

# FOR LEASE

1640 THAMES STREET, BALTIMORE, MD 21231



Turnkey restaurant and bar ready for  
your concept to come to life!

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# HIGHLIGHTS

- Second-generation restaurant space with 3 bars
- Connected to William Fell Hotel - Tapestry Collection by Hilton
- License for Beer, wine, liquor 7 days a week , 6am-2am
- Modern fixtures and finishes, move-in ready
- Spacious layout with ample natural light and historic charm
- Ideal for dynamic culinary experience, including breakfast and brunch
- Multiple levels for multiple concepts
- Prominent storefront with high visibility
- Walkable to popular attractions and vibrant office district

# OFFERING



# FOR LEASE

## RETAIL PROPERTY

Building Size	5,992 SF
Price	Negotiable
Lease Type	Modified Net

SPACES	SPACE SIZE
1640 Thames St	5,992 SF



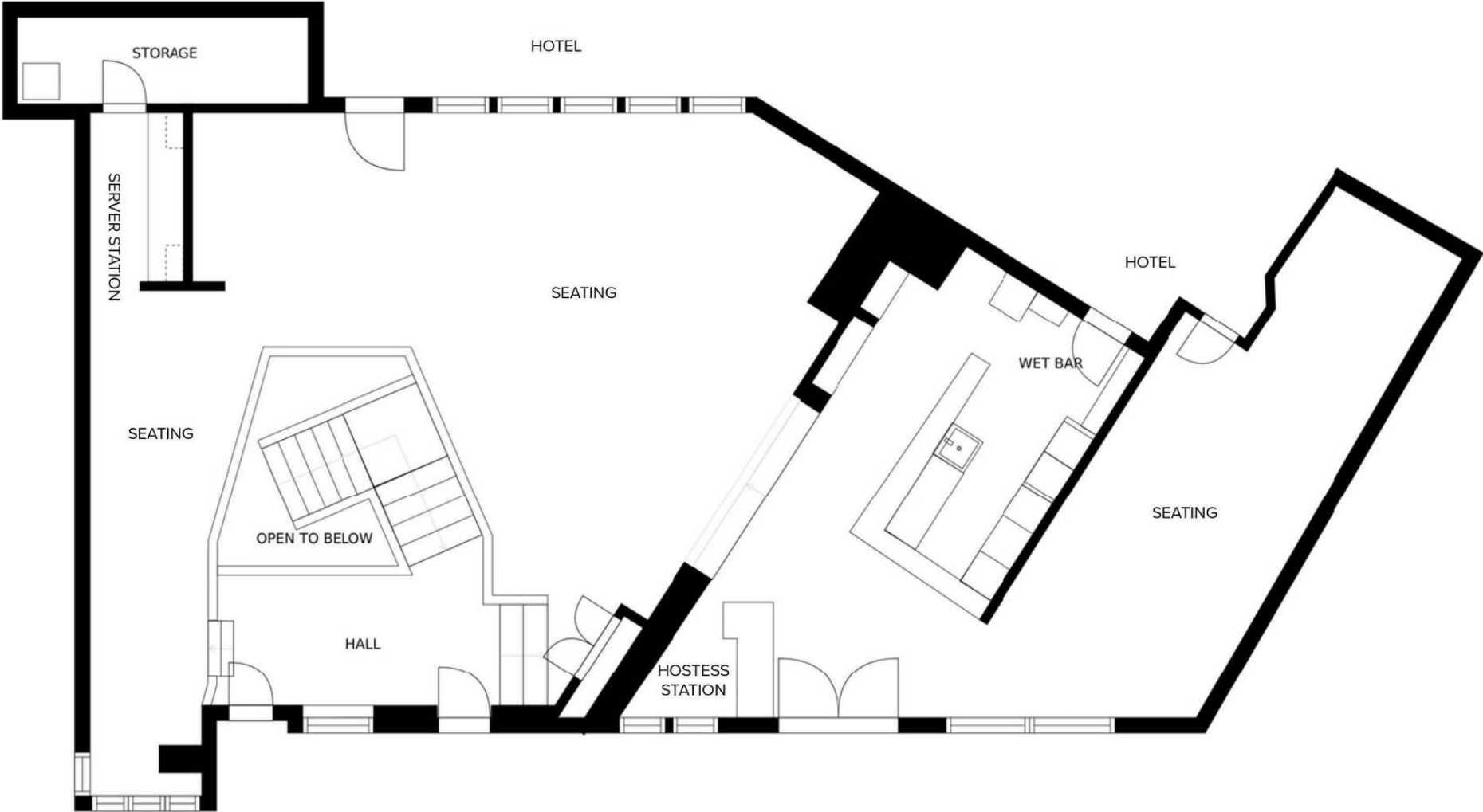
# INTERIOR PHOTOS - UPPER LEVEL



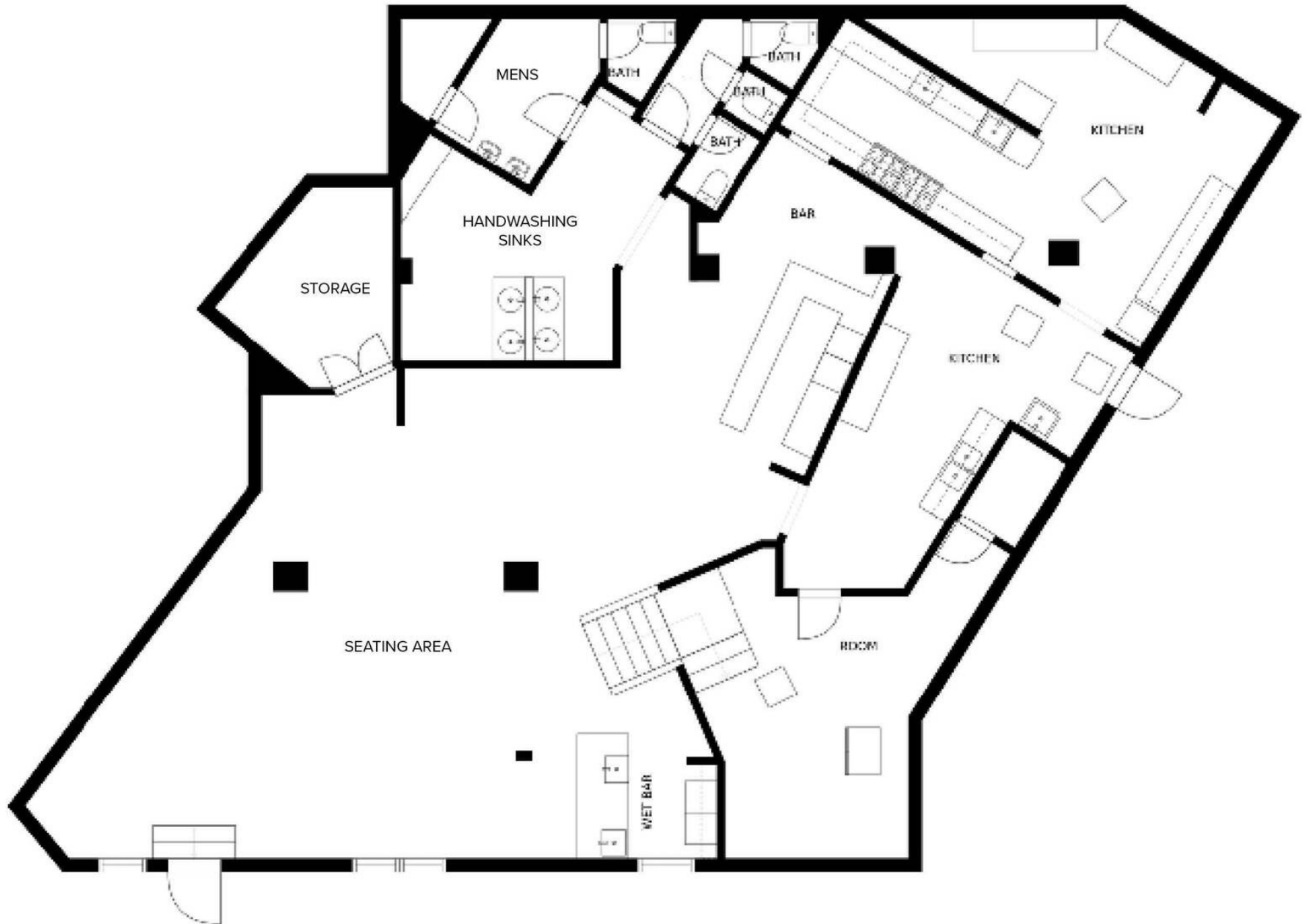
# INTERIOR PHOTOS - LOWER LEVEL



# FLOOR PLAN - UPPER LEVEL



# FLOOR PLAN - LOWER LEVEL



## VISITOR SPENDING BY CATEGORY

### Overnight

- » 23% Restaurant Food & Beverage
- » 12% Transportation at Destination
- » 37% Lodging
- » 13% Recreation/Entertainment
- » 16% Retail Purchase

### Day Trips

- » 34% Restaurant Food & Beverage
- » 20% Transportation at Destination
- » 21% Retail Purchase
- » 25% Recreation/Entertainment

## VISITOR SPENDING BY MARKET

- » \$2.947 Billion Overnight Visitors
- » \$1.325 Billion Day Visitors

Source: Longwoods 2024 Travel USA Visitor Profile Report

## STATE ORIGIN OF TRIPS

- » Maryland: 23% Day / 15% Overnight
- » Pennsylvania: 18% Day / 14% Overnight
- » New York: 11% Day / 11% Overnight
- » Virginia: 10% Day/7% Overnight
- » Florida: 6% Overnight
- » North Carolina: 5% Day



# RETAILER MAP





# CONTACT

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