

FOR LEASE Available Immediately

# Welcome to BALTIMORE PENINSULA

VESSEL  
*Little Wing*

SAGAMORE  
RYE

RYE STREET  
TAVERN

DAILY  
GRIND

M&T Bank

Molly's  
DOG CARE

BEN & JERRY'S

Bar  
VEGAN

Slutty Vegan

Jersey Mike's Subs

STRAYER  
UNIVERSITY

NOW OPEN!

segall  
GROUP



## Project Overview

**Baltimore Peninsula** seeks 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.



Baltimore Peninsula is a public/private partnership of historic significance. "Chapter One" is 1.1m square feet of development, consisting of five eight story structures; two Class A office buildings, Roost extended stay hotel & apartments, Rye House luxury residential and 250 Mission residential and structured parking deck.

Chapter One is the first phase of what will eventually be over 13m square feet of commercial and residential development.

Neighboring uses include: Under Armour World Headquarters + 25,000 square foot retail brand house, NCAA track and turf field and grandstand and supporting adjacent office and R&D, two marinas with approximately 200 slips, Volo Sports, Rye Street Tavern (Clyde's restaurant group), Sagamore Distillery, Nick's Fish House and Locke Landing, an 800 unit apartment and garage townhome community delivering starting 2024.

## Quick Facts

- Size** 100,403 square feet of total retail.
- Rye Street Market:** 39,230 square feet of retail
- Rye House:** 15,556 square feet of retail
- 250 Mission:** 22,500 square feet of retail
- 2455 House Street:** 18,711 square feet of retail
- Roost:** 4,406 square feet of retail

2024 Demographics	1 mile	3 mile	5 miles	10 min DT
POPULATION	16,482	193,907	436,328	81,915
HOUSEHOLDS	8,347	88,328	186,801	39,066
AVG. HH INCOME	\$159,746	\$98,726	\$86,829	\$102,200
DAYTIME POPULATION	20,168	326,595	648,719	359,860
TRAFFIC COUNT	121,275 AADT (I-95)	38,142 AADT (Hanover Street)		



- AVAILABLE
- LEASED
- PARKING

937  
PARKING  
SPACES

29 STREET SPACES

1,023  
PARKING  
SPACES

250 MISSION  
22,500 RSF RETAIL



2455 HOUSE STREET  
18,711 RSF RETAIL

ROOST  
4,406 RSF RETAIL

RYE HOUSE  
15,556 RSF RETAIL

RYE STREET MARKET  
39,230 RSF RETAIL



58 PARKING  
SPACES

TWO MINUTE WALK

30 STREET/LOADING SPACES

28 STREET/LOADING SPACES

22 ON STREET SPACES

39 STREET/LOADING SPACES



RYE STREET TAVERN  
(CLYDE'S RESTAURANT GROUP)  
NOW OPEN

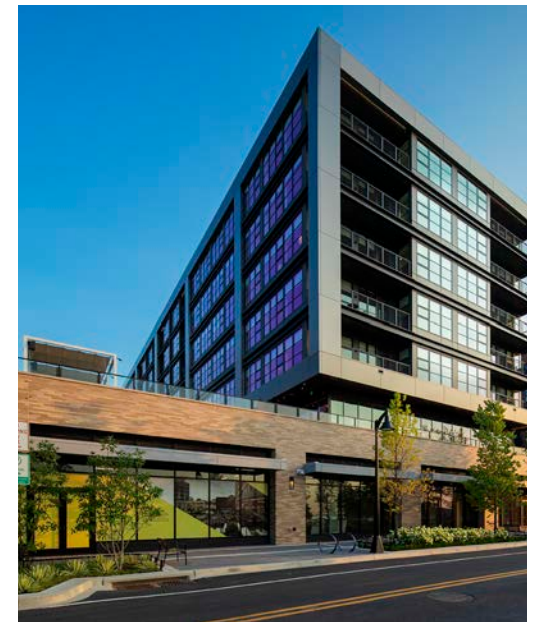
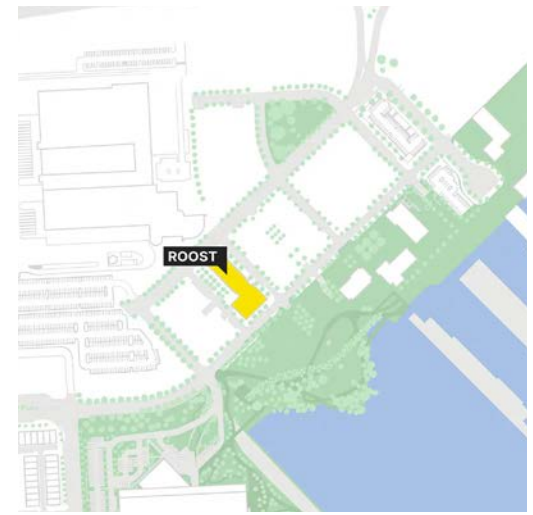
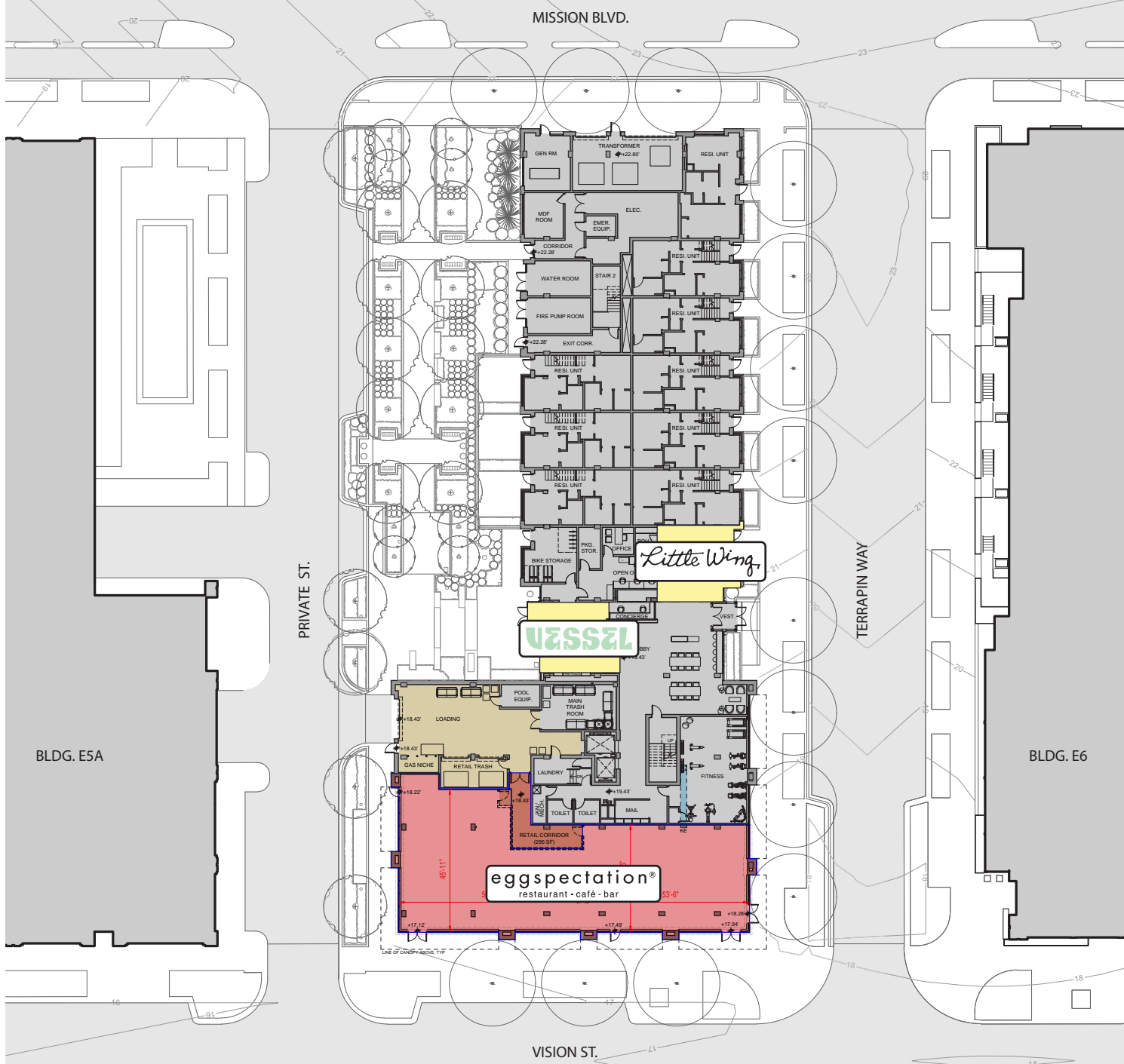
SAGAMORE SPIRIT  
DISTILLERY  
NOW OPEN

39  
PARKING  
SPACES

100,000+ SF  
DESTINATION  
RETAIL







- AVAILABLE     NOW OPEN
- LOI
- AT LEASE
- LEASED

MISSION BLVD.



- AVAILABLE
- LOI
- AT LEASE
- LEASED
- NOW OPEN

BLDG. E5B

TERRAPIN WAY

PRIVATE ST.

RYE ST.

VISION ST.



- AVAILABLE
- LOI
- AT LEASE
- LEASED
- NOW OPEN

PHILADELPHIA ↗

3 RAMPS

Directly from I-95 to Baltimore Peninsula

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

GAME DAY SHUTTLES

Shuttles to and from Oriole Park at Camden Yards (7 minutes/2 miles) and M&T Bank Stadium (5 minutes/1.5 miles) on game days

↙ WASHINGTON, D.C.

BALTIMORE

BALTIMORE PENINSULA

THE MOST  
CONNECTED  
AND VISIBLE  
LOCATION

52 Places to Go in 2024

**BALTIMORE**

**#14**

The New York Times



**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  
 800K ANNUAL ATTENDANCE  
 SHUTTLES TO AND FROM BALTIMORE PENINSULA ON GAME DAYS

◆	APARTMENTS
1	LUMINARY AT ONE LIGHT: 281 UNITS
2	414 LIGHT STREET: 394 UNITS
3	BANNER HILL: 391 UNITS
4	HANOVER CROSS STREET: 29 UNITS
5	2 EAST WELLS: 153 UNITS
6	901 S CHARLES: 164 UNITS
7	MCHENRY ROW: 250 UNITS
8	ANTHEM HOUSE: 344 UNITS
9	BAINBRIDGE: 227 UNITS
10	1405 POINT: 289 UNITS
11	5 DOCK STREET: 103 UNITS
12	LIBERTY HARBOR EAST: 292 UNITS
13	ALTA FEDERAL HILL: 275 UNITS
14	ONE WESTPORT: 247 UNITS (PHASE I)
15	LOCKE LANDING: 800 UNITS
<b>TOTAL BP RESIDENTIAL: 626 UNITS</b>	

# PHOTO TOUR OF ONE WESTPORT, 23 TOWNHOMES ALREADY SOLD BY RYAN HOMES

January 15, 2026 - SouthBMore.com



The first block of 16 townhomes have been completed by Ryan Homes at the One Westport development in South Baltimore. The 43-acre development by Ray Jackson's Stonewall Capital takes place on a waterfront parcel on the Middle Branch where a redevelopment was first planned in 2004.

Ryan Homes is building 205 townhomes in this first phase of the development taking place on Parcel B. Another builder will construct 51 homes on the western border of Parcel B facing the newly-rebuilt and realigned Kloman St.

Ryan Homes has already sold 23 homes in the first two months of sales. The homes for sale come in a 16 ft.-wide, three-story option; a 16 ft.-wide, four-story option; a 20 ft.-wide, four-story option; and a 20 ft.-wide, four-story waterfront option.

All the homes have at least three bedrooms. The three-story homes have bedrooms on the first and third floors, and the four-story homes have customizable bonus spaces on the first floor and the fourth floor with bedrooms on the third floor. The four-story homes have also have a terrace off the fourth floor.

Homes range in price from \$359,000 to \$750,000.

Additional blocks of homes are set to begin construction soon.

SEH Excavating Contractors is the site development contractor for Parcel B. It was also be responsible for the relocation of Kloman St.

Parcel B will have a pocket park, green spaces, and a path system throughout the neighborhood and along the waterfront.

Jackson said he is "extremely happy" with the progress at One Westport. Jackson purchased the land in 2020 and site work began at the development in 2024.

Ryan Homes will build approximately 300 additional homes in a phase two on Parcels C, D, and F of the development. The parcels were originally slated for multiple apartments buildings and an office building and retail spaces.

In between Parcel B and C will be Westport Waterfront Community Park. The park is a partnership between Stonewall Capital, the Maryland Department of Housing and Community Development (DHCD), the South Baltimore Gateway Partnership (SBGP), and private fundraising.

On the park, Jackson said, "Work has already started as we have tied the grades in for the walking trails adjacent to Parcel B. The majority of the park work will start later this year as we are bidding parts of it out now."

Parcel A will be an affordable housing complex by Sight Insight and the NHP Foundation.


Source: <https://www.southbmore.com/2026/01/15/photo-tour-of-one-westport-23-townhomes-already-sold-by-ryan-homes/>


**Interested?**

**Contact:**

**Andrew Segall**


 [asegall@segallgroup.com](mailto:asegall@segallgroup.com)


 410.753.3947

 410.960.0361

**Jonathan Garritt**

 [jgarritt@segallgroup.com](mailto:jgarritt@segallgroup.com)

 410.753.3942

 443.223.0662

  
**SAGAMORE**  
VENTURES

**Hines**

*Welcome to*  
**BALTIMORE  
PENINSULA**

**segall**  
GROUP

**Maryland**

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

**DC • Northern VA**

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

**Richmond**

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.207.4040

**Online**

[www.segallgroup.com](http://www.segallgroup.com)

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