

COMMERCIAL SPACE FOR LEASE

SUMMER
2025



3127 E BALTIMORE ST. HIGHLANDTOWN / PATTERSON PARK

- New mixed-used project containing 10 live/work units
- Historic restoration of a 19th-century former church
- Zoned C-1 for both residential and commercial use
- Secure keyless entry (keyfob) system





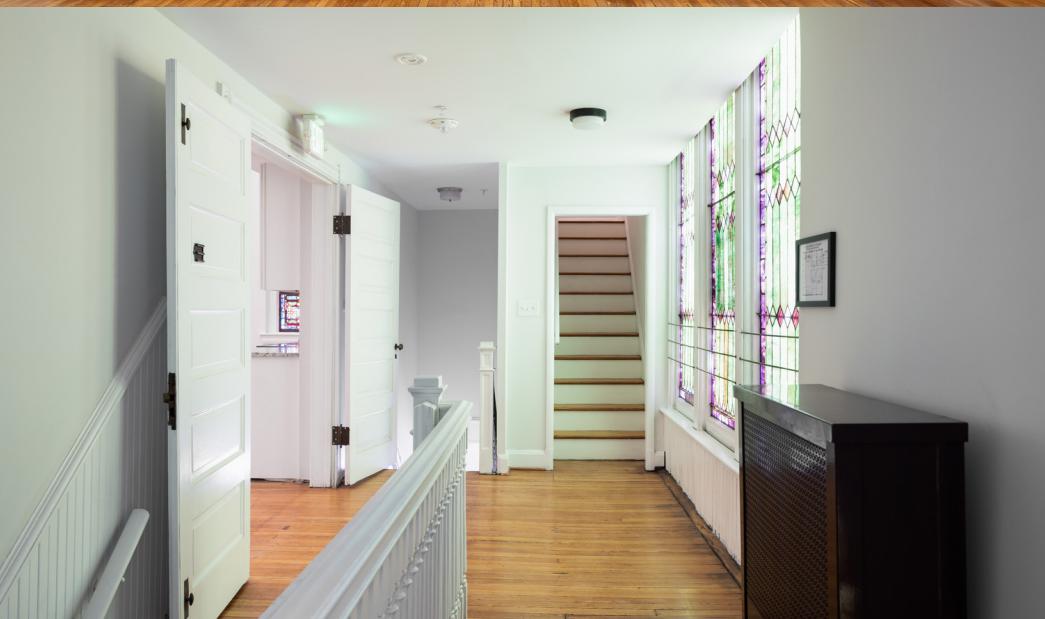
This is a conceptual rendering. See floor plans.

3127 E BALTIMORE ST. COMMERCIAL LEASING FOR SUMMER 2025

- Newly renovated commercial space at 3,882 SQFT
- Vibrant neighborhood ideal for young professionals
- Seamless blend of contemporary and historic features
- Just a few blocks from Patterson Park!



THE HAMLET

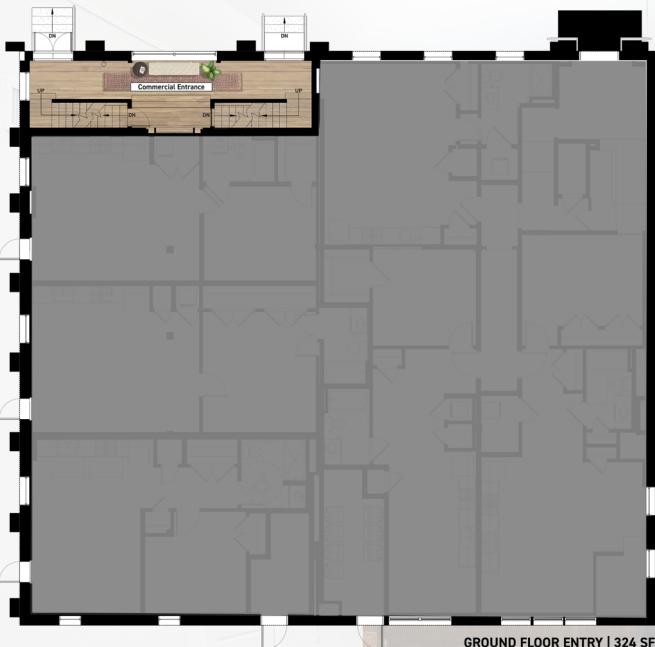


3127 E BALTIMORE ST. COMMERCIAL LEASING FOR SUMMER 2025

- Occupies the sanctuary of the original church
- Historic stained glass, refinished hardwood flooring
- Double-height ceilings with dramatic natural light
- Flexible layout ideal for office, studio, or gallery



COMMERCIAL ENTRANCE



MAIN LEVEL



CHOIR LOFT



3127 E BALTIMORE ST. COMMERCIAL LEASING FOR SUMMER 2025

- Large, multi-level commercial space with loft layout
- Includes full kitchen, two full bath, and washer/dryer
- Ready to accommodate custom tenant fit out
- Private entrance with street-facing visibility



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3127 E BALTIMORE ST. COMMERCIAL LEASING FOR SUMMER 2025

- Diverse community with many locally-owned amenities
- Ranked #29 out of 221 for young professionals in Baltimore
- Eligible for Arts & Entertainment District tax incentives
- Walk Score of 85; AADT of 10,405 (E Baltimore St.)



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