

RETAIL SPACE AVAILABLE FOR LEASE



1340 SMITH AVENUE, BALTIMORE, MD 21209

Situated within the prominent Mt. Washington Mill

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Mt. Washington Mill is an upscale mixed use retail and office project developed and operated by Himmelrich Associates, Inc. Centered upon an award winning adaptive renovation of the historic Mt. Washington All Cotton Company Mill, circa 1807, Mt. Washington Mill is ideally located just off of I-83 in northern Baltimore City. The site is easily accessible from both downtown Baltimore to the south and Baltimore County to the north. Mt. Washington Mill offers customers an eclectic collection of national retailers, anchored by Whole Foods Market, and high quality local boutique stores all in a charming, historic setting with free parking.



Co-tenancy with Whole Foods, Starbucks, Caldwell Bunker, Mt. Washington Wine & Spirits, Howl, Amazing Glaze, Famin' Place, and The Mt. Washington Mill Business Center

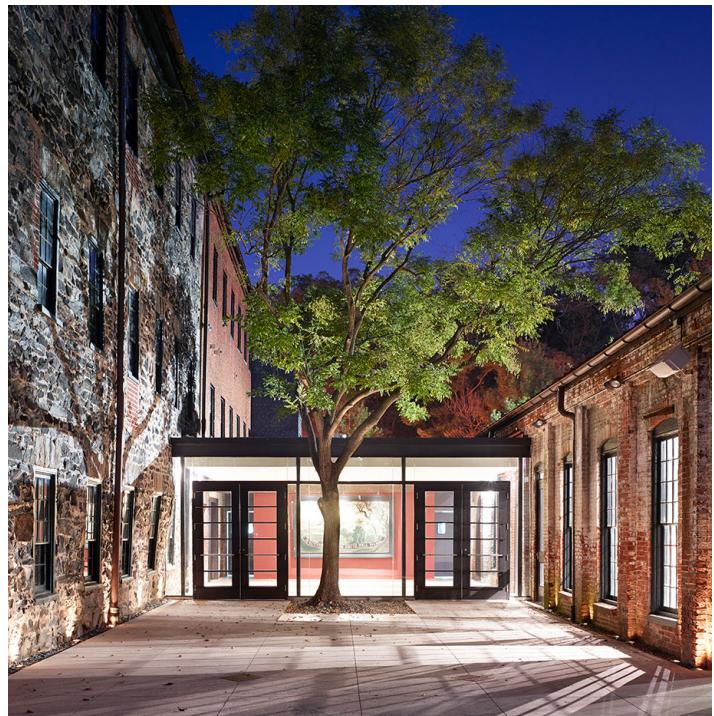
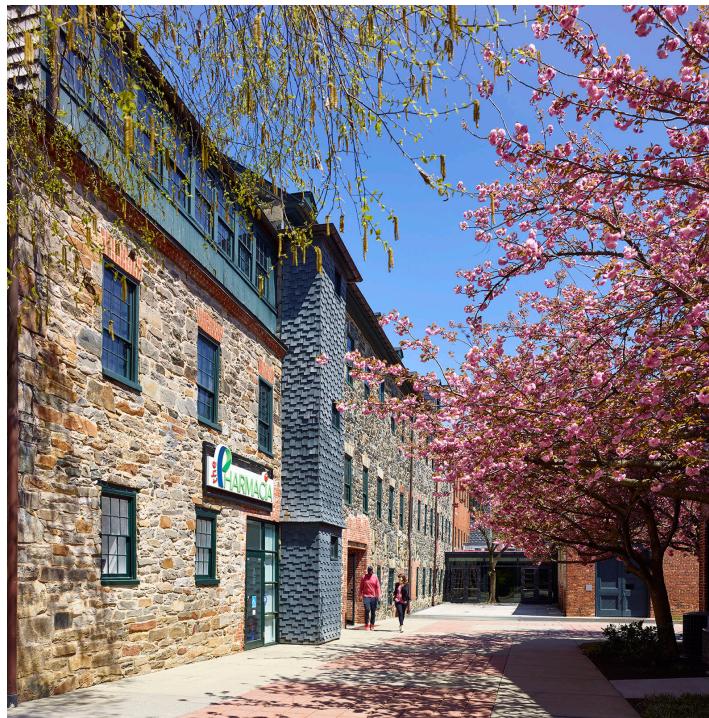
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Approximately 1,000 SF & 3,150 SF
Year Built:	1807
Parking:	Free/ On-Site
Availability	Immediate
Project Use:	Retail (50k)/Office (40k)/Event (12k)

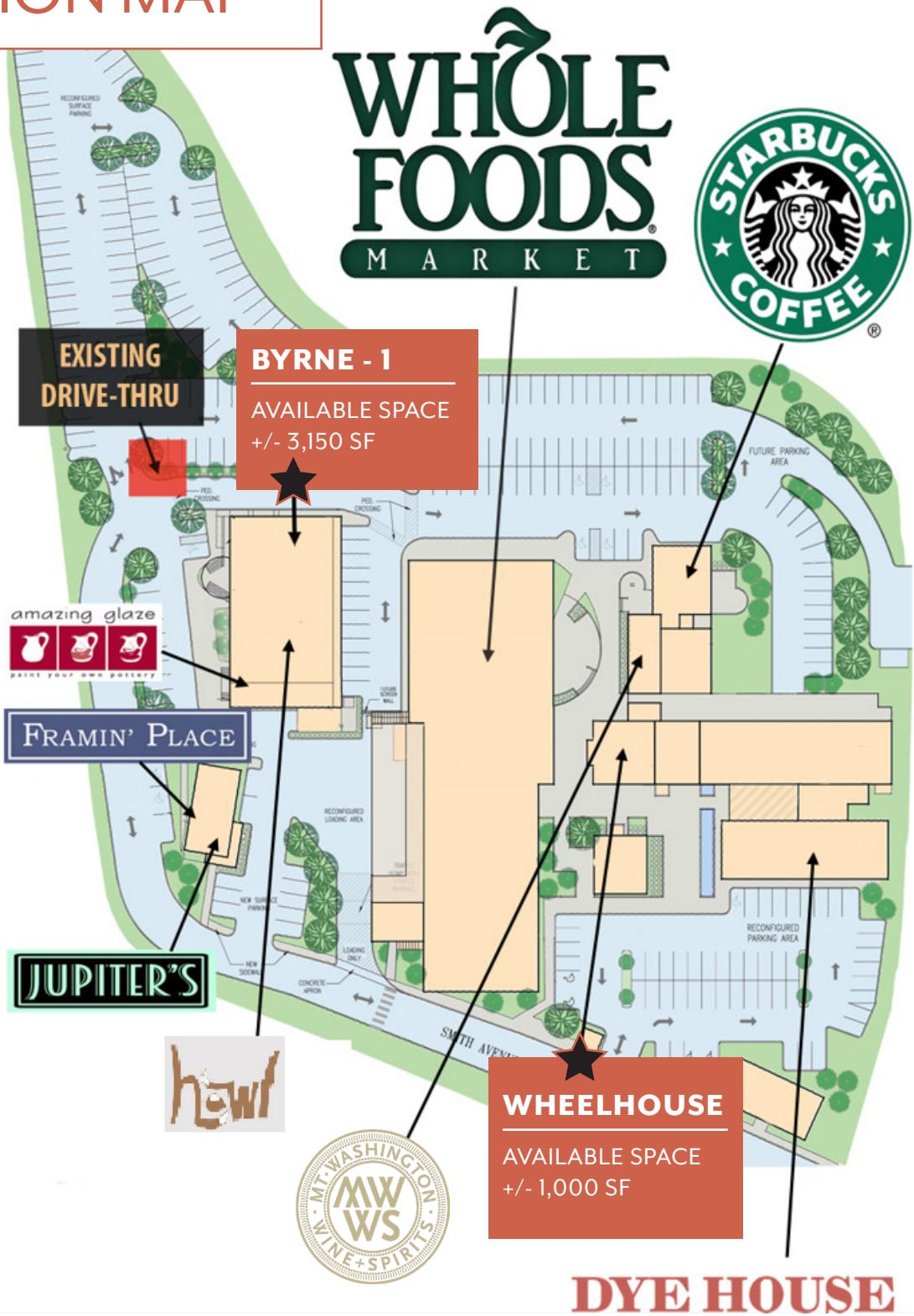
AVAILABLE RETAIL OPPORTUNITIES

- TWO UNIQUE PRIME RETAIL SPACES WITH STOREFRONT ENTRIES, CENTRALLY LOCATED IN THE HEART OF THE MT. WASHINTON MILL RETAIL HUB
- HIGH TRAFFIC LOCATION, SITUATED AMONG BALTIMORE'S MOST ATTRACTIVE NEIGHBORHOODS.

ADDITIONAL PHOTOS



LOCATION MAP

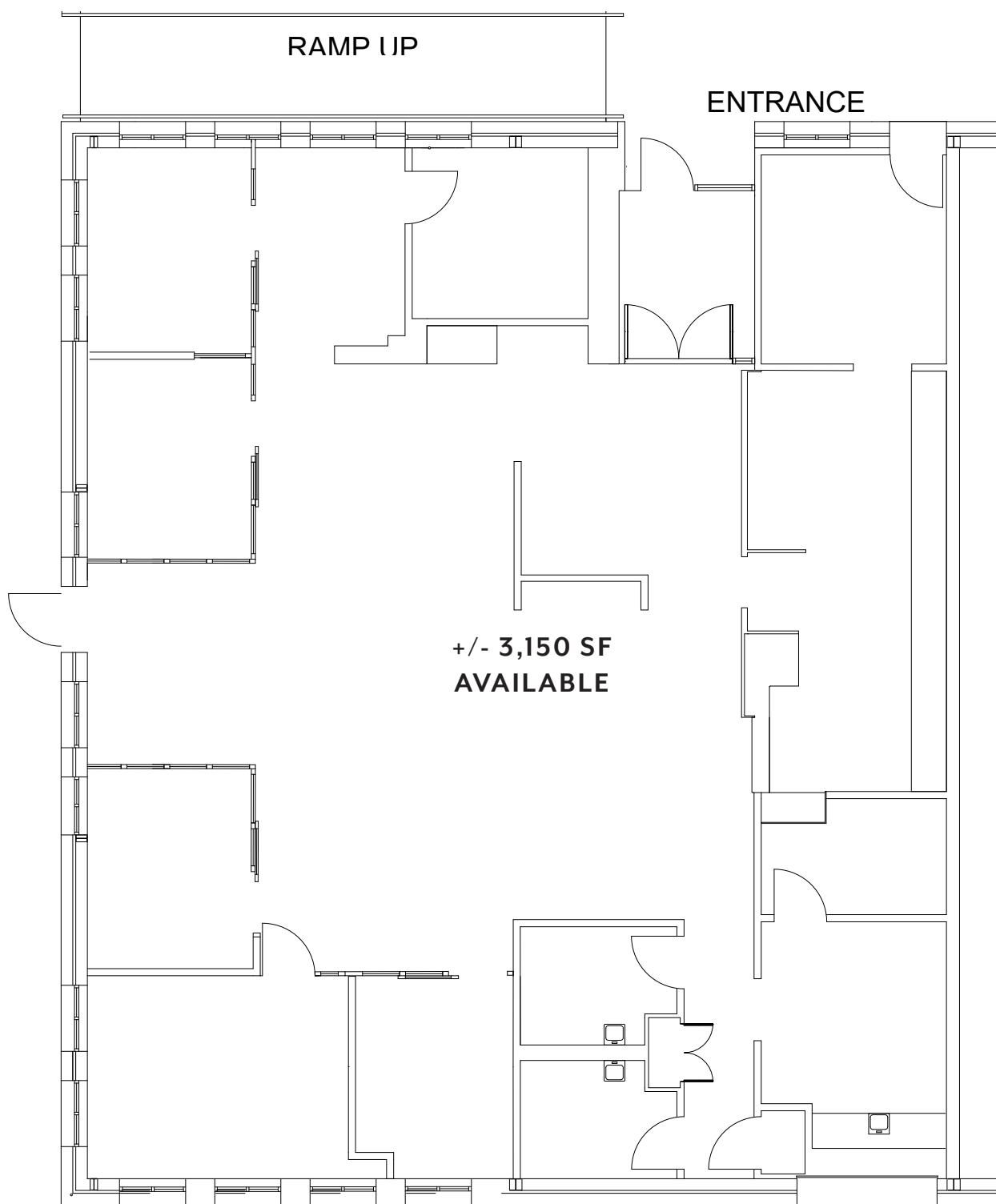


FOR MORE INFORMATION PLEASE CONTACT:

EMILY URBAN
EURBAN@HIMMELRICHASSOCIATES.COM
(C) 443.895.0364 | (O) 410.779.1290

DYLAN WOLFE
DWOLFE@HIMMELRICHASSOCIATES.COM
(C) 410.844.1412 | (O) 410.779.1315

SPACE PLAN - BYRNE 1



HIMMELRICHASSOCIATES.COM

1340 SMITH AVENUE SUITE 200 | BALTIMORE, MD 21209

EMILY URBAN

EURBAN@HIMMELRICHASSOCIATES.COM
(C) 443.895.0364 | (O) 410.779.1290

DYLAN WOLFE

DWOLFE@HIMMELRICHASSOCIATES.COM
(C) 410.844.1412 | (O) 410.779.1315