

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.

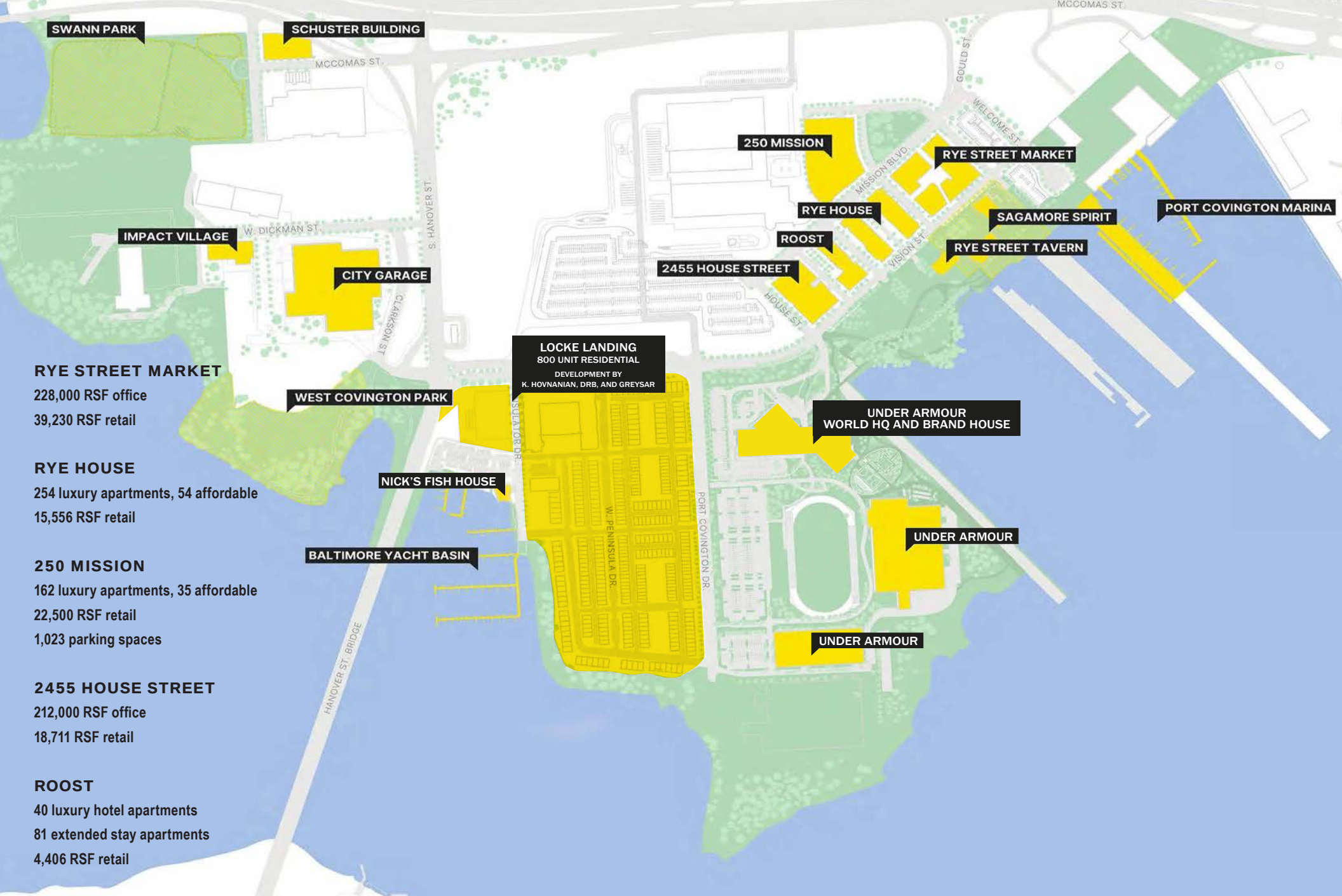
Neighboring uses include: Under Armour World Headquarters + 25,000 square foot retail brand house, NCAA track and turf field and grandstand and supporting adjacent office and R&D, two marinas with approximately 200 slips, Volo Sports, Rye Street Tavern (Clyde's restaurant group), Sagamore Distillery, 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

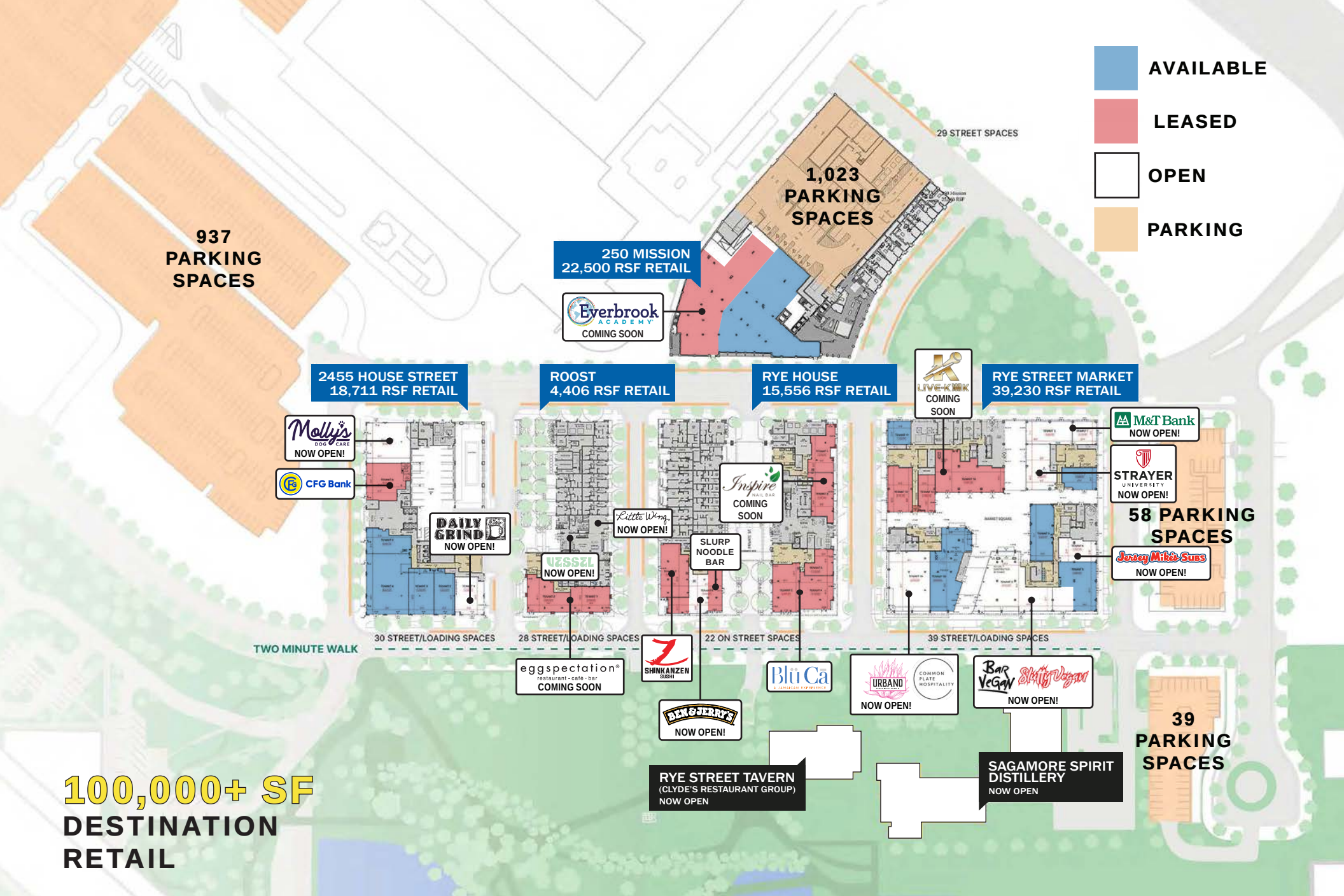
40 luxury hotel apartments
81 extended stay apartments
4,406 RSF retail

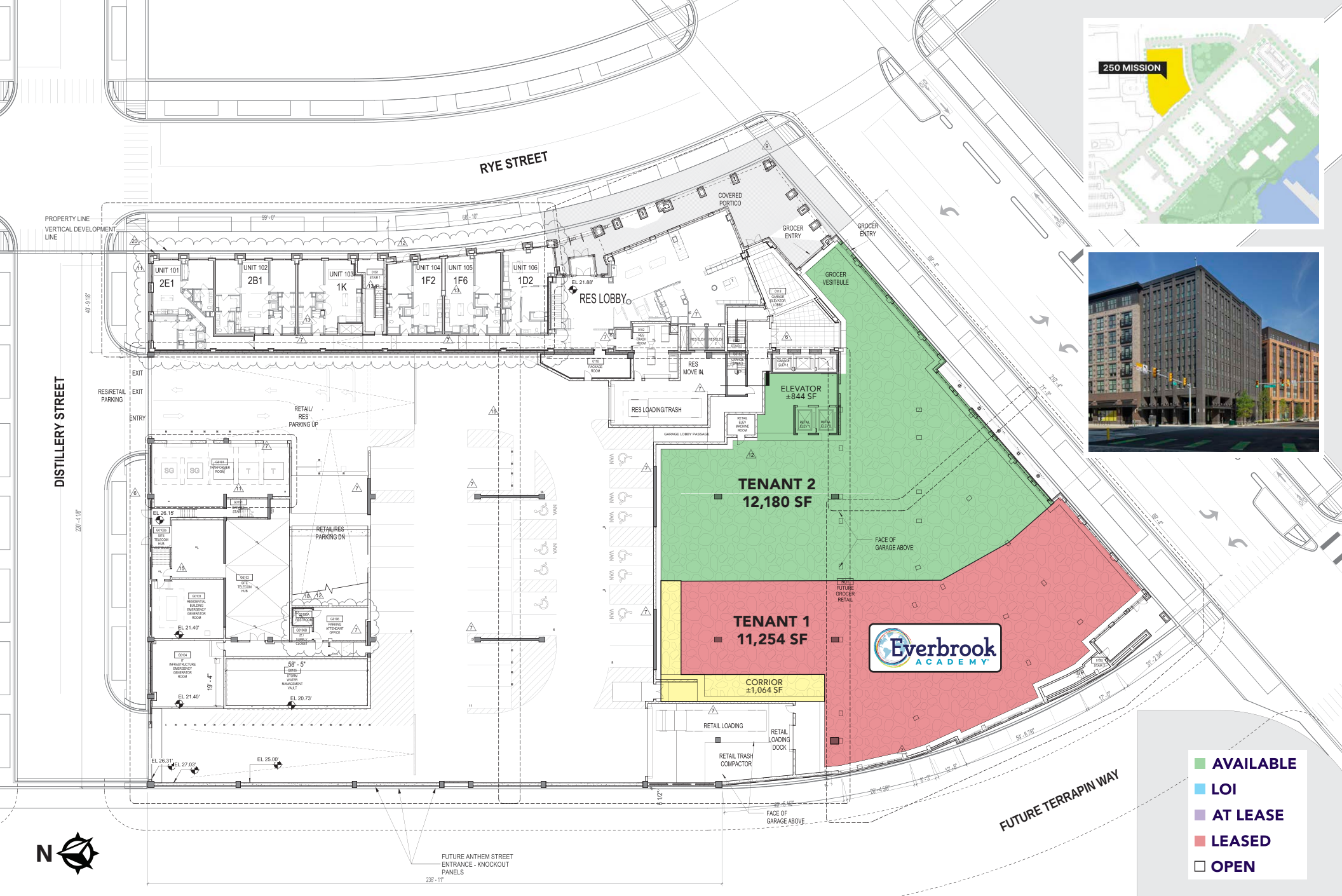
LOCKE LANDING
800 UNIT RESIDENTIAL
DEVELOPMENT BY
K. HOVNANIAN, DRB, AND GREYSAR

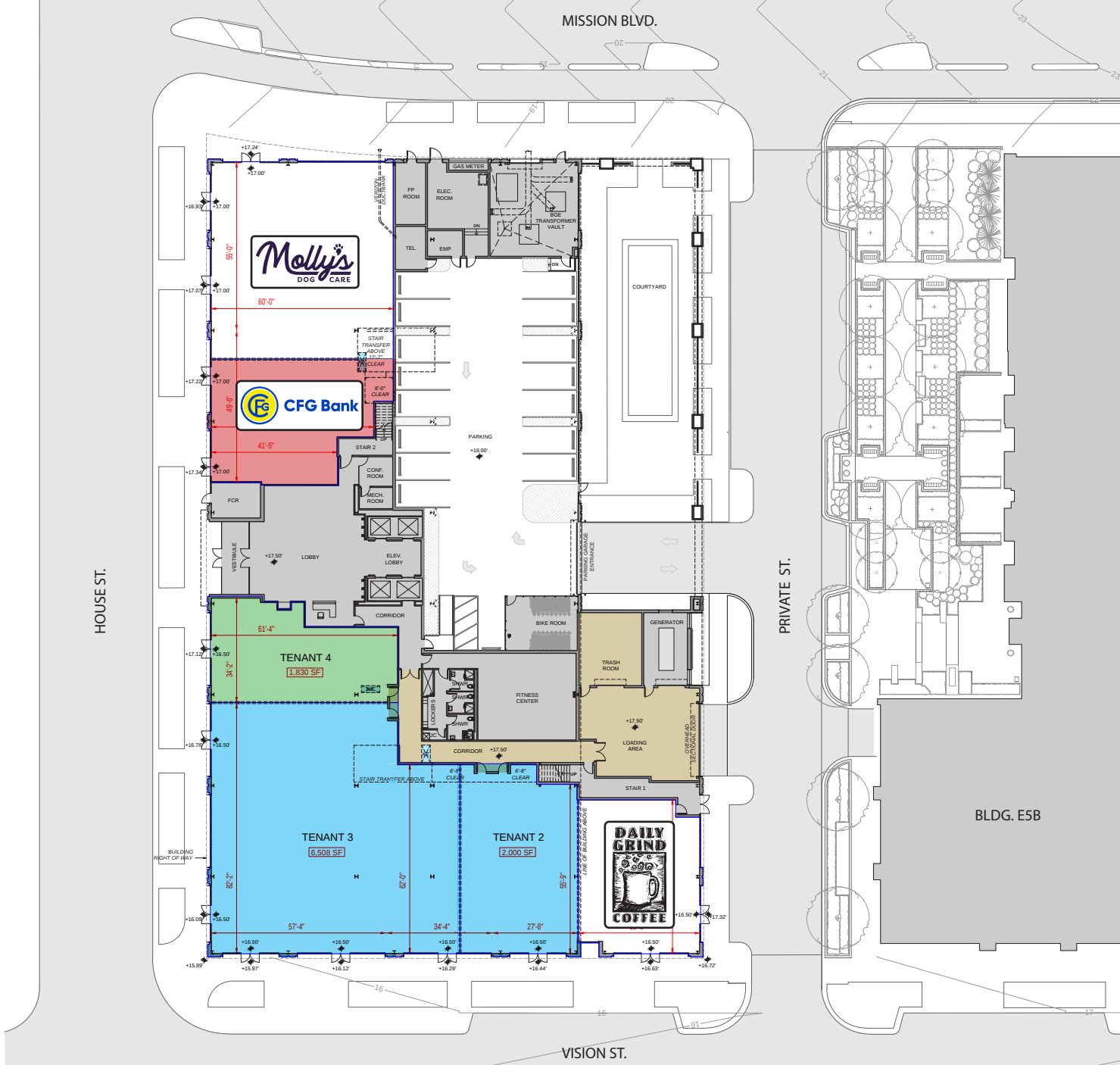
UNDER ARMOUR
WORLD HQ AND BRAND HOUSE

UNDER ARMOUR

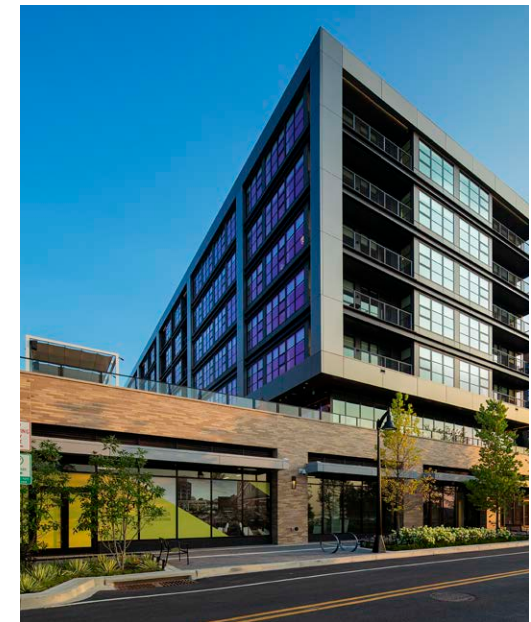
UNDER ARMOUR







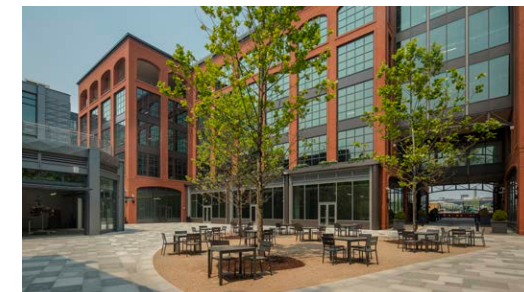
- AVAILABLE
- LOI
- AT LEASE
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- OPEN



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3 RAMPS

Directly from I-95 to Baltimore Peninsula

15 MINUTES

BWI and Baltimore Penn Station

50 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**

PHILADELPHIA ↗

**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

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

16

250 MISSION (E1) – 162 UNITS

17

RYE HOUSE (E6) – 254 UNITS

18

2460 TERRAPIN (E5B) – 40 UNITS

19

ROOST – 81 UNITS

TOTAL BP RESIDENTIAL: 537 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:

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SAGAMORE
VENTURES

Hines

Welcome to
**BALTIMORE
PENINSULA**

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GROUP

Maryland

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Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
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Tysons, VA 22182
202.833.3830

Richmond

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Suite 100
Glen Allen, VA 23060
804.207.4040

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www.segallgroup.com

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