

FOR LEASE Available Immediately

*Welcome to*  
**BALTIMORE  
PENINSULA**

**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

2023 Demographics	1 mile	3 mile	5 miles	10 min DT
POPULATION	<b>15,094</b>	<b>185,931</b>	<b>438,265</b>	<b>309,676</b>
HOUSEHOLDS	<b>7,234</b>	<b>84,894</b>	<b>186,901</b>	<b>135,451</b>
AVG. HH INCOME	<b>\$115,758</b>	<b>\$87,506</b>	<b>\$77,833</b>	<b>\$80,556</b>
DAYTIME POPULATION	<b>16,587</b>	<b>302,886</b>	<b>656,249</b>	<b>299,638</b>
TRAFFIC COUNT	<b>118,287 AADT</b> (I-95)	<b>37,571 AADT</b> (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

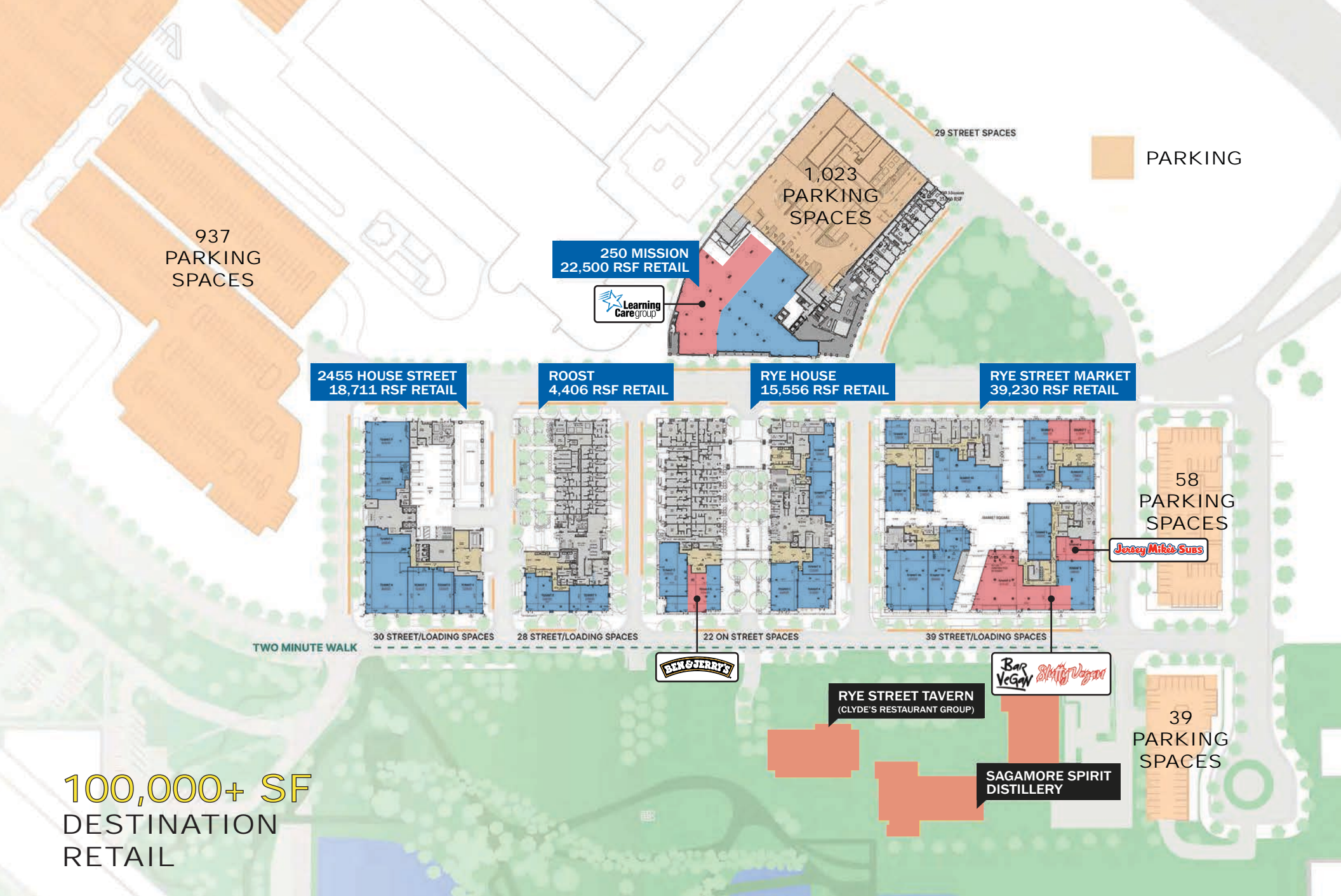
**ROOST**  
 40 luxury hotel apartments  
 81 extended stay apartments  
 4,406 RSF retail

**LOCKE LANDING  
 (2024 - 2025)**  
 800 UNIT RESIDENTIAL  
 DEVELOPMENT BY HOVNIANIAN

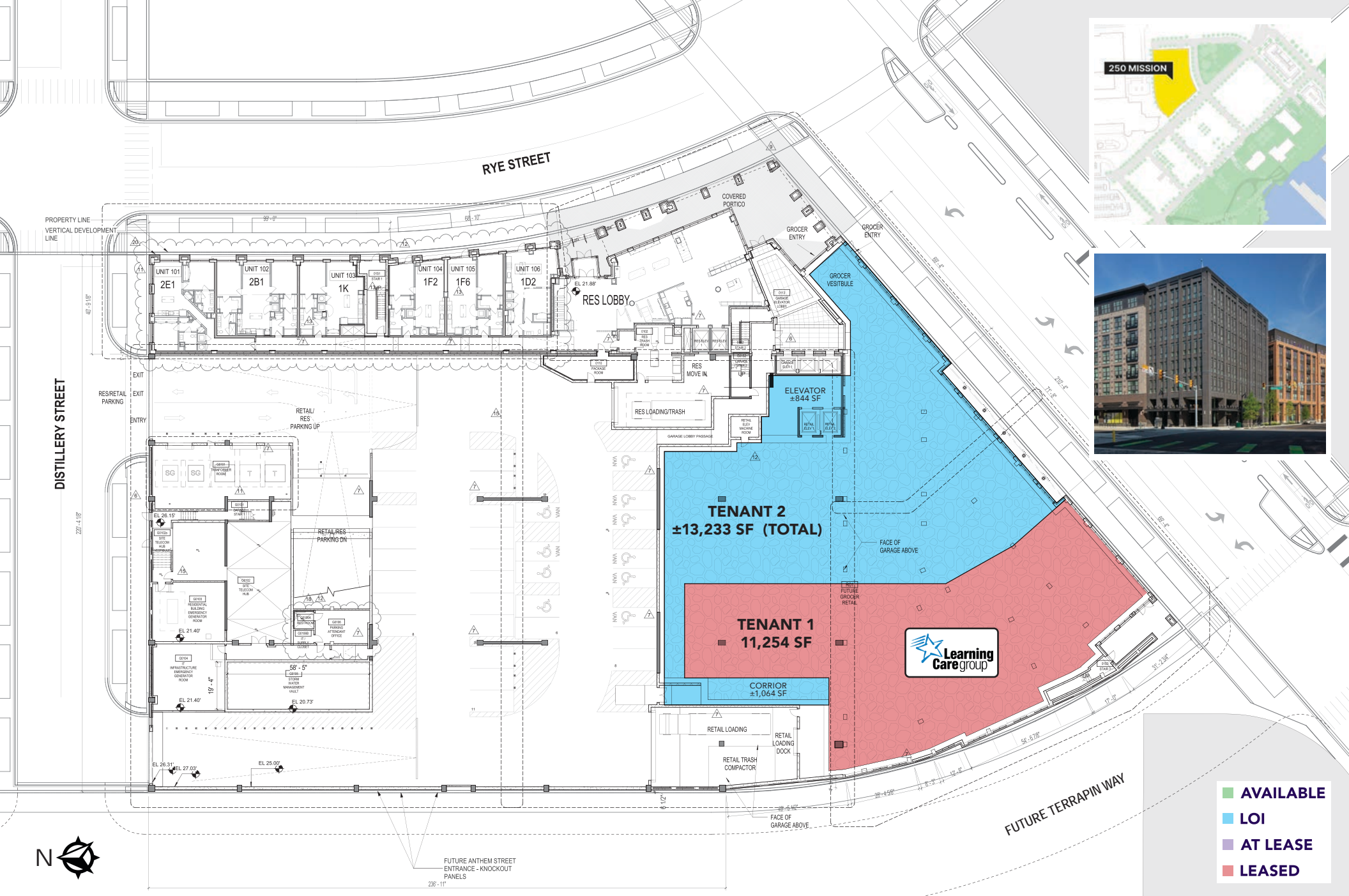
**UNDER ARMOUR  
 WORLD HQ AND BRAND HOUSE  
 (2025)**

**UNDER ARMOUR**

**UNDER ARMOUR**







- AVAILABLE
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- AT LEASE
- LEASED

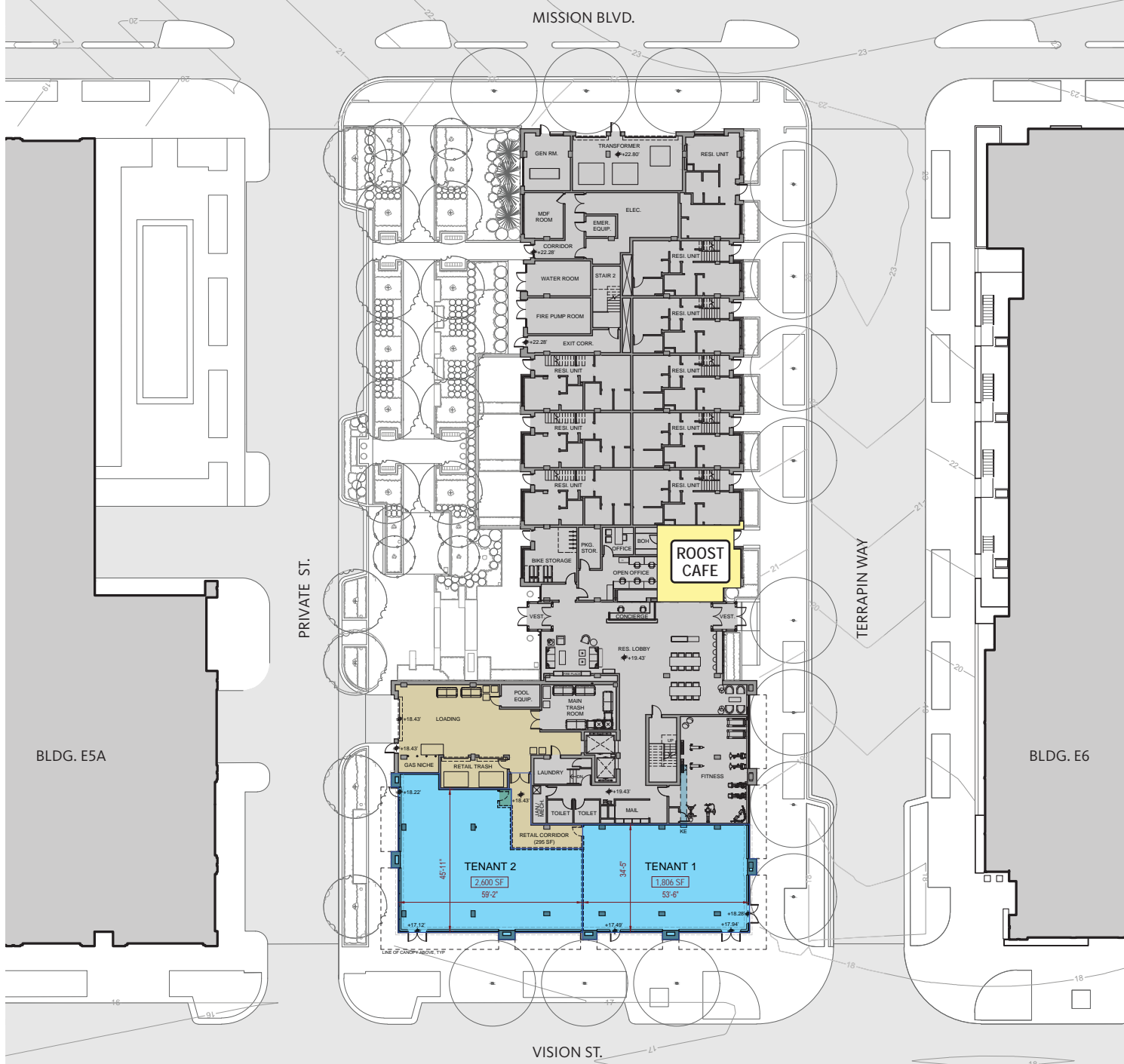






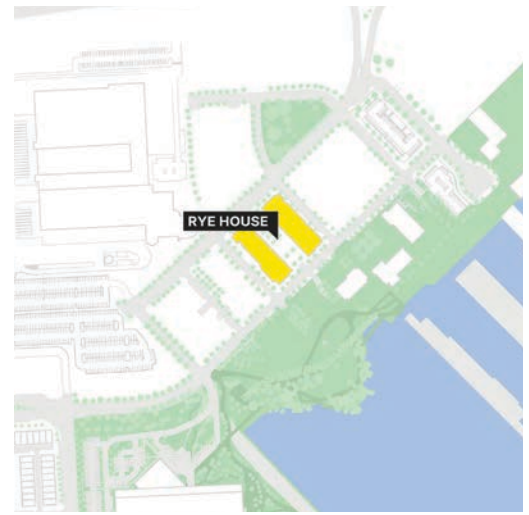
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- LEASED





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- 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



52 Places to Go in 2024

**BALTIMORE**

**#14**

The New York Times



**ORIOLE PARK AT CAMDEN YARDS**  
1.5M ANNUAL ATTENDANCE



**M&T BANK STADIUM**  
600K ANNUAL ATTENDANCE

**INNER HARBOR**  
14M ANNUAL VISITORS

**FORT MCHENRY**  
600K ANNUAL VISITORS

**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

ONE MILE RADIUS

**BALTIMORE PENINSULA**

- 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 HANOVER 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 FEDERAL HILL: 275 UNITS   |
| 7 MCHENRY ROW: 250 UNITS           |                                   |



**Interested?**

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*Welcome to*  
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