

FOR LEASE: RARE FLEXIBLE OPEN SPACE CONCEPT IN BALTIMORE'S HARBOR EAST NEIGHBORHOOD

1407 FLEET STREET, BALTIMORE, MD 21231



8,112 SF Demisable +/- 4,000 SF
Ideal for Cafe, Events, or
Wellness Retail

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PROPERTY DESCRIPTION

This unique space offers over 8,000 square feet of flexible open floor area with an existing kitchen, making it ideal for concepts that combine retail, education, wellness, or hospitality with food and beverage offerings. The layout is particularly well-suited for hybrid retail concepts, food & beverage, as well as events & programming.

OTHER IDEAL USES INCLUDE:

- Restaurant / Fast Casual
- Café / Coffee Bar
- Wellness Café / Juice Bar
- Fitness + Retail Hybrid
- Cooking Classes / Event Venue

OFFERING



FOR LEASE

SPACE

SIZE

Suite 100

8,112 SF Demisable +/- 4,000 SF



ADDITIONAL PHOTOS



Kitchen



Service Counter

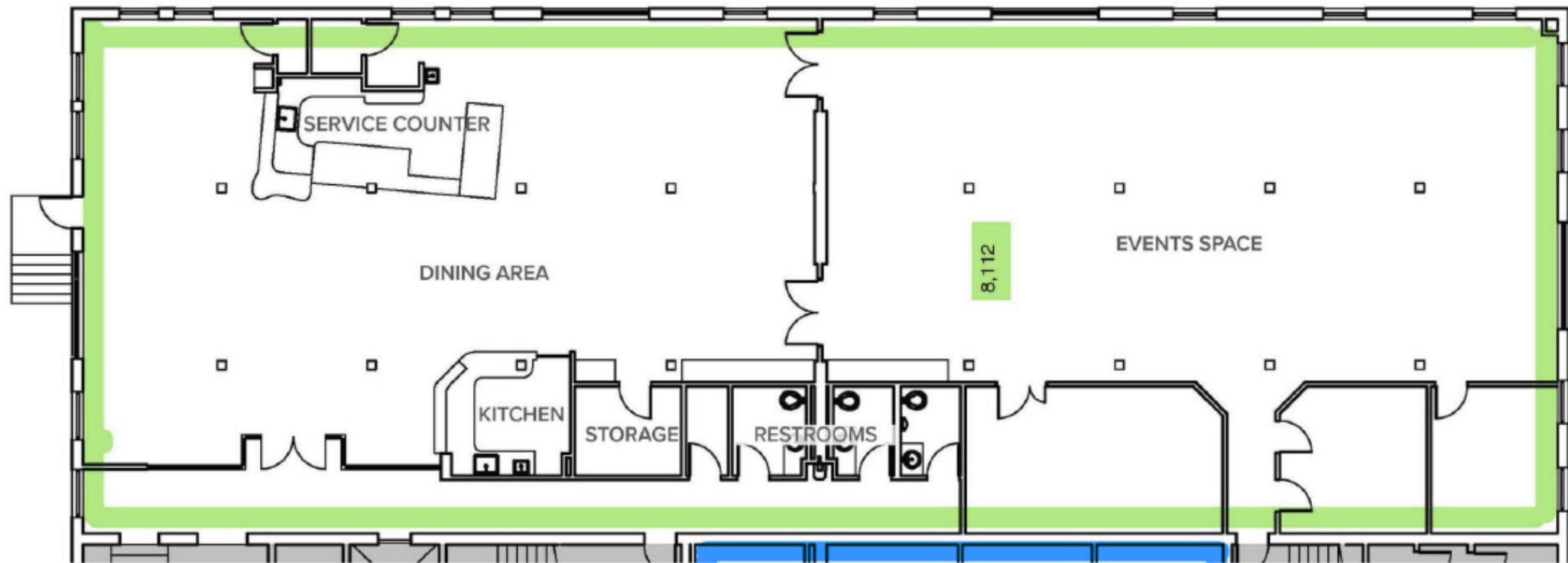


Open Dining Space



Event Seating Area

FLOOR PLAN



NEIGHBORHOOD MAP



Transamerica™

Constellation

T.RowePrice

Morgan Stanley

1401 Thames St
Parking Garage

BrownADVISORY
Thoughtful Investing.

WHOLE
FOODS
MARKET

UNIVERSITY of MARYLAND
MEDICAL CENTER

1.5 miles (9 min-drive)

Penn Station
2.5 miles (10 min-drive)

Fleet & Eden
Garage Parking

1407 FLEET ST

15,000
Vehicles/day

JOHNS HOPKINS
MEDICINE

1.1 miles (7 min-drive)

BWI Airport
11 miles (20 min)

Johns Hopkins Bayview
3 miles (17 min-drive)

LOCATION OVERVIEW:

- » Located in Baltimore's Harbor East, nestled between the Inner Harbor and Fells Point
- » Dense office and residential population
- » Major employers nearby (Morgan Stanley, T. Rowe Price, Constellation)
- » Over 15,000 vehicles per day on Fleet Street
- » 24-hour parking garage across the street
- » Surrounded by restaurants, retail, and entertainment options.
- » Within walking distance of multiple hotels, tourist destinations, and the historic waterfront
- » Centrally located with quick access to BWI Airport, Penn Station, and Baltimore's major medical institutions.



SCHEDULE A TOUR TODAY

CONTACT

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