

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)		



SWANN PARK

SCHUSTER BUILDING

MCCOMAS ST.

IMPACT VILLAGE

W. DICKMAN ST.

CITY GARAGE

CLARKINSON ST.
S. HANOVER ST.

250 MISSION

RYE STREET MARKET

RYE HOUSE

SAGAMORE SPIRIT

PORT COVINGTON MARINA

ROOST

RYE STREET TAVERN

2455 HOUSE STREET

HOUSE ST.

RYE STREET MARKET
228,000 RSF office
39,230 RSF retail

WEST COVINGTON PARK

RYE HOUSE
254 luxury apartments, 54 affordable
15,556 RSF retail

LOCKE LANDING
800 UNIT RESIDENTIAL
DEVELOPMENT BY HOVNIANIAN

UNDER ARMOUR
WORLD HQ AND BRAND HOUSE

NICK'S FISH HOUSE

250 MISSION
162 luxury apartments, 35 affordable
22,500 RSF retail
1,023 parking spaces

BALTIMORE YACHT BASIN

UNDER ARMOUR

2455 HOUSE STREET
212,000 RSF office
18,711 RSF retail

HANOVER ST. BRIDGE

UNDER ARMOUR

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

- AVAILABLE
- LEASED
- PARKING

937
PARKING
SPACES

29 STREET SPACES

1,023
PARKING
SPACES

250 MISSION
22,500 RSF RETAIL

Everbrook
ACADEMY
COMING SOON

2455 HOUSE STREET
18,711 RSF RETAIL

Molly's
DOG CARE
NOW OPEN!

CFG Bank

DAILY GRIND
NOW OPEN!

ROOST
4,406 RSF RETAIL

Little Wings
NOW OPEN!

NESSZI
NOW OPEN!

SLURP
NOODLE
BAR

Inspire
NAIL BAR
COMING SOON

RYE HOUSE
15,556 RSF RETAIL

K LIVE-K
COMING SOON

RYE STREET MARKET
39,230 RSF RETAIL

M&T Bank
NOW OPEN!

STRAYER
UNIVERSITY
NOW OPEN!

Jersey Mike's Subs
NOW OPEN!

58 PARKING
SPACES

TWO MINUTE WALK

30 STREET/LOADING SPACES

28 STREET/LOADING SPACES

22 ON STREET SPACES

39 STREET/LOADING SPACES

eggspiration
restaurant - café - bar
COMING SOON

SHINKANZEN
SUSHI

Blu Ca
AMERICAN EXPERIENCE

URBAND
COMMON PLATE
HOSPITALITY
COMING SOON

BAR VEGAN
Starbucks
NOW OPEN!

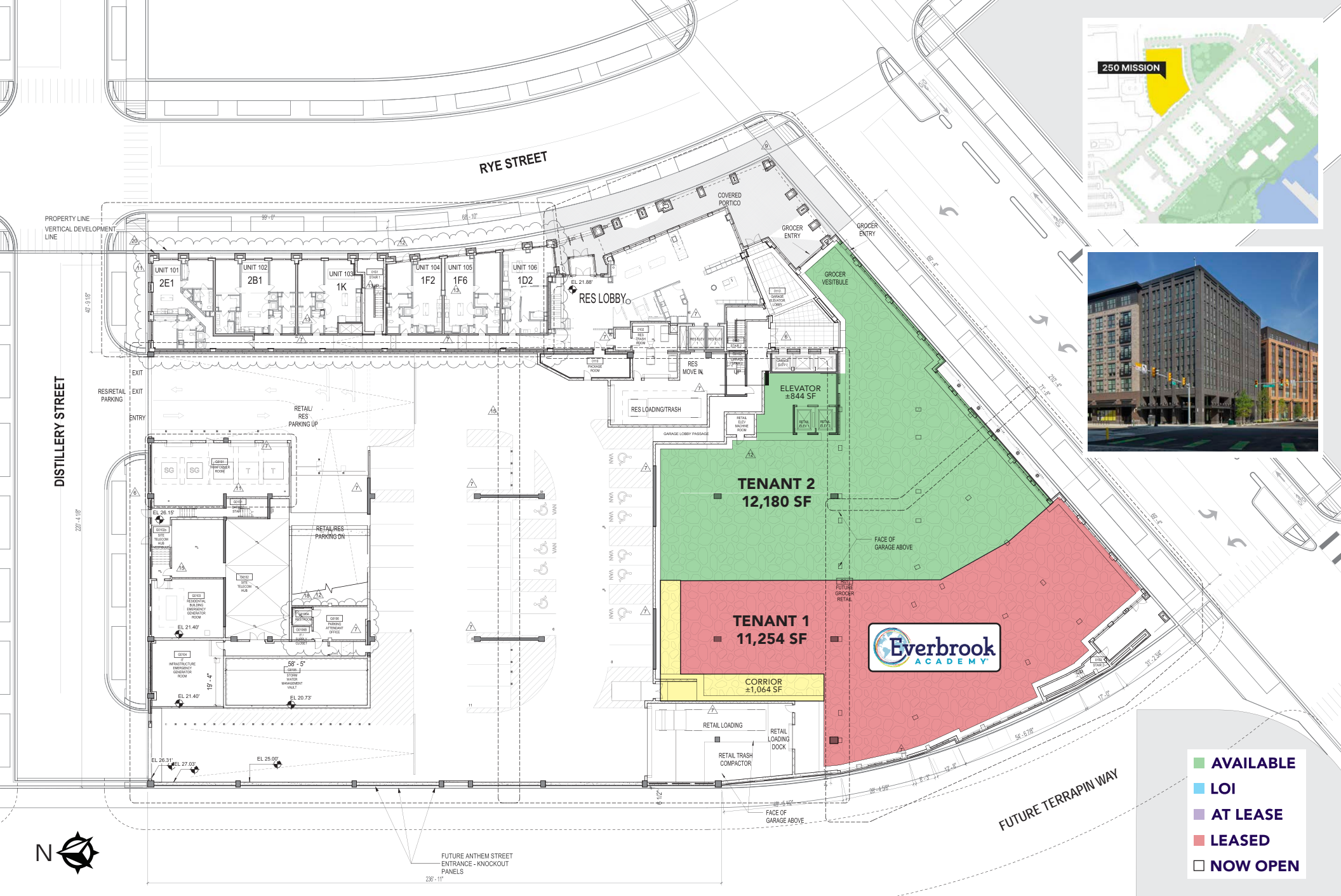
BEN & JERRY'S
NOW OPEN!

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

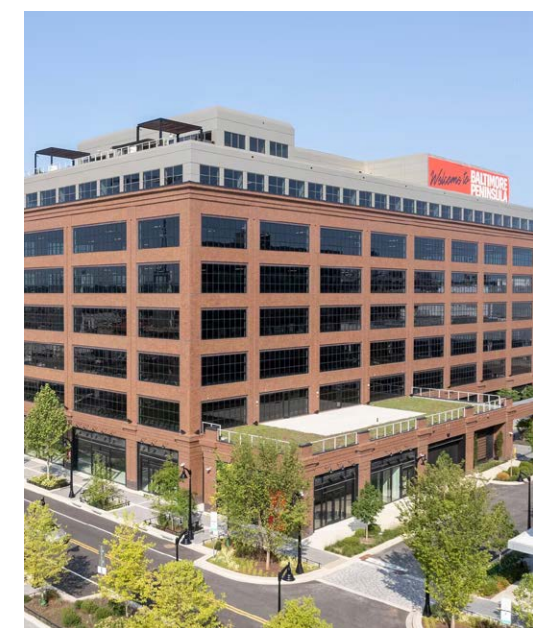
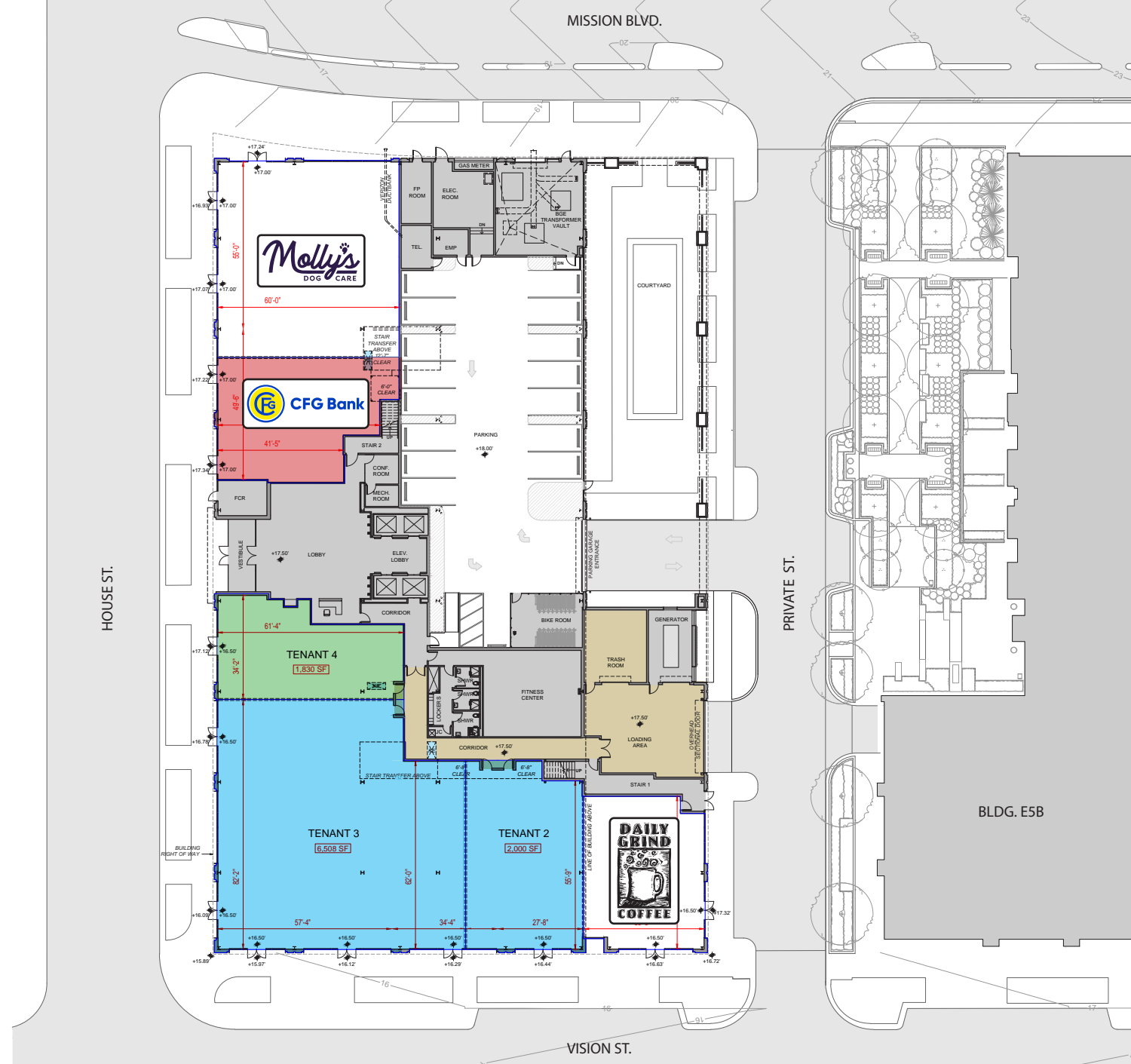
SAGAMORE SPIRIT
DISTILLERY
NOW OPEN

39
PARKING
SPACES

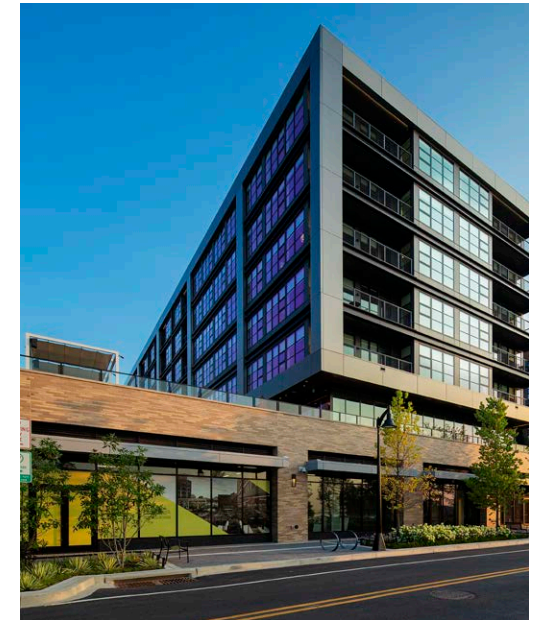
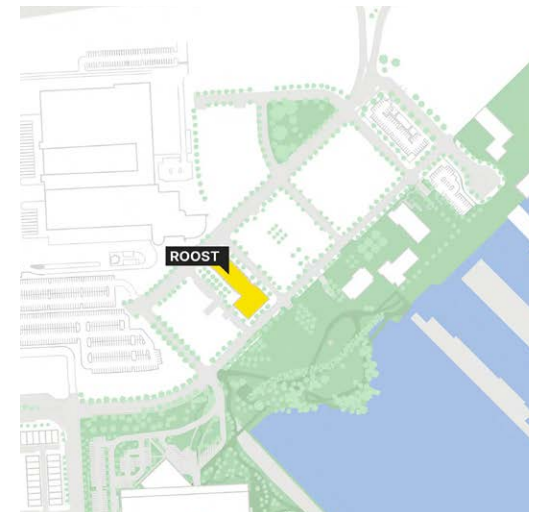
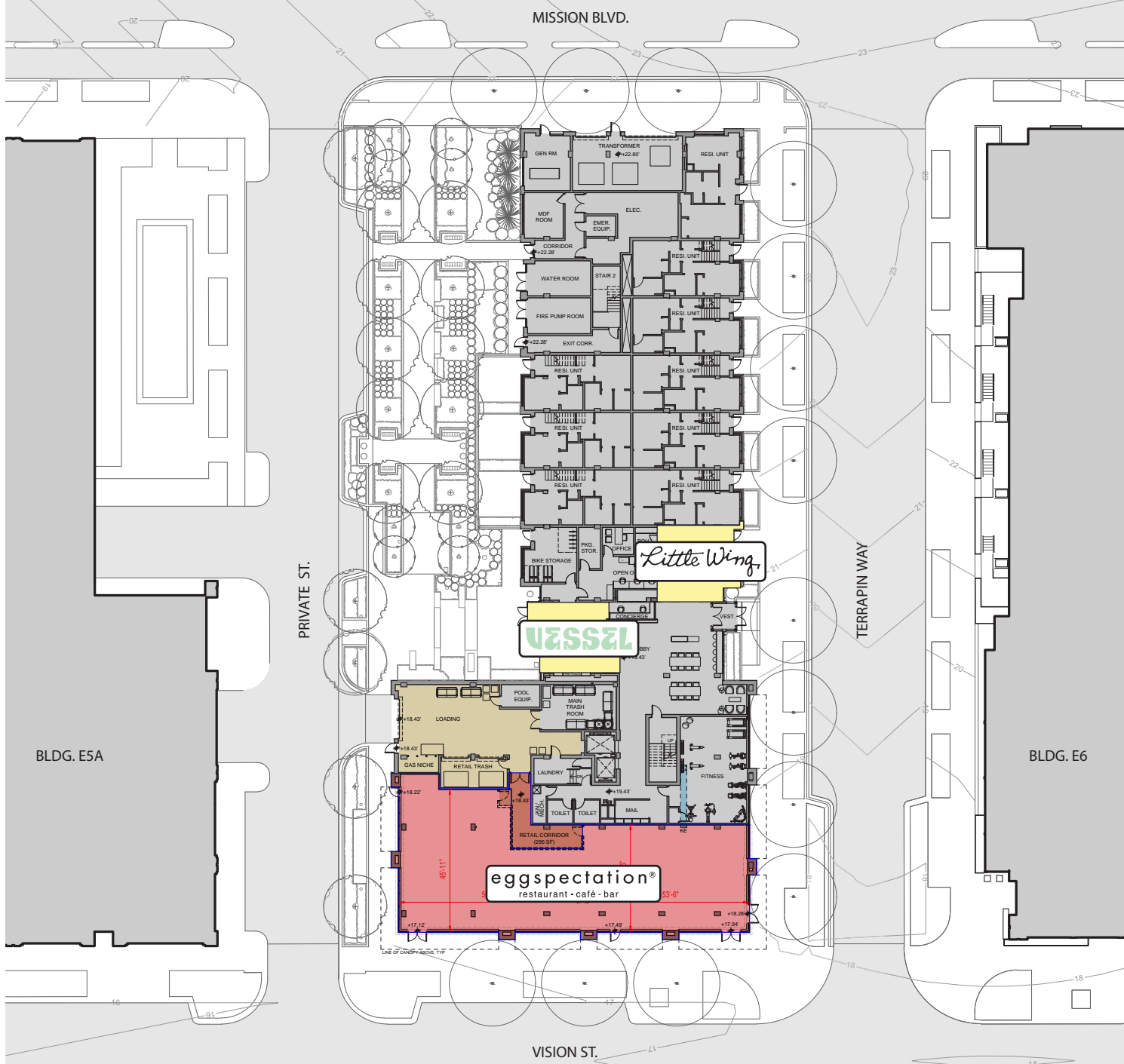
100,000+ SF
DESTINATION
RETAIL



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

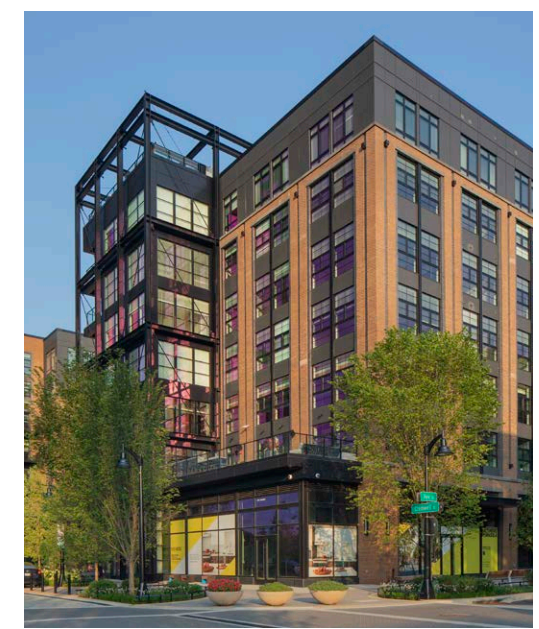


- AVAILABLE
- LOI
- AT LEASE
- LEASED
- NOW OPEN



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

MISSION BLVD.



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

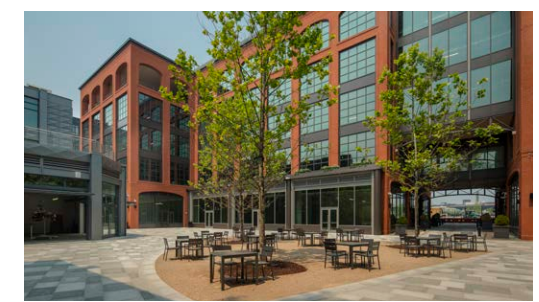
BLDG. E5B

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
TOTAL BP RESIDENTIAL: 626 UNITS	

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?

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SAGAMORE
VENTURES

Hines

Welcome to
**BALTIMORE
PENINSULA**

segall
GROUP

Maryland

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DC • Northern VA

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READY.**