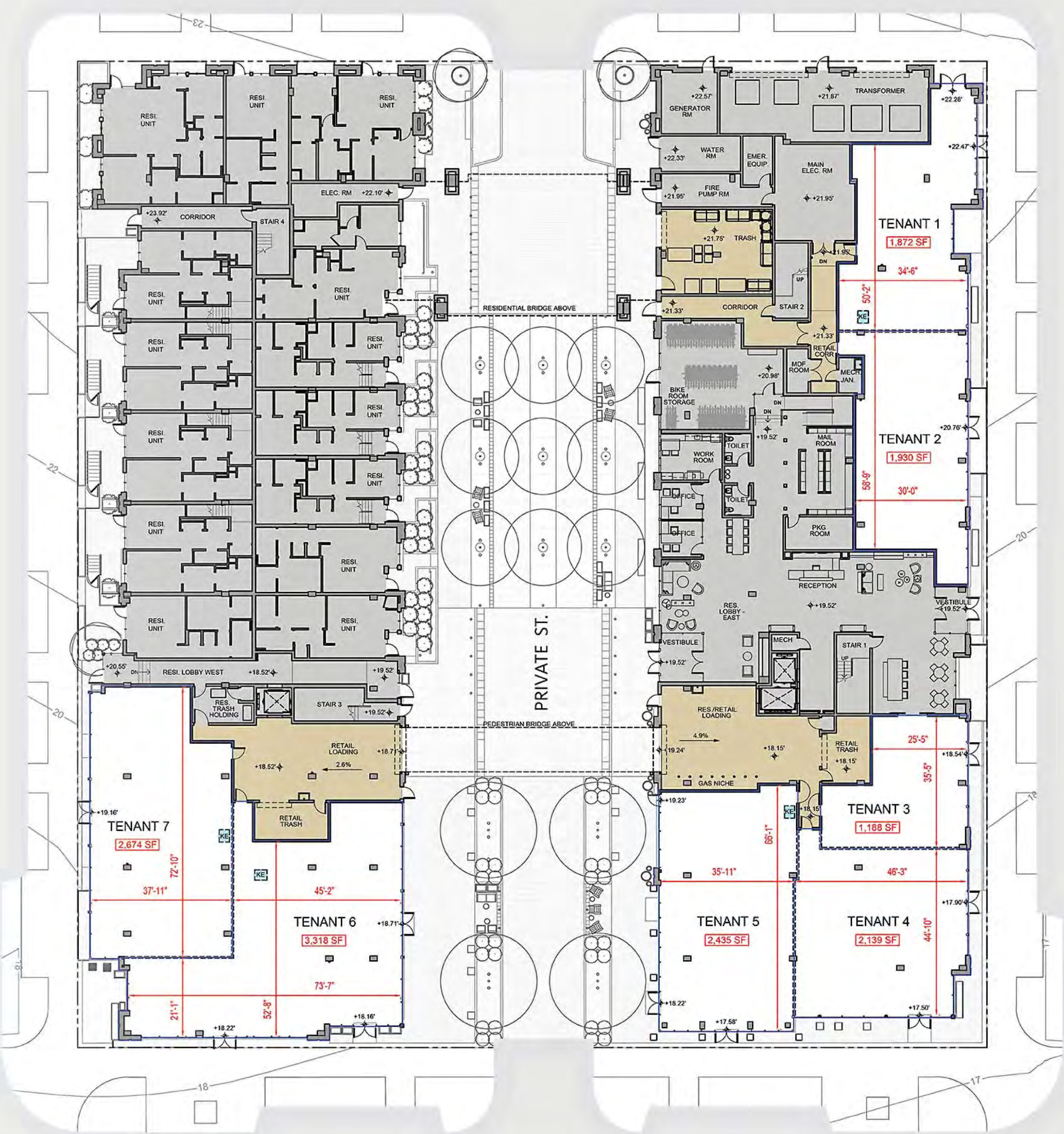
RYE HOUSE



RYE HOUSE

1st Floor

15,556 RSF retail





250 MISSION

162 luxury apartments, 35 affordable

25,000 RSF retail

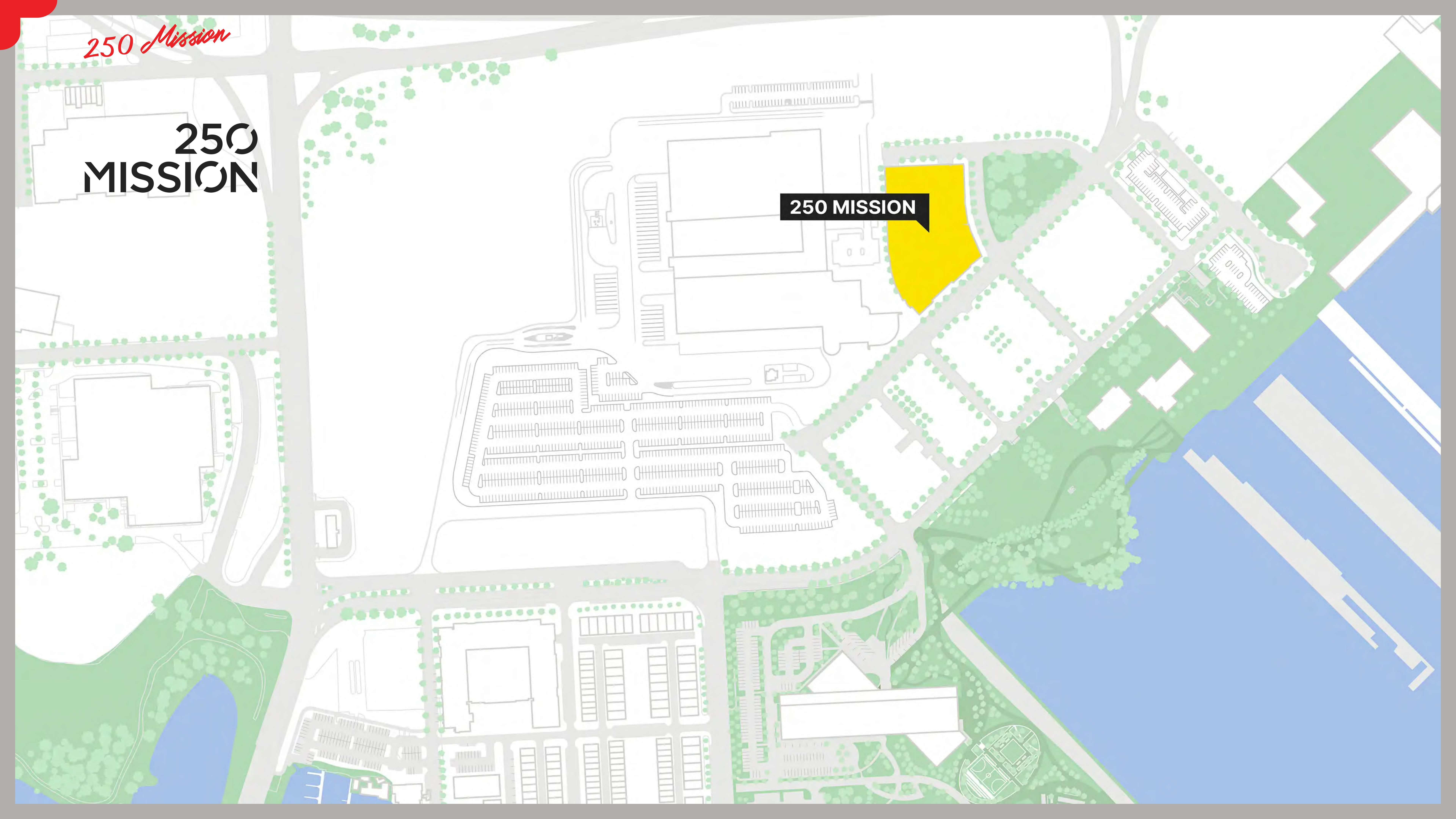
1,023 parking spaces



250 Mission

250
MISSION

250 MISSION



250 Mission

250 MISSION

1st Floor

25,000 RSF retail





Roost is a luxury residence concept, developed by Method Co, that has redefined the term “apartment hotel.”

Method Co is an integrated real estate management, development, and design company, deeply rooted in the art of hospitality.

Method Co designs and operates unparalleled hospitality destinations that have been nationally recognized, including The Quoin Hotel in Wilmington, DE; The Pinch and The Quinte in Charleston, SC, and Hiroki, Mulherin’s, and Wm. Mulherin’s Sons in Philadelphia, PA.

Roost has established locations in Philadelphia, Cleveland, and Tampa, with Roost destinations coming soon to Charleston, Detroit, and Baltimore Peninsula.

Roost

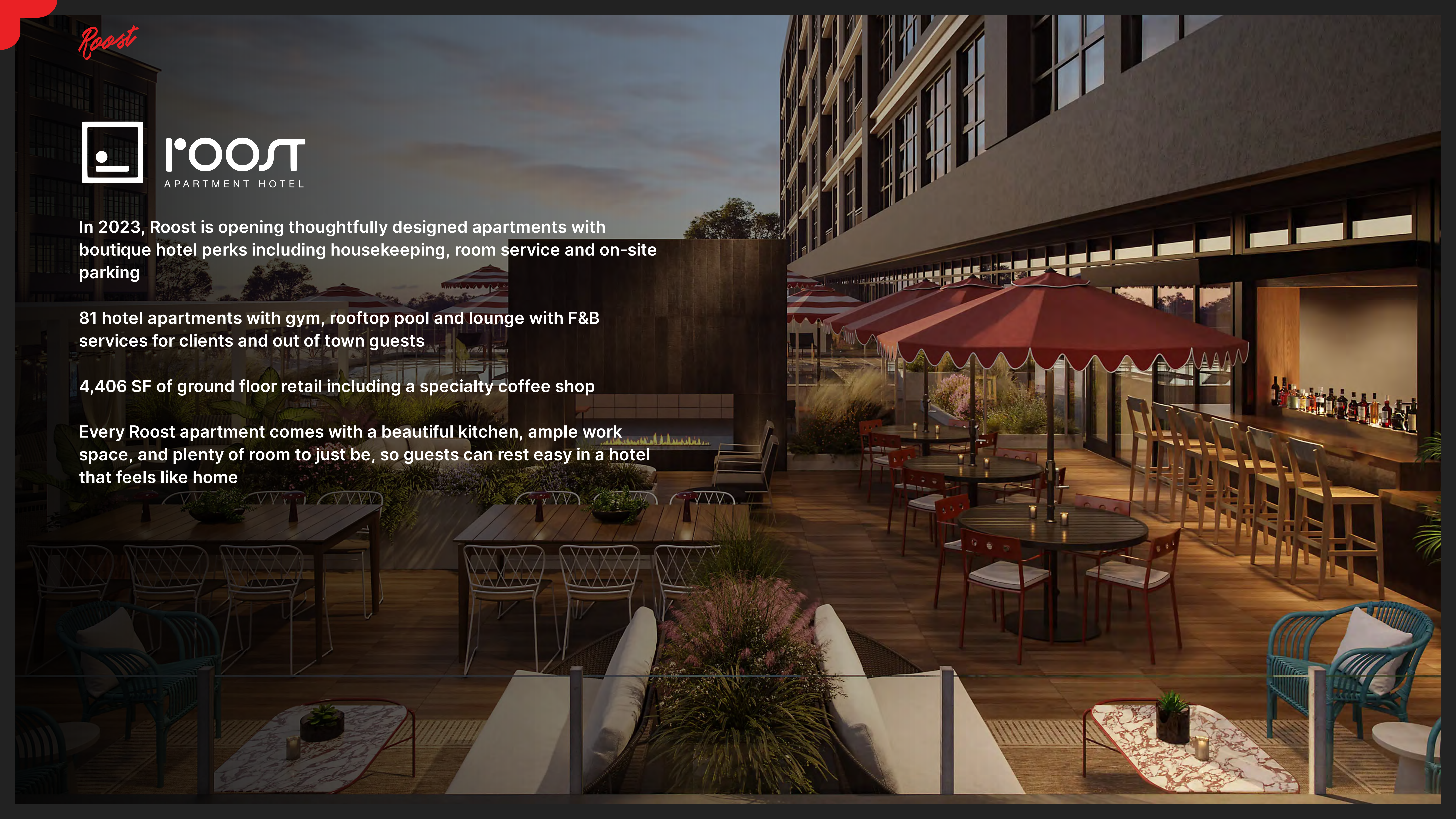


In 2023, Roost is opening thoughtfully designed apartments with boutique hotel perks including housekeeping, room service and on-site parking

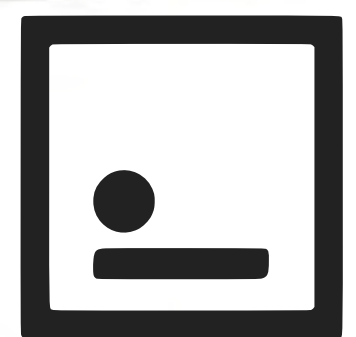
81 hotel apartments with gym, rooftop pool and lounge with F&B services for clients and out of town guests

4,406 SF of ground floor retail including a specialty coffee shop

Every Roost apartment comes with a beautiful kitchen, ample work space, and plenty of room to just be, so guests can rest easy in a hotel that feels like home



Roost



roost
APARTMENT HOTEL

ROOST

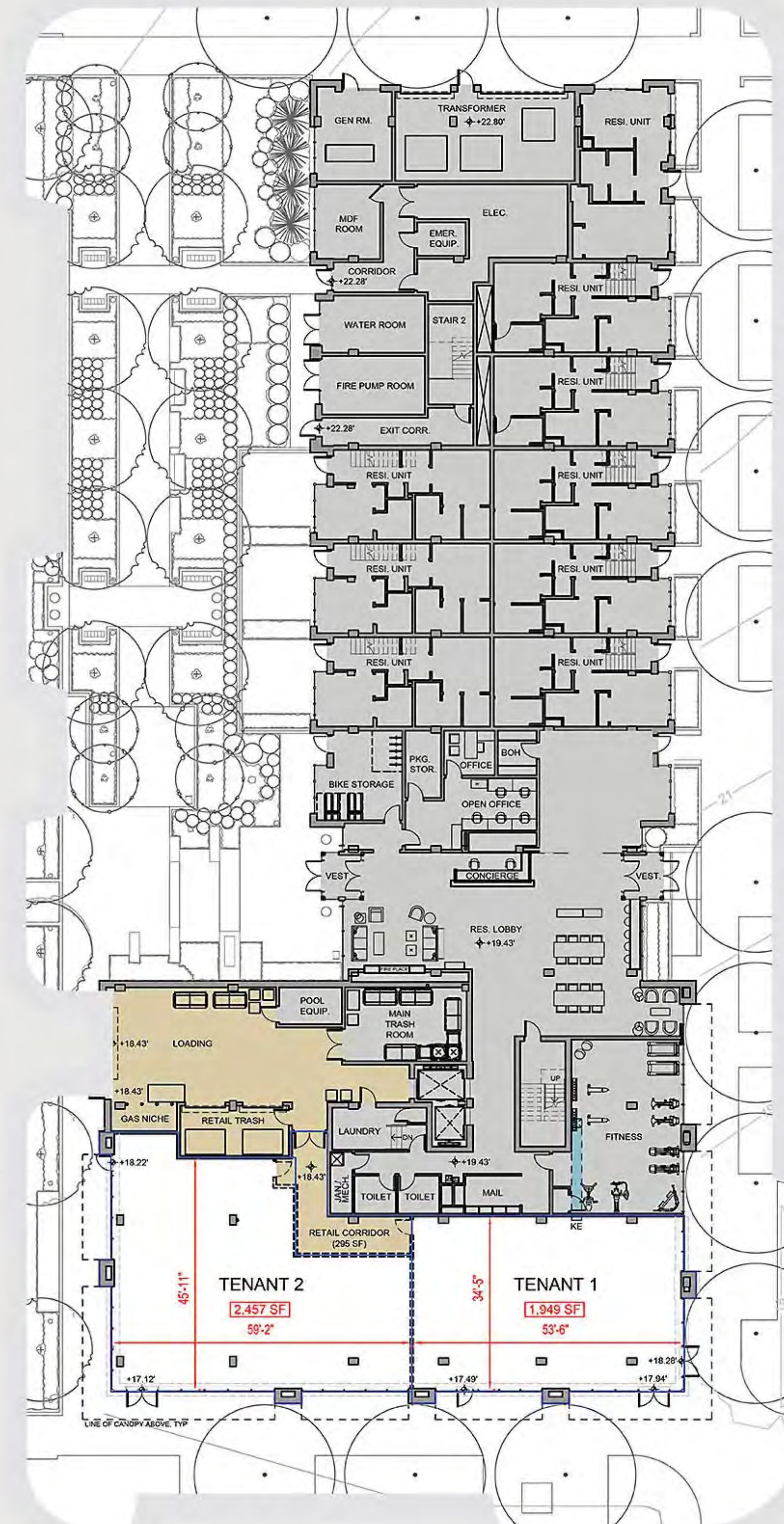


Roost



1st Floor

4,406 RSF retail



2455 HOUSE

Street

Amenity-rich with large outdoor terraces

Large, flexible floor plates

Water views

Architecture inspired by the Baltimore's industrial heritage

221,500 SF trophy office building

212,000 RSF office

18,711 RSF retail

CURRENT TENANTS:
CFG Bank



2455 House Street

2455 HOUSE STREET

2455 HOUSE STREET

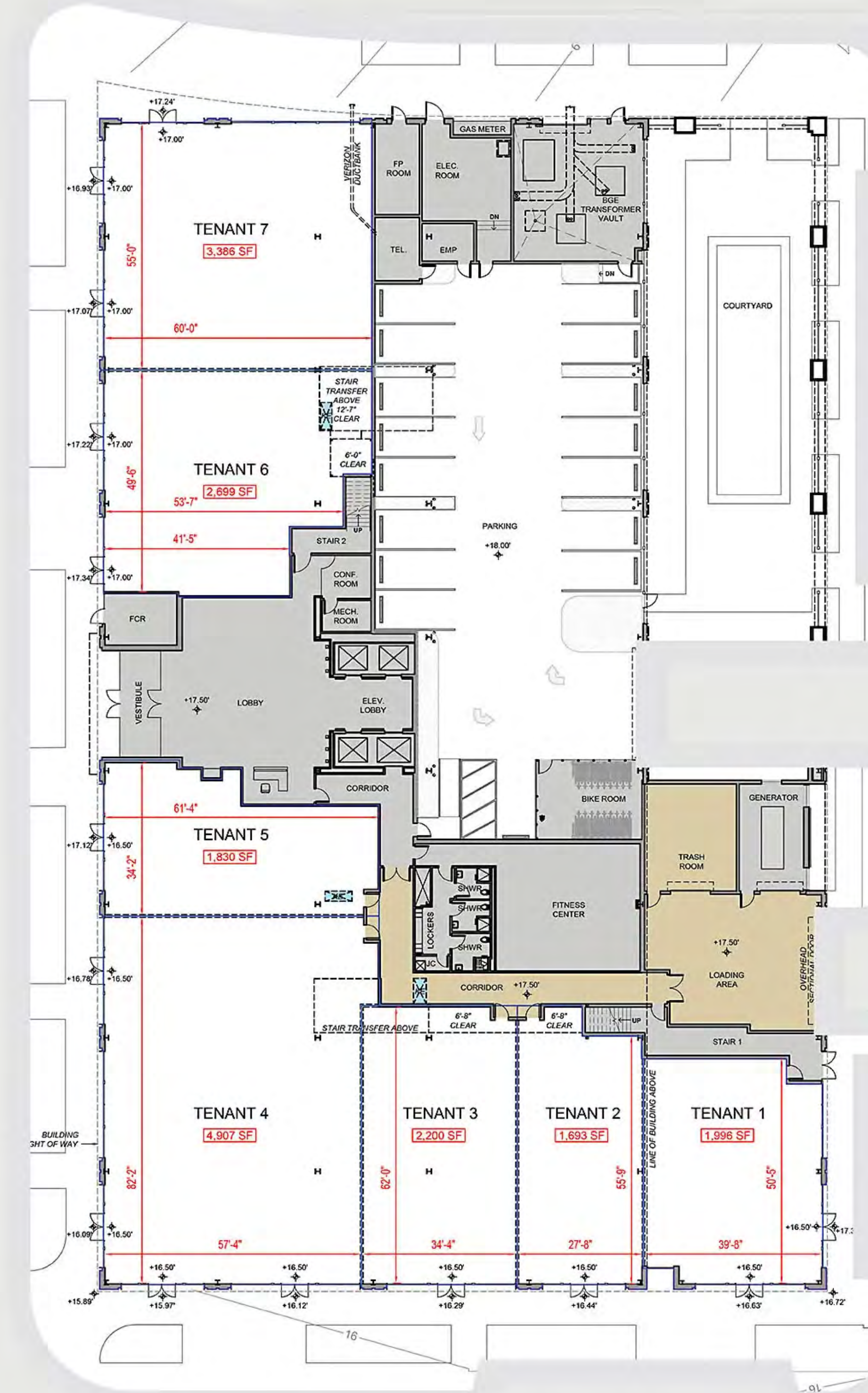


2455 House Street

2455 HOUSE STREET

1st Floor

18,711 RSF retail



Welcome to
**BALTIMORE
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RETAIL LEASING

Andrew Segall Principal
410.753.3947
asegall@segallgroup.com

Jonathan Garritt Principal
410.753.3942
jgarritt@segallgroup.com

www.segallgroup.com

segALL
GROUP