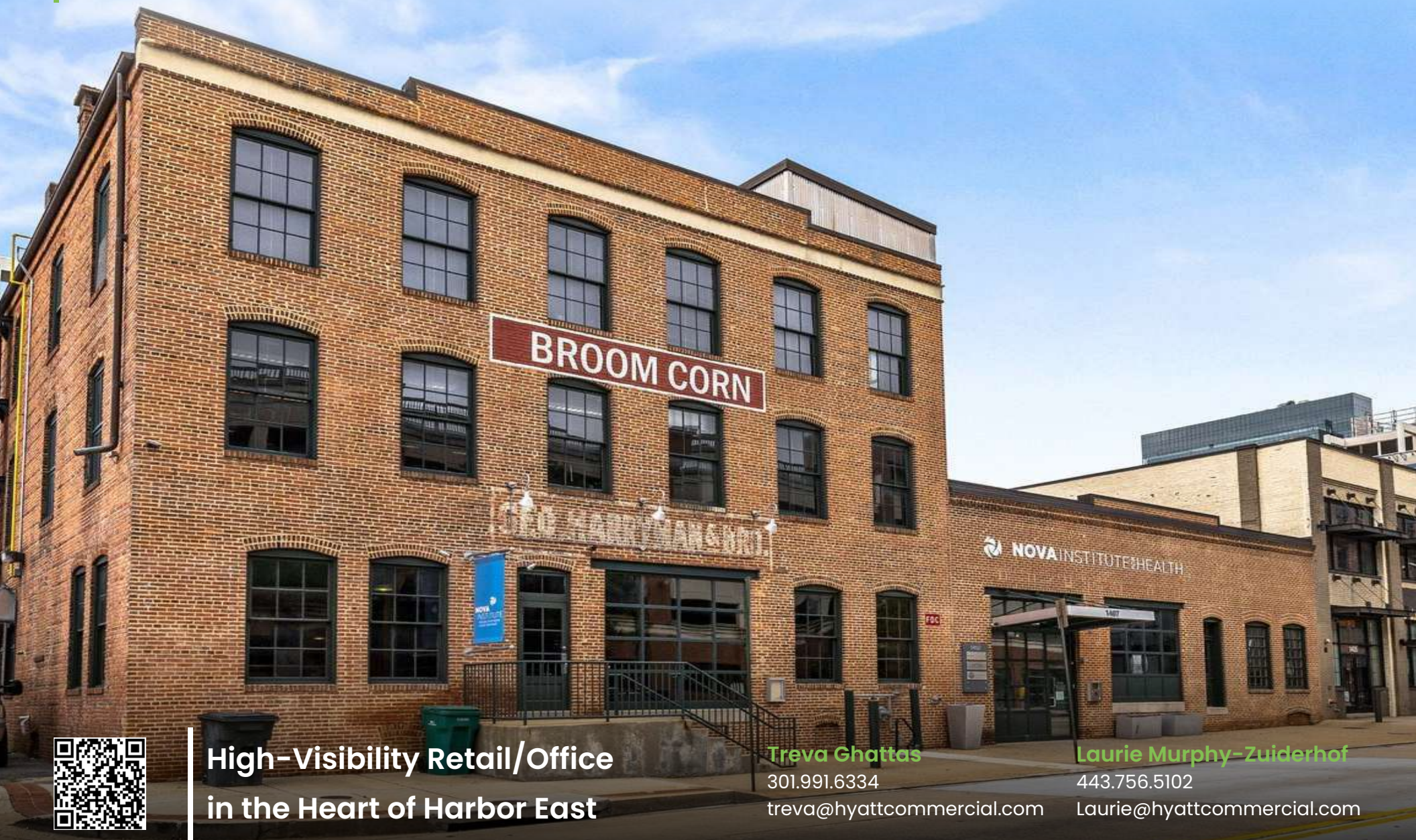


FOR LEASE

1407 FLEET STREET, BALTIMORE, MD 21231



High-Visibility Retail/Office
in the Heart of Harbor East

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

HIGHLIGHTS

- Surrounded by restaurants, shopping, and entertainment—all within walking distance
- Just a 1-minute walk to Whole Foods and 4-minute walk to the new T. Rowe Price HQ and Harbor Point
- Excellent access to Harbor East, downtown Baltimore, and I-83
- High-visibility location with 12,931 vehicles passing daily
- Structured parking located directly across the street at Fleet & Eden Public Parking Garage
- Private security provided by the Waterfront Partnership
- Surrounded by new multi-family developments driving foot traffic and demand

OFFERING



FOR LEASE OFFICE SPACE

Building Size	34,770 SF
Price	Negotiable
Lease Type	Full Service
Zoning	IMU-1

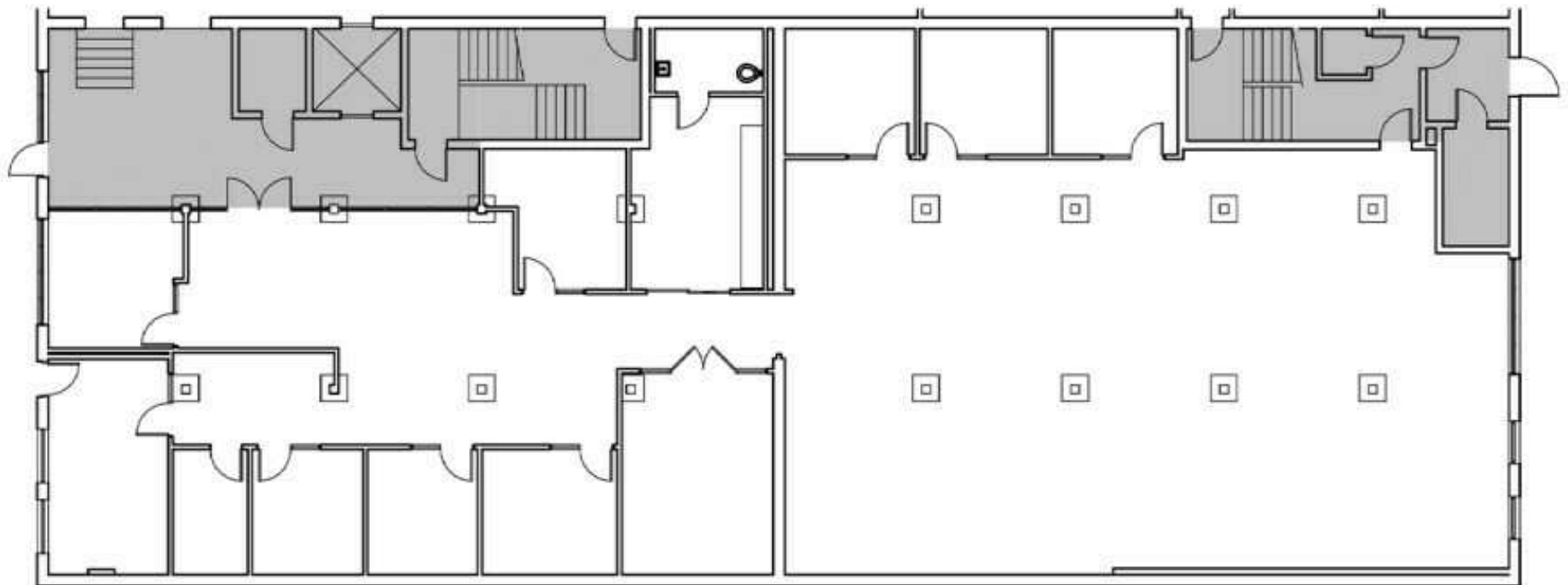
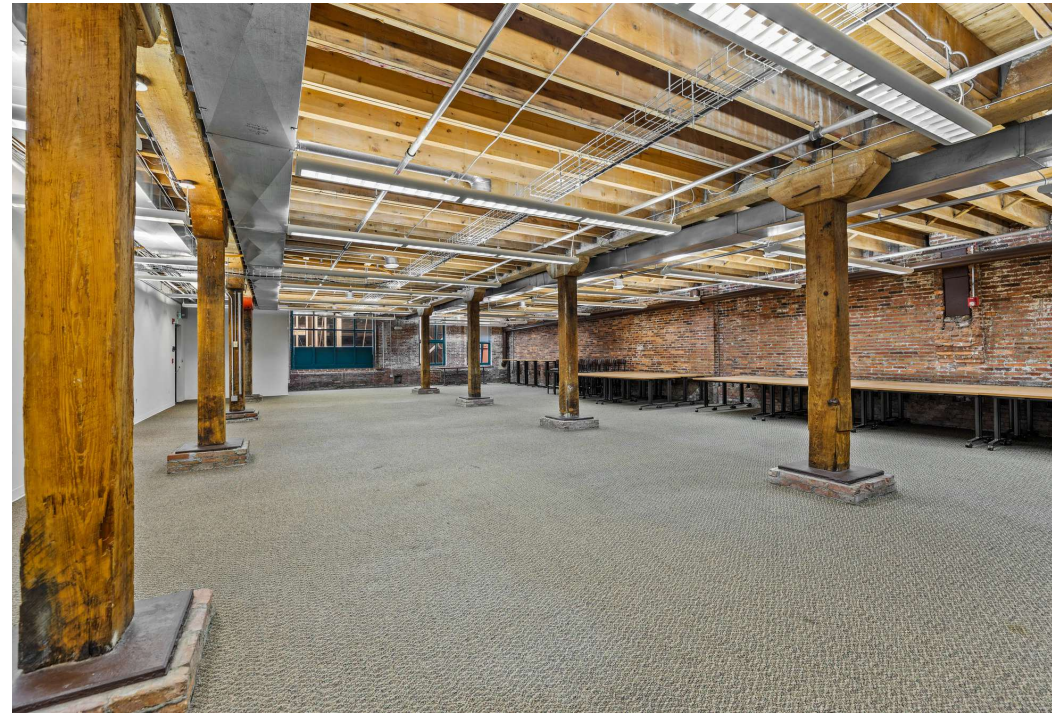
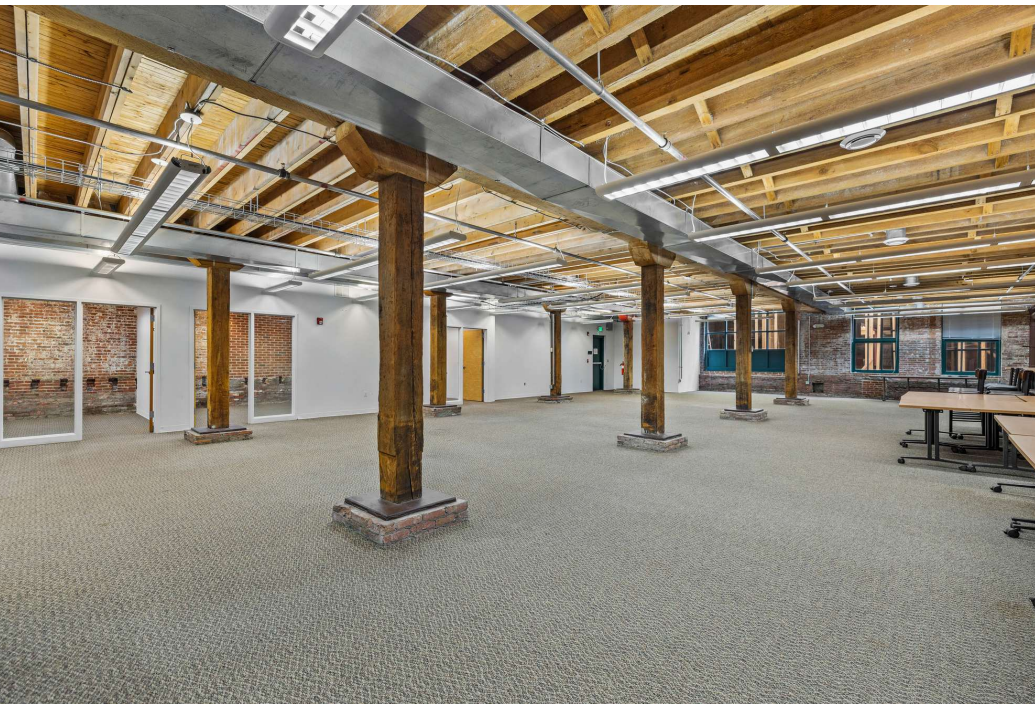
SPACES	SPACE SIZE
Suite 101	6,181 SF
Suite 201	2,554 SF
Suite 300	7,093 SF
Mezzanine	6,459 SF



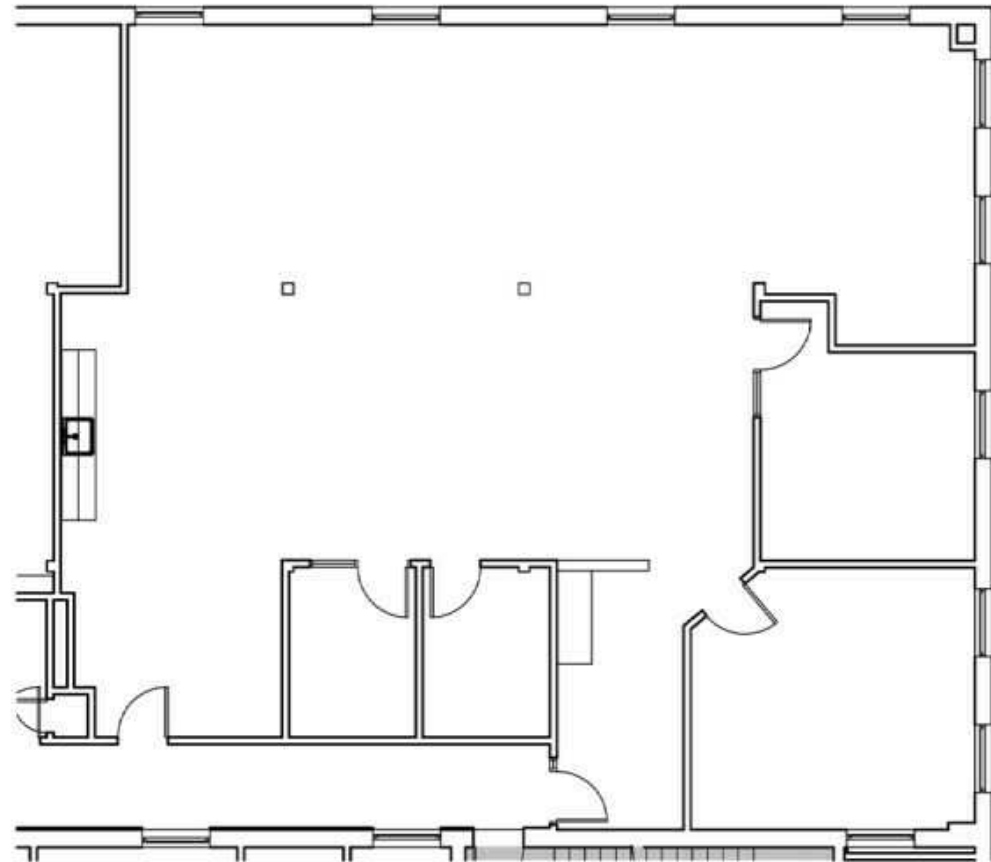
INTERIOR PHOTOS



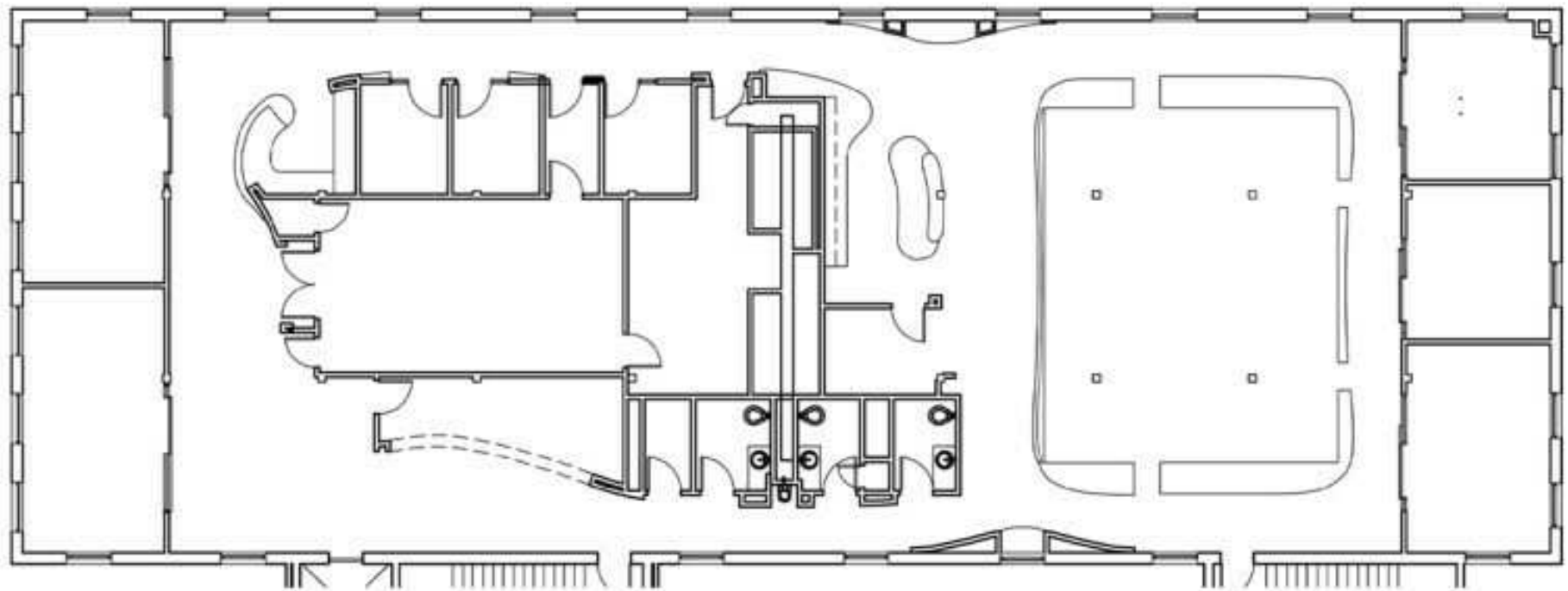
FLOOR PLAN - SUITE 101



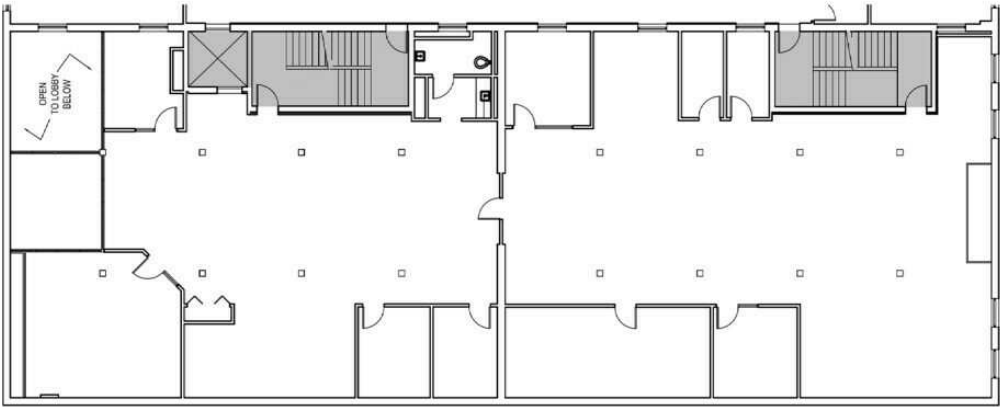
FLOOR PLAN - SUITE 201



FLOOR PLAN - SUITE 300



FLOOR PLAN - MEZZANINE



RETAILER MAP





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.