



This is the place. Now is the time.  
**Waterfront Retail Spaces  
Awaiting Your Vision.**

[WWW.HARBORPOINT.COM](http://WWW.HARBORPOINT.COM)

# H A R B O R • P O I N T

**BEATTY.**  **ARMADA HOFFLER**

RETAIL LEASING BY:  
 **MACKENZIE**  
RETAIL

**Harbor Point** is one of the most prominent waterfront developments on the East Coast, with roots firmly planted in Baltimore's industrial past, while forging a bold new identity as a forward-thinking, sustainable urban hub. A former manufacturing site that remained undeveloped and unused for years, Harbor Point is transforming into Baltimore's newest waterfront neighborhood, seamlessly blending office, retail, residences, hotels, and an unprecedented amount of green space into a dynamic new extension of the city.

**ONSITE EMPLOYEES:** 3,000

**ONSITE RESIDENTS:** 2,500

**ONSITE HOTEL KEYS:** 308



**FOOD & BEVERAGE:**

- hg honeygrow
- CEREMONY COFFEE ROASTERS
- SARTORI
- Cindy Lou's FISH HOUSE
- THE CHICKEN LAB

**SHOPS & SERVICES:**

- west elm
- RESISTANCE CYCLE
- [solidcore] Inspire NAIL BAR & SPA
- AMANDA GALLAGHER ORTHODONTICS
- BREATHING DRAGON YOGA

**OFFICE:**

- Constellation
- exelon
- T.Rowe Price
- Morgan Stanley
- jellyfish
- TRANSAMERICA
- Wealth Management
- RBC
- FRANKLIN TEMPLETON
- EY

**Hotel:**

- canopy BY HILTON
- Residence INN BY MARRIOTT

# TRADE AREA DEMOGRAPHICS

2023

RADIUS: **.5 MILES** | **1 MILE** | **1.5 MILES**

## RESIDENTIAL POPULATION

	6,071	38,270	71,215
--	-------	--------	--------

## DAYTIME POPULATION

	17,102	79,232	183,521
--	--------	--------	---------

## AVERAGE HOUSEHOLD INCOME

	\$180,303	\$159,864	\$136,968
--	-----------	-----------	-----------

## NUMBER OF HOUSEHOLDS

	3,640	20,438	36,865
--	-------	--------	--------

## MEDIAN AGE

	37.5	35.5	34.2
--	------	------	------

[FULL DEMOS REPORT](#)



# TRADE AREA RETAIL/HOSPITALITY

25+ High-End Shops | **HARBOR EAST** | 20+ Fine & Casual Dining

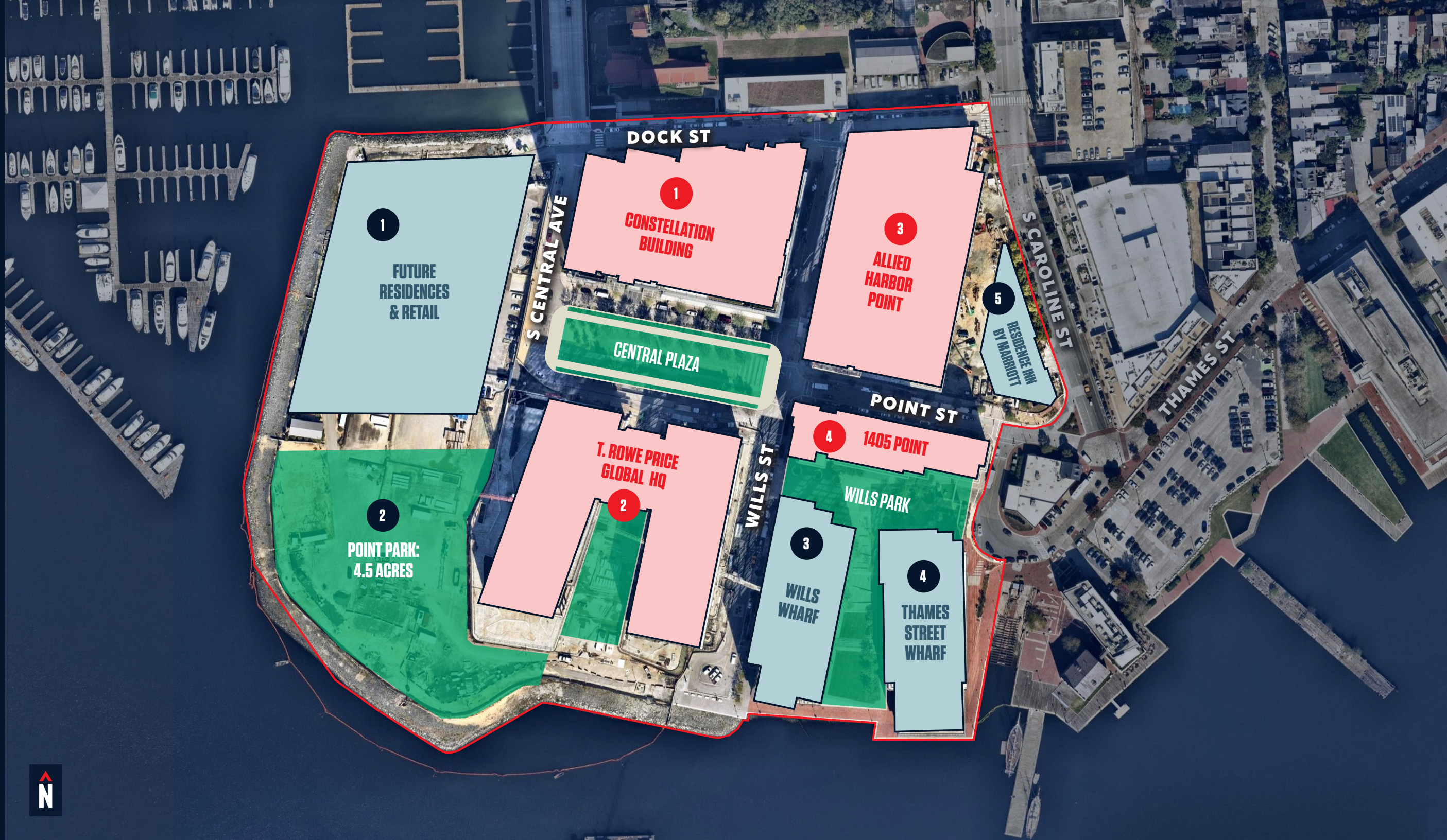
- Anthropologie
- Bonobos
- Chanel
- Charm City Run
- CVS
- Free People
- Harbor Bank of Maryland
- Harbor East Cinemas
- Harbor East Dental
- Interior Define
- J. Crew
- Lovesac
- lululemon
- Lush Cosmetics
- MAC Cosmetics
- Madewell
- Maryland Athletic Club
- Patagonia
- Sassanova
- Sephora
- South Moon Under
- The Spa at Four Seasons Hotel
- Su Casa
- Under Armour Brand House
- Warby Parker
- Whole Foods**

50+ Bars & Restaurants | **FELL'S POINT**

- Abbey Burger Bistro
- Adee's Coffee Roasters
- Admiral's Cup
- Baja Tap
- Barcocina
- The Black Olive
- Blue Moon Cafe
- BMORE Taqueria
- Bondhouse
- Bunny's Buckets & Bubbles
- Cat's Eye Pub
- The Choptank
- Cocina Luchadoras
- Daily Grind
- Darbar
- Duck Duck Goose
- Ekiben
- Kooper's Tavern
- La Calle
- Max's Taphouse
- Papi's Tacos
- Penny Black Bar & Restaurant
- Pierpoint Restaurant
- Pitango Bakery + Cafe
- The Point in Fells
- Primo Dopo
- Riptide
- Ruben's Fells Point
- Sacre Sucre
- Sagamore Pendry**
- Sainte Irish Pub
- Thames Street Oyster House
- Waterfront Hotel

# BY THE NUMBERS

TOTAL FOOTPRINT:	27 ACRES
TOTAL DEVELOPMENT:	4.5M SF
TOTAL RETAIL:	250,000 SF
TOTAL OFFICE:	1.6M SF
RESIDENTIAL UNITS:	2,500
HOTEL ROOMS:	600+
PARKING SPACES:	3,300
OPEN SPACE:	9.5 ACRES



# AVAILABLE RETAIL

- 1** CONSTELLATION BUILDING  
8,293 TOTAL SF AVAILABLE
- 2** T. ROWE PRICE GLOBAL HQ  
20,102 TOTAL SF AVAILABLE
- 3** ALLIED HARBOR POINT  
15,212 TOTAL SF AVAILABLE
- 4** 1405 POINT  
10,980 TOTAL SF AVAILABLE

## EXISTING/FUTURE DEVELOPMENT

- 1** FUTURE RESIDENCES & RETAIL
- 2** POINT PARK: 4.5 ACRES
- 3** WILLS WHARF / CANOPY BY HILTON
- 4** THAMES STREET WHARF
- 5** RESIDENCE INN BY MARRIOTT

# CONSTELLATION BUILDING

1310 POINT STREET | 1305 DOCK STREET



The 21-story, mixed-use **Constellation Building** serves as the headquarters of Constellation Energy and a regional office for the Exelon Corporation. The Constellation Building is the cornerstone project of Harbor Point, and a model for sustainable building practices.

## RETAIL OVERVIEW

AVAILABLE:

1,498 TO 6,093 SF

## HIGHLIGHTS

- Street level retail storefronts facing the campus' grassy Central Plaza
- Ideal for quick-serve restaurants, service retail, and fitness/wellness
- Outdoor patio seating available; direct metered surface parking and abundant structured parking
- Join West Elm, honeygrow, Resistance Cycle, Ceremony Coffee and others

S CENTRAL AVE



# T. ROWE PRICE GLOBAL HQ

1307 POINT STREET



**FUTURE  
RESIDENCES  
& RETAIL**



**FUTURE  
POINT PARK:  
4.5 ACRES**

**T. Rowe Price's Global Headquarters** will be composed of two seven-story sustainable buildings linked by an all-glass lobby atrium, taking advantage of its premier location along the waterfront.

## RETAIL OVERVIEW

AVAILABLE:

**2,628 TO 6,938 SF**

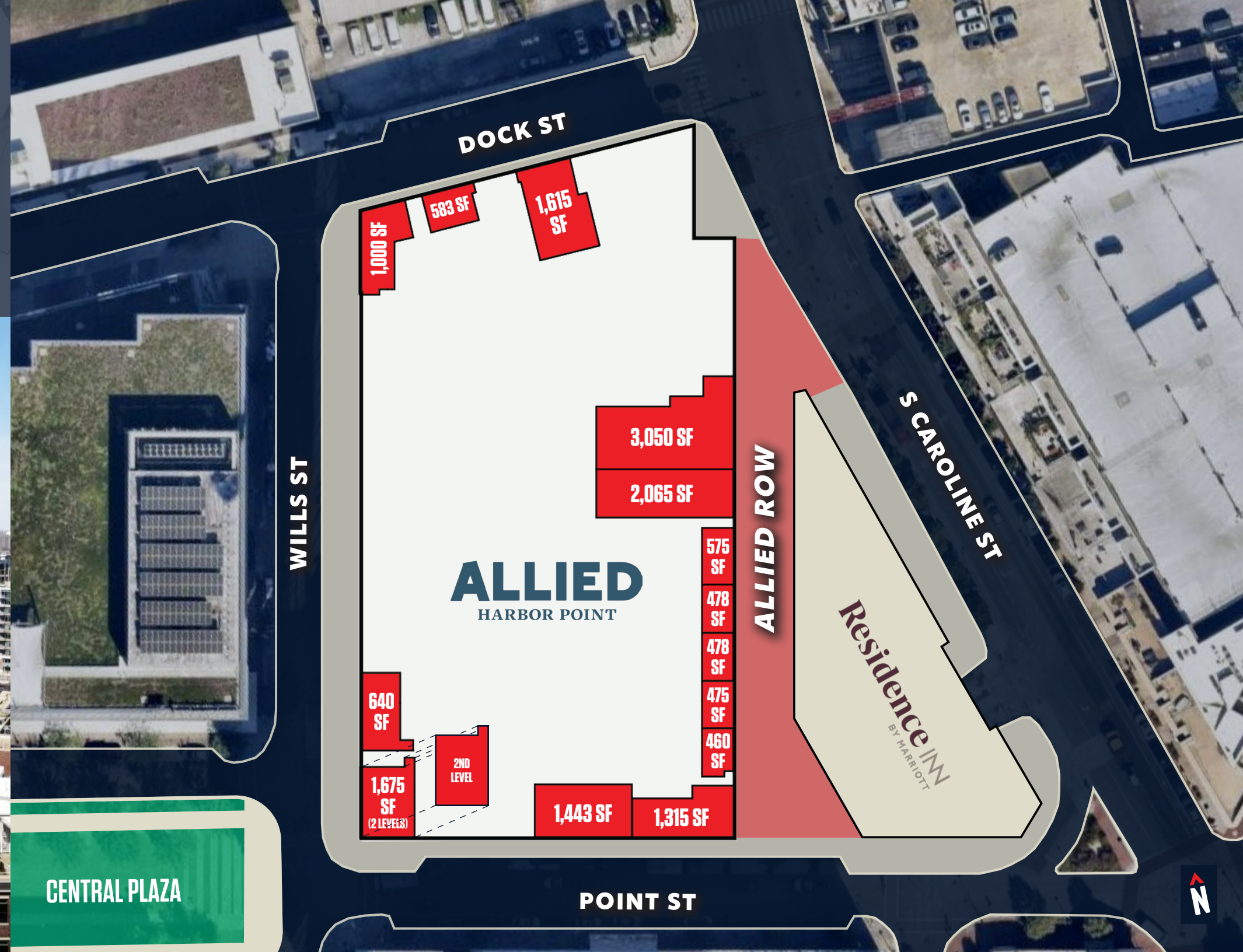
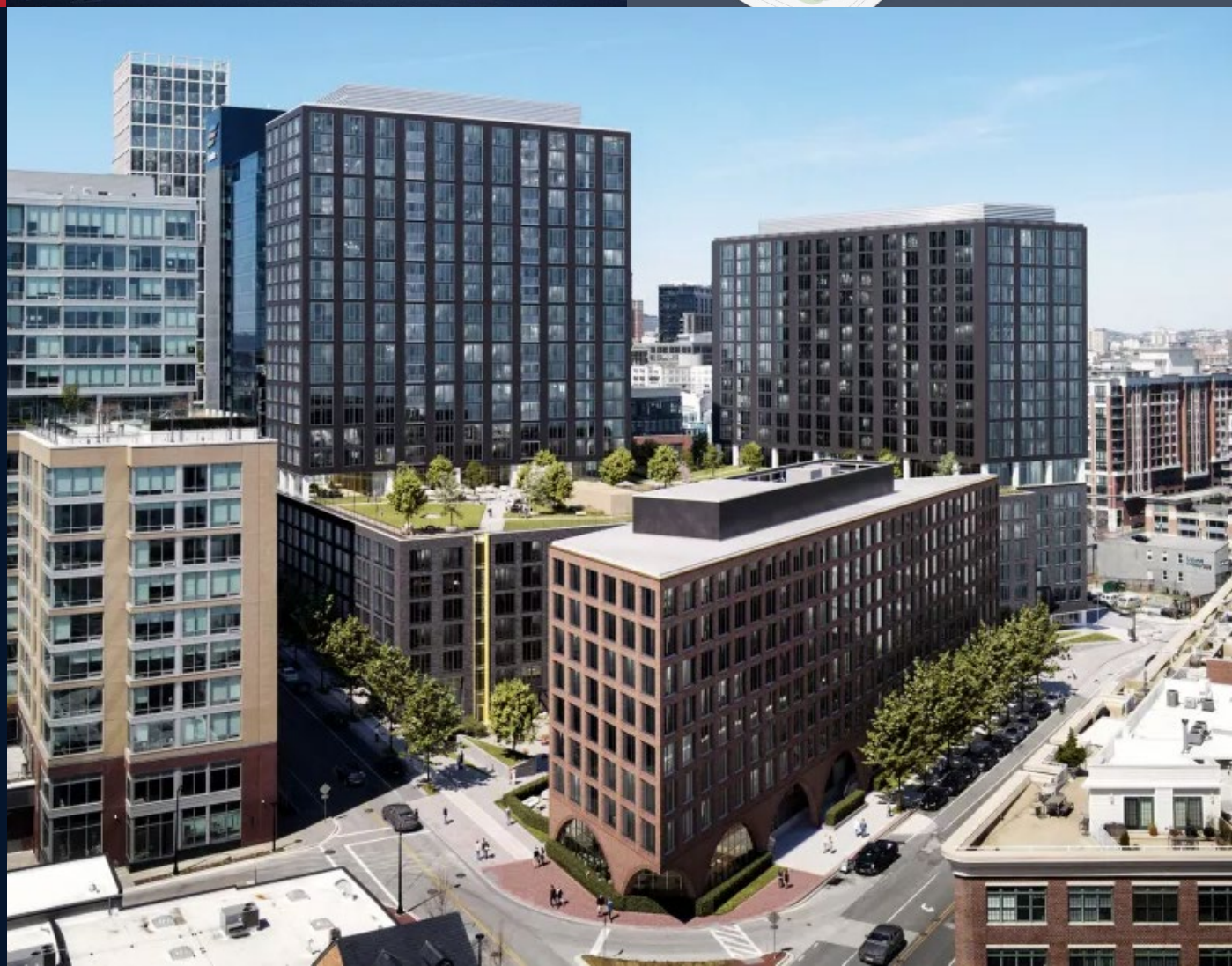
## HIGHLIGHTS

- Four highly desirable ground floor retail suites at the base of the new T.Rowe Price (Nasdaq: TROW) Global Headquarters (2,500 ± employees)
- Ideal for full-service restaurants, entertainment concepts, bank branch
- One beautiful waterfront dining opportunity (6,938 SF ±) on south side
- Highly captive audience at T.Rowe Price, one of the world's largest and top financial services companies



# ALLIED HARBOR POINT

1402 POINT STREET



Allied Harbor Point will feature 500 new residences complemented by street-level retail and an adjacent 152-key Residence Inn by Marriott extended-stay hotel. The standout feature of the development will be **Allied Row**, a dynamic pedestrian plaza prime for retail and restaurants.

## RETAIL OVERVIEW

AVAILABLE:

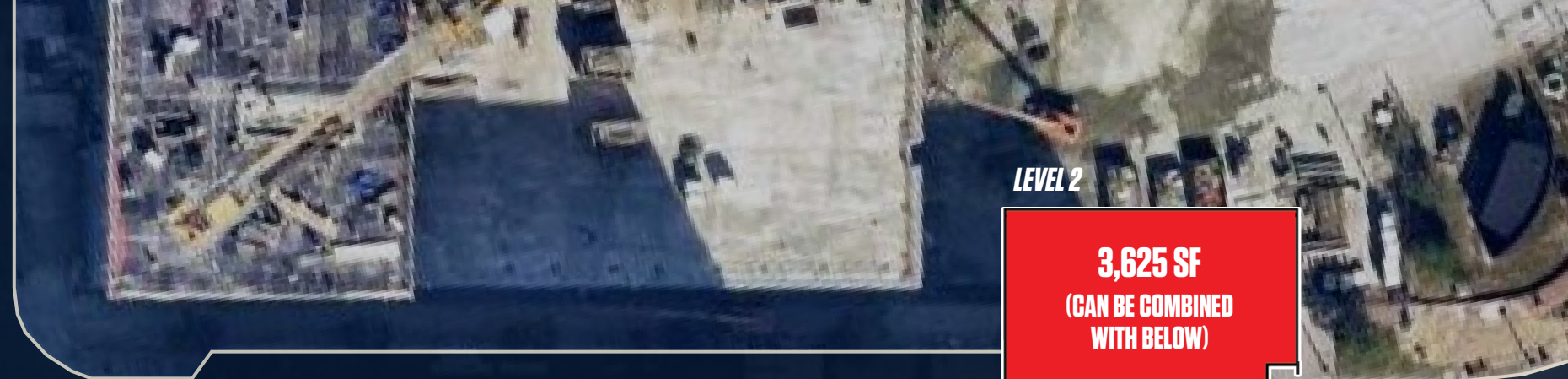
460 TO 5,115 SF

## HIGHLIGHTS

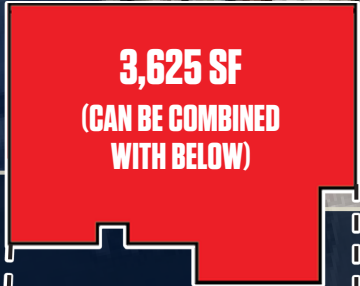
- A variety of small-shop retail opportunities at the heart of the campus
- Ideal for a mix of local, regional, and national concepts ranging from artisan baked goods, a dessert bar, curated apparel, and maker space
- Situated at the cross-section of multiple branded hotels, Class-A office buildings, and 2,500+ residents

# 1405 POINT

1405 POINT STREET



LEVEL 2



POINT ST

**1405 Point** offers a highly visible, highly trafficked location in the center of Harbor Point, adjacent to both the Central Plaza and Wills Park. Street and 2nd level retail spaces are available, with 289 smartly designed residential units above.

## RETAIL OVERVIEW

AVAILABLE: **3,625 TO 7,305 SF**

## HIGHLIGHTS

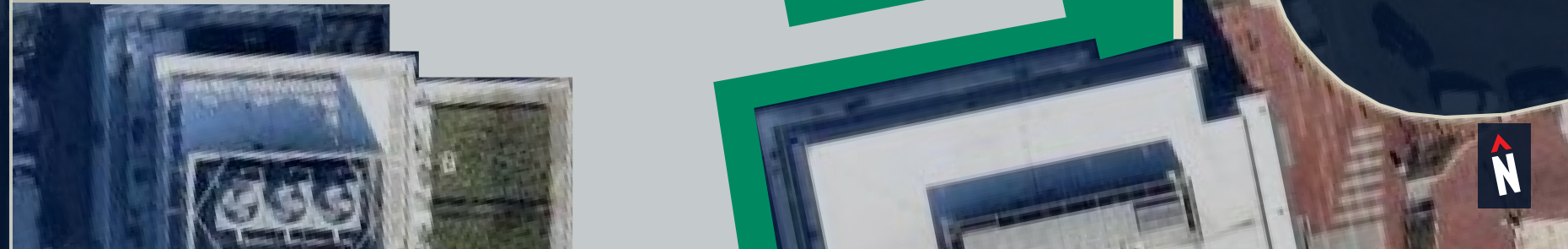
- Two-story endcap at the base of the 1405 Point residences, opposite the entry to the Residence Inn by Marriott
- Ideal for a craft distillery or wine bar, premium bottle shop, an urban market or bodega, dog daycare, and sports apparel store
- Units can be leased separately or together (opportunity for a grand staircase, passenger elevator, and direct access to the 2nd floor outdoor patio)



WILLS ST



THAMES ST





# FOR MORE INFO CONTACT:



**HENRY DEFORD**

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



**TIM HARRINGTON**

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093

[www.mackenziecommercial.com](http://www.mackenziecommercial.com)

OFFICES IN: ANNAPOLIS, MD | BALTIMORE, MD | BEL AIR, MD | COLUMBIA, MD | LUTHERVILLE, MD | CHARLOTTESVILLE, VA

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.