

FOR LEASE

the porter

BREWERS HILL



AVAILABLE
NOV 1, 2026

GNC

segall
GROUP
COMMERCIAL REAL ESTATE

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CBRE Investment
Management



The Porter Brewers Hill Apartments in Baltimore are located in Canton/ Brewers Hill, historic and walkable neighborhoods where classic charm meets modern style.

The Porter name pays homage to the historic significance of the Brewers Hill area. Porter refers to a style of beer and is a nod to the Brewer's Hill beer-crafting tradition.

Apartment homes for rent are minutes from chic eateries, eclectic shops, friendly local pubs and Canton Crossing featuring Target, Harris Teeter, Nordstrom Rack, Ulta and other great food, service and dry good retailers. Additionally, the Porter Brewers Hill is steps away from great retailers such as Dry Cleaners, Polish Spa, RevCycle, GNC, Core Power Yoga, Panera Bread, Pasta Mista and others.

DiPasquale's Italian Marketplace recently opened at 3700 Toone St, one mile south of their original Highlandtown home of more than 30 years. This new store features an updated look comprising of almost 6,000 square feet, nearly twice the size of its existing store.

Quick Facts

Availability	Immediate
Size	1,310 square feet
Residential	The Porter: 440 Units
Rental Rate	Negotiable
Net Charges	\$7.05 per square foot

Nearby Retailers

SPROUTS
FARMERS MARKET

DSW
DESIGNER SHOE WAREHOUSE

Michael's

Harris Teeter

target

merritt clubs

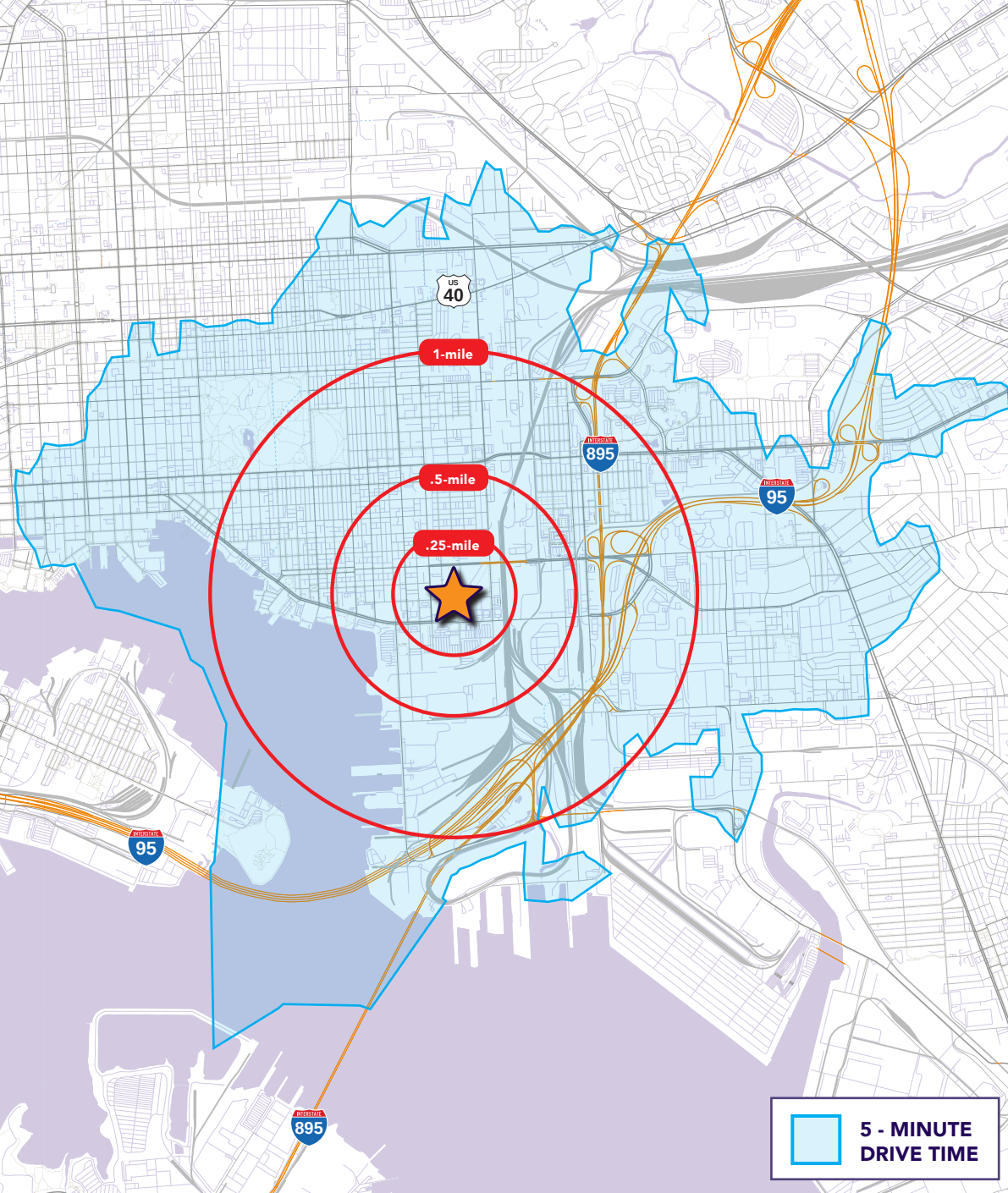
five BELOW

OLD NAVY

PETSMART

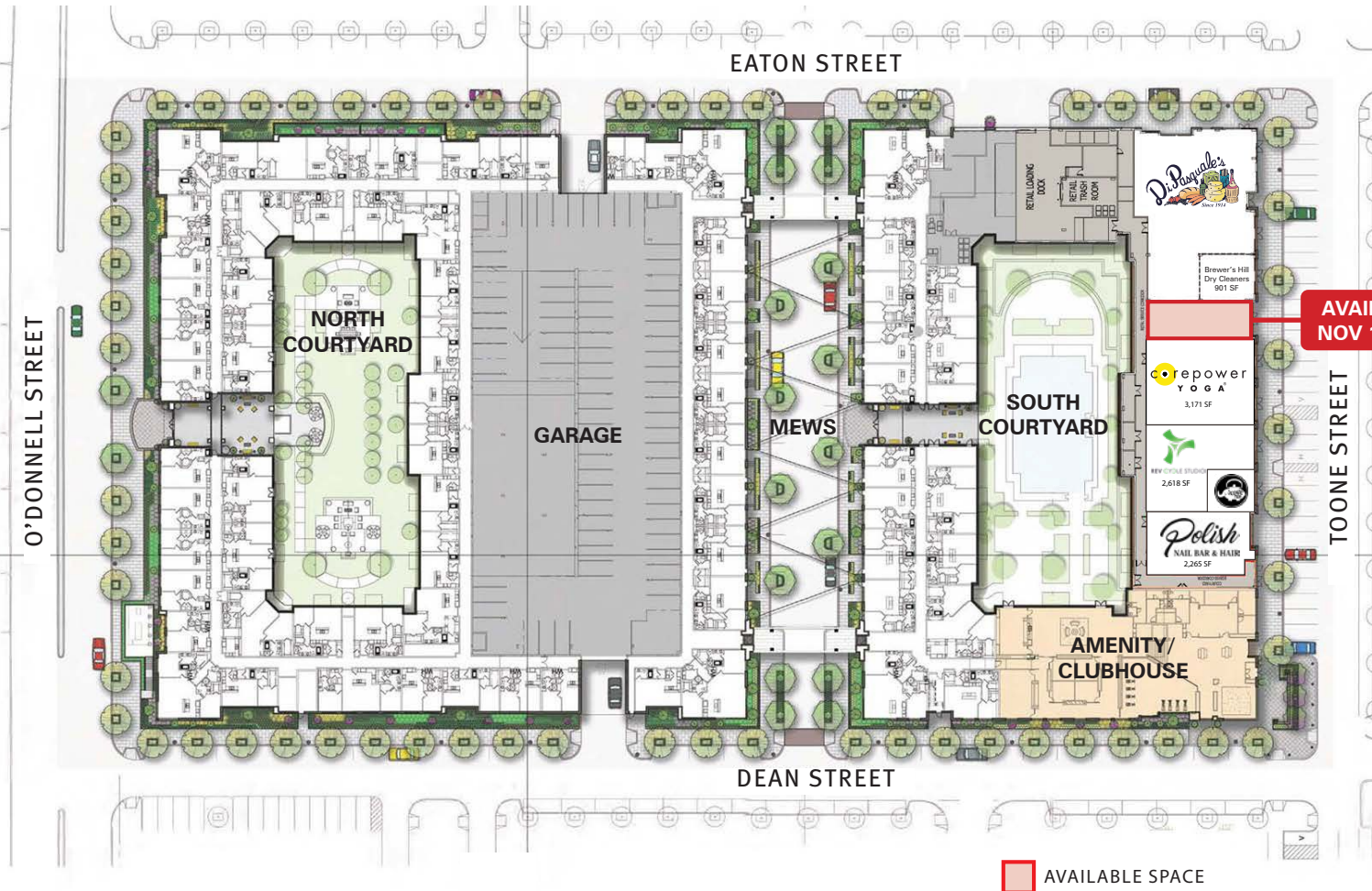
DUNKIN'

ULTA
BEAUTY



	0.25 MILES	0.5 MILES	1 MILE	5 MIN
POPULATION	2,404	6,918	25,993	39,771
DAYTIME POPULATION	4,228	9,205	29,419	46,449
HOUSEHOLDS	1,405	3,597	11,997	16,835
AVERAGE HH INCOME	\$146,984	\$161,244	\$152,426	\$129,994
BUSINESSES	183	333	745	1,239
EMPLOYEES	3,251	6,435	15,498	24,257
EDUCATION				
HIGH SCHOOL GRAD+	95.3%	94.8%	88.6%	82.9%
BACHELOR'S OR HIGHER	71.3%	73.4%	64.3%	52.3%
MILLENIALS (AGES 25-45)	57.6%	52.6%	47.1%	41.2%
POPULATION BY RACE / ETHNICITY				
WHITE	75.3%	77.9%	65.6%	56.7%
BLACK	10.2%	6.7%	7.7%	11.4%
ASIAN	6.8%	5.5%	4.6%	3.8%
OTHER	7.8%	9.9%	22.2%	28.0%
HISPANIC	7.7%	8.6%	21.1%	27.8%

TRAFFIC COUNTS
17,890 AADT
Boston Street



Historic Heritage to Waterfront Landmark

Positioned in the heart of Southeast Baltimore, **Brewers Hill** has evolved from a historic 19th-century manufacturing and brewing hub into one of the city's prominent residential, retail, and innovation districts.

Historic Landmarks converted into commercial, office spaces and luxury residences



The **National Brewing Company**, Baltimore's largest brewery and home to the nation's first six-pack.



Producing over 800,000 barrels annually, **The Gunther Brewing Company** stood as Baltimore's second-largest brewery, dominating the intersection of O'Donnell and Conkling Streets.

High-Density Multi-Family Developments:

the Lucie
500 units

**AXEL
BREWERS
HILL**
395 units

the porter
BREWERS HILL
440 units

A V A
418 units
Opening Nov 2026

Adjacent to 350,000+ square feet of Retail



The Canton Crossing



The Collective at Canton

**30
ACRES**
REPURPOSED
LAND


±2M SF
MIXED USE OFFICE,
RETAIL AND
RESIDENTIAL SPACE

±1,800
LUXURY
RESIDENTIAL UNITS
BUILT/PLANNED

Demographics



34.6
Average Age



\$169,254
Median Salary



\$114,831
Avg. HH Disposable Income

HOUSEHOLDS

Singles & Starters — 38.6%

Young City Solos — 37.3%

Power Elite — 5.0%

Thriving Boomers — 4.4%

Promising Families — 3.2%

THE PORTER BREWERS HILL



Employment Profile



42.4%
Health Care &
Social Assistance



9.2%
Tech, Science
& Consulting



8.7%
Retail &
Dining



5.4%
Real Estate
& Leasing

Neighborhood Amenities

MAJOR RETAIL + SOCIAL

SPROUTS™
FARMERS MARKET



DINING + CONVENIENCE

Gunther & Co.



**DN
KN**



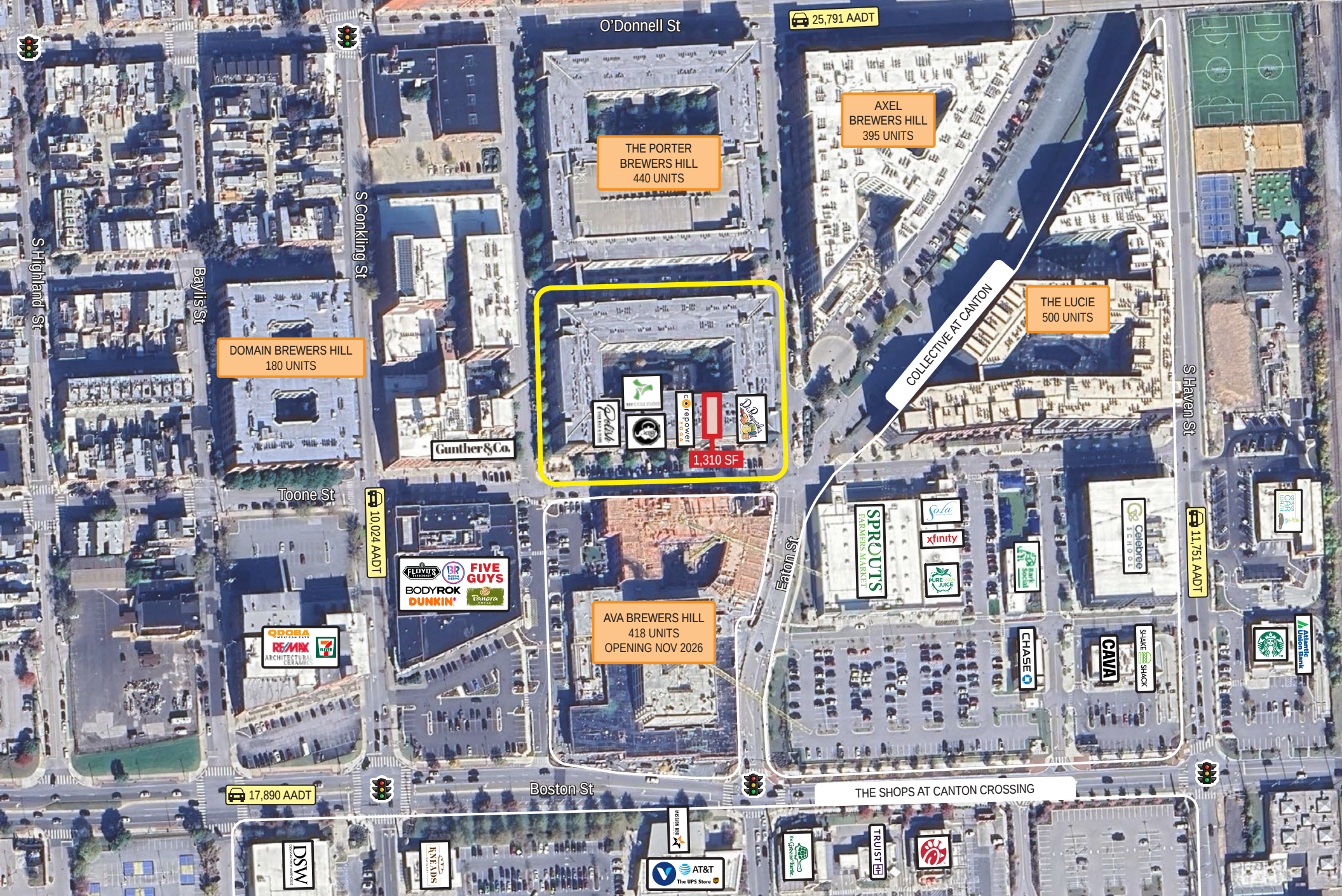
HEALTH + WELLNESS



REV CYCLE STUDIO

BODYROK

corepower
YOGA





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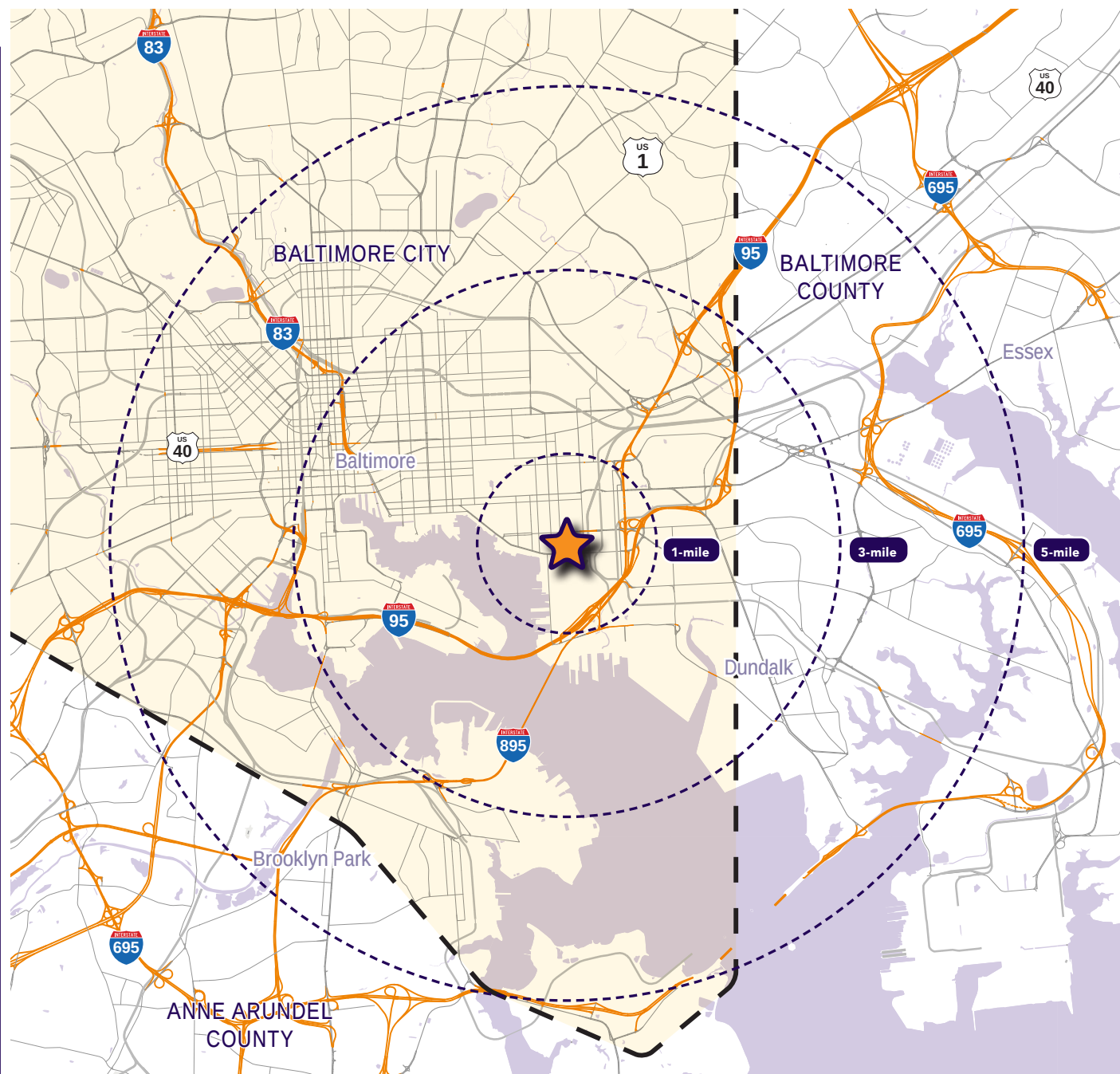
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