

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.

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

2025 Demographics	1 mile	3 mile	5 miles	10 min DT
POPULATION	16,621	192,993	431,329	100,922
HOUSEHOLDS	8,414	87,919	184,551	47,177
AVG. HH INCOME	\$170,974	\$104,997	\$92,481	\$103,097
DAYTIME POPULATION	15,326	329,591	645,514	236,451
TRAFFIC COUNT	121,275 AADT (I-95)	38,142 AADT (Hanover Street)		



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

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

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

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

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



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!

CFB Bank

DAILY GRIND
NOW OPEN!

ROOST
4,406 RSF RETAIL

Little Wing
NOW OPEN!

NESSZL
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

Blü Ca
AMERICAN EXPERIENCE

URBAND
COMMON PLATE
HOSPITALITY
COMING SOON

BAR VEGAN
Starbucks
NOW OPEN!

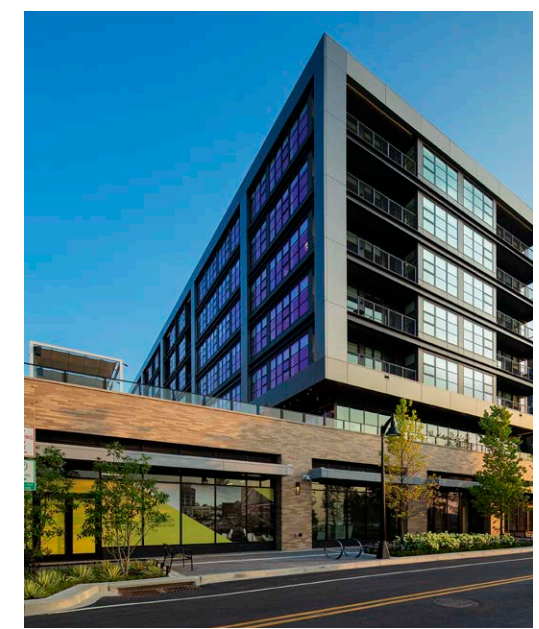
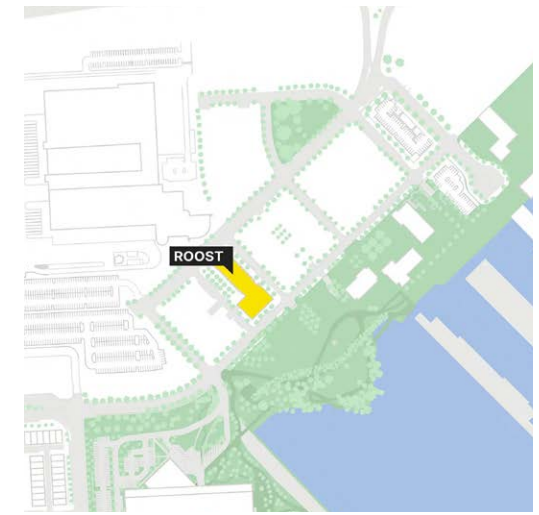
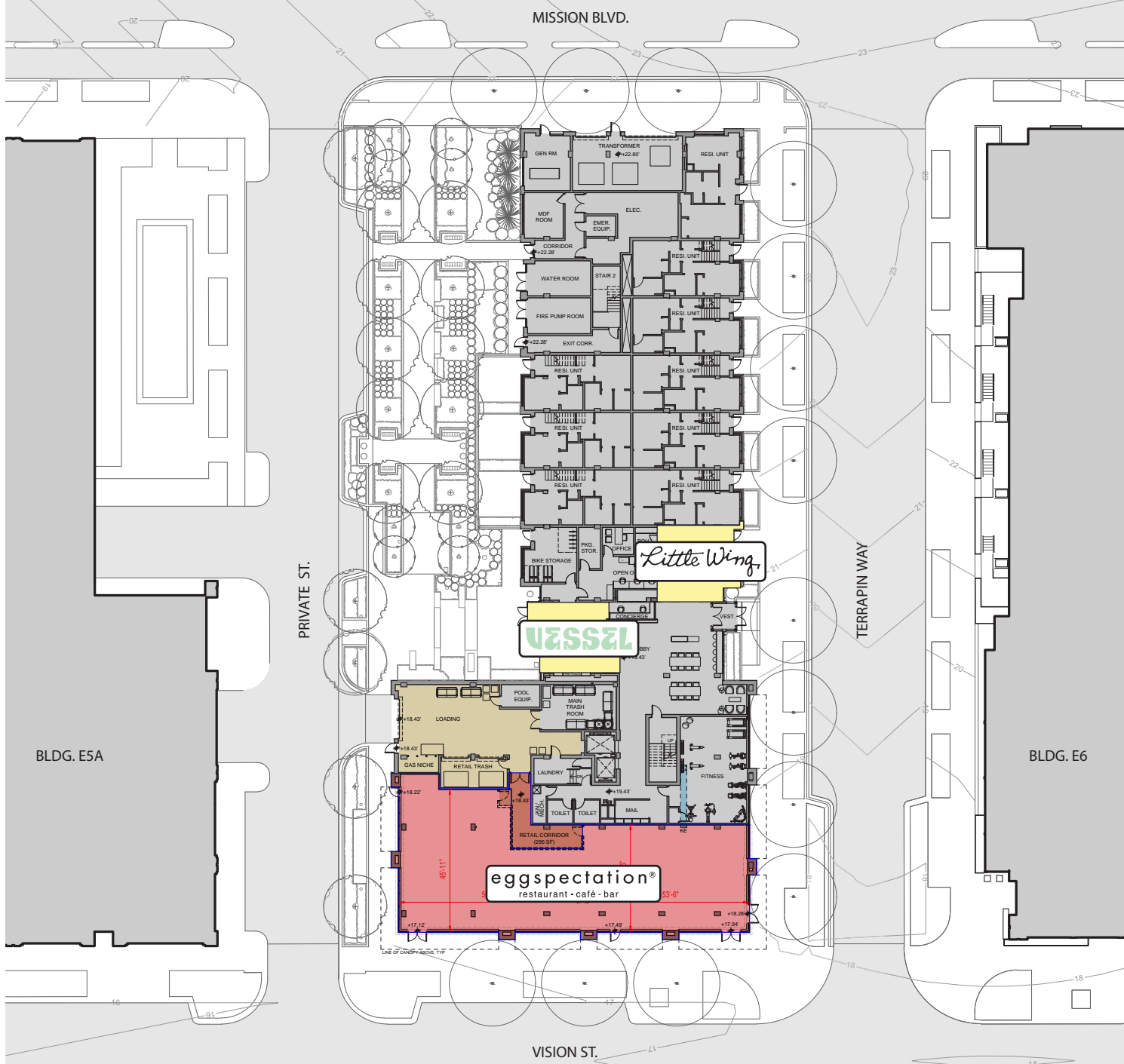
BEN & JERRY'S
NOW OPEN!

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

SAGAMORE SPIRIT
DISTILLERY
NOW OPEN

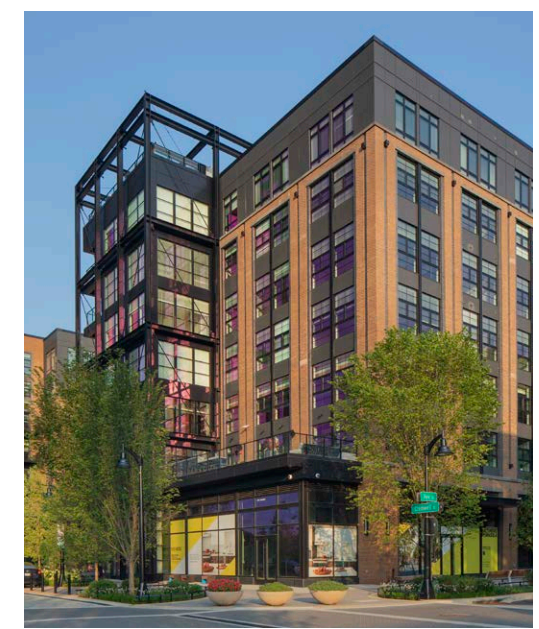
39
PARKING
SPACES

100,000+ SF
DESTINATION
RETAIL



- AVAILABLE
- LOI
- AT LEASE
- LEASED
- OPEN

MISSION BLVD.



- AVAILABLE
- LOI
- AT LEASE
- LEASED
- OPEN

VISION ST.

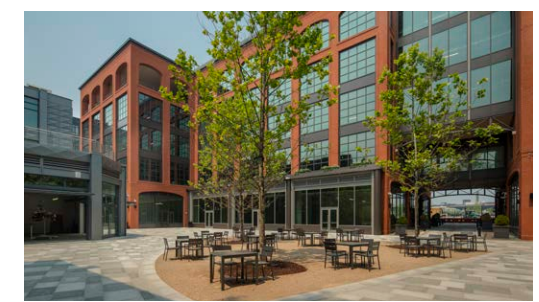
BLDG. E5B

TERRAPIN WAY

PRIVATE ST.

RYE ST.

Rye House



- AVAILABLE OPEN
- LOI
- AT LEASE
- LEASED

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



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

BALTIMORE ORIOLES
 ORIOLE PARK AT CAMDEN YARDS
 1.5M ANNUAL ATTENDANCE

BALTIMORE RAVENS
 M&T BANK STADIUM
 800K ANNUAL ATTENDANCE

INNER HARBOR
 11.6M ANNUAL VISITORS

FEDERAL HILL

RIVERSIDE

LOCUST POINT

FORT MCHENRY
 600K ANNUAL VISITORS

BALTIMORE PENINSULA

ONE MILE RADIUS

EXIT 54

EXIT 55

EXIT 56

95

95

95

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

Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 410.960.0361

Jonathan Garritt

✉ 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

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READY.**