

FOR LEASE

1300 Russell St, Baltimore, MD 21230



ABOUT THE PROPERTY

Commercial building in rapidly growing sub-market. The property is in close proximity to I-95, I-295, I-395 and both M&T Bank Stadium and Camden Yards. Adjacent to New Warner Street Entertainment District.

Contact Us



30 E. Padonia Road, Suite 504
Timonium, MD 21093



Visit Us
troutdaniel.com



Call Us
410.435.4004

Peter Coe
443.921.9322
pcoe@troutdaniel.com

Coleman Tirone
443.921.9328
ctirone@troutdaniel.com



Property Overview

PROPERTY HIGHLIGHTS

Lease Rate

Proposed on case-by-case basis

Lease Term

10 Year Minimum Term

Building Size

24,000 (+/-) Square Feet

Available Space

12,000 - 24,000 (+/-) Square Feet

Acreage

1.03 Acres

Zoning

C-4 (Heavy Commercial)

HISTORY

Currently the site of Hammerjacks Tailgate which was re-established in 2021. Hammerjacks was a legendary Baltimore live entertainment brand that was originally established in 1977 and became a landmark known for hosting some of the biggest names in rock such as Gun's & Roses, Ozzy Osbourne, Iggy Pop, and many more. It brought people together from around the city to enjoy the sights and sounds of some of the areas best local bands on a nightly basis. The venue made a lasting impact on many, including Iron Maiden who paid tribute to Hammerjacks on their album cover "Somewhere in Time". The venue relocated to Guilford Ave in 2000 and the Concert Hall remains a fond memory for many of Baltimore's residents.



Entertainment District

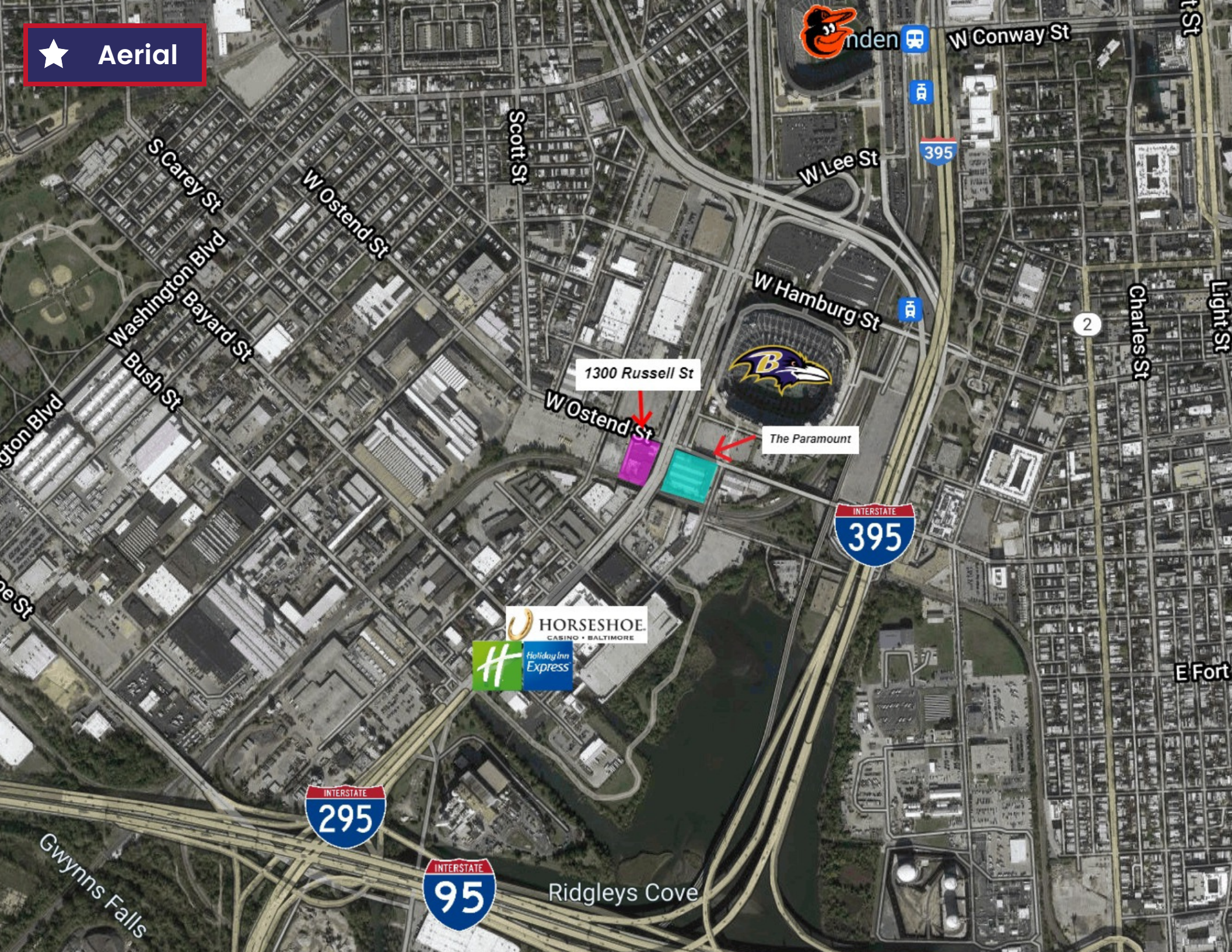


ENTERTAINMENT DISTRICT KEY

- 1
1300 Russell St- Subject Property
- 2
Paramount Baltimore- Under Construction
- 3
Warner Street District- Proposed
- 4
Hotel/ Retail- Proposed
- 5
TopGolf- Under Construction
- 6
Horseshoe Casino
- 7
Casino Parking Garage
- 8
Holiday Inn Express



Aerial



W Conway St



W Lee St



W Hamburg St



1300 Russell St

W Ostend St

The Paramount



HORSESHOE
CASINO • BALTIMORE



Ridgleys Cove

Gwynns Falls

Charles St

Light St

E Fort



Exterior Images





Hammerjacks Tailgate





Transit Data



TRANSIT/SUBWAY

Hamburg Street Transit Stop



4 Minutes



11 Minutes



0.5 Miles



COMMUTER RAIL

Camden Station Commuter Rail



3 Minutes



14 Minutes



0.7 Miles



AIRPORT

Baltimore-Washington
International Airport



17 Minutes



N/A



9.0 Miles



Peter Coe

Associate

📞 443.921.9322

✉️ pcoe@troutdaniel.com



Coleman Tirone

Associate

📞 443.921.9328

✉️ ctirone@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

Contact Us



30 E. Padonia Road, Suite 504
Timonium, MD 21093



Visit Us
troutdaniel.com



Call Us
410.435.4004