

COLLECTIVE AT CANTON

4010 Boston Street, Baltimore, MD 21224
Baltimore City - Canton Area



FULL FLOOR AVAILABLE

BALTIMORE'S FIRST MASS TIMBER OFFICE BUILDING - 101,000 RSF TOTAL

PROPERTY HIGHLIGHTS:

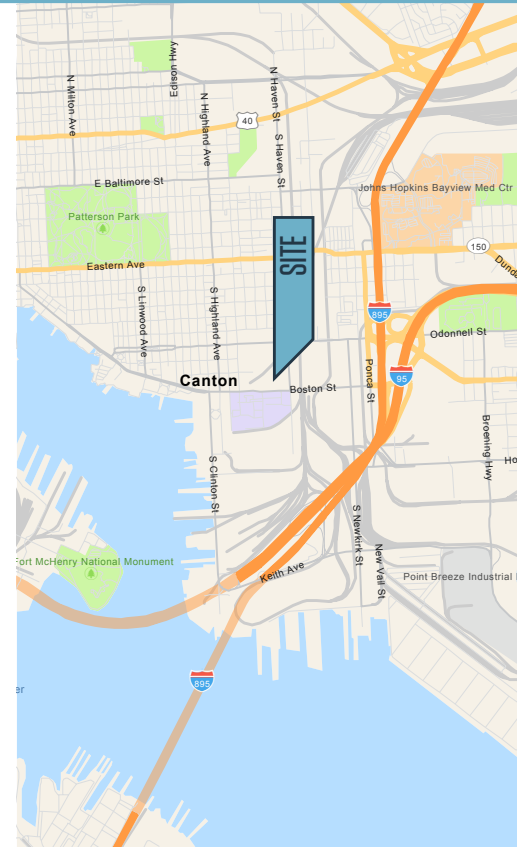
Collective Project Features

- Opportunity Zone
- Enterprise Zone
- Brownfields Development
- Strong millennial workforce
- Mixed use
 - » 500 apartments
 - » 60,000 SF retail
 - » Celebree daycare center
- Close proximity to I-95 and I-895

Office Building Features

- Sustainable design
- Under-floor HVAC
 - » 18" raised floors
 - » Improved air quality
 - » Flexible tenant control
- 28,000 RSF - per floor (floors 2-4)
- First floor daycare
- Free on-site covered parking - 3/1,000 SF
- Smart glass on south & west sides of the building
- Full service leases (net of utilities)

CANTON CROSSING NEIGHBORS:

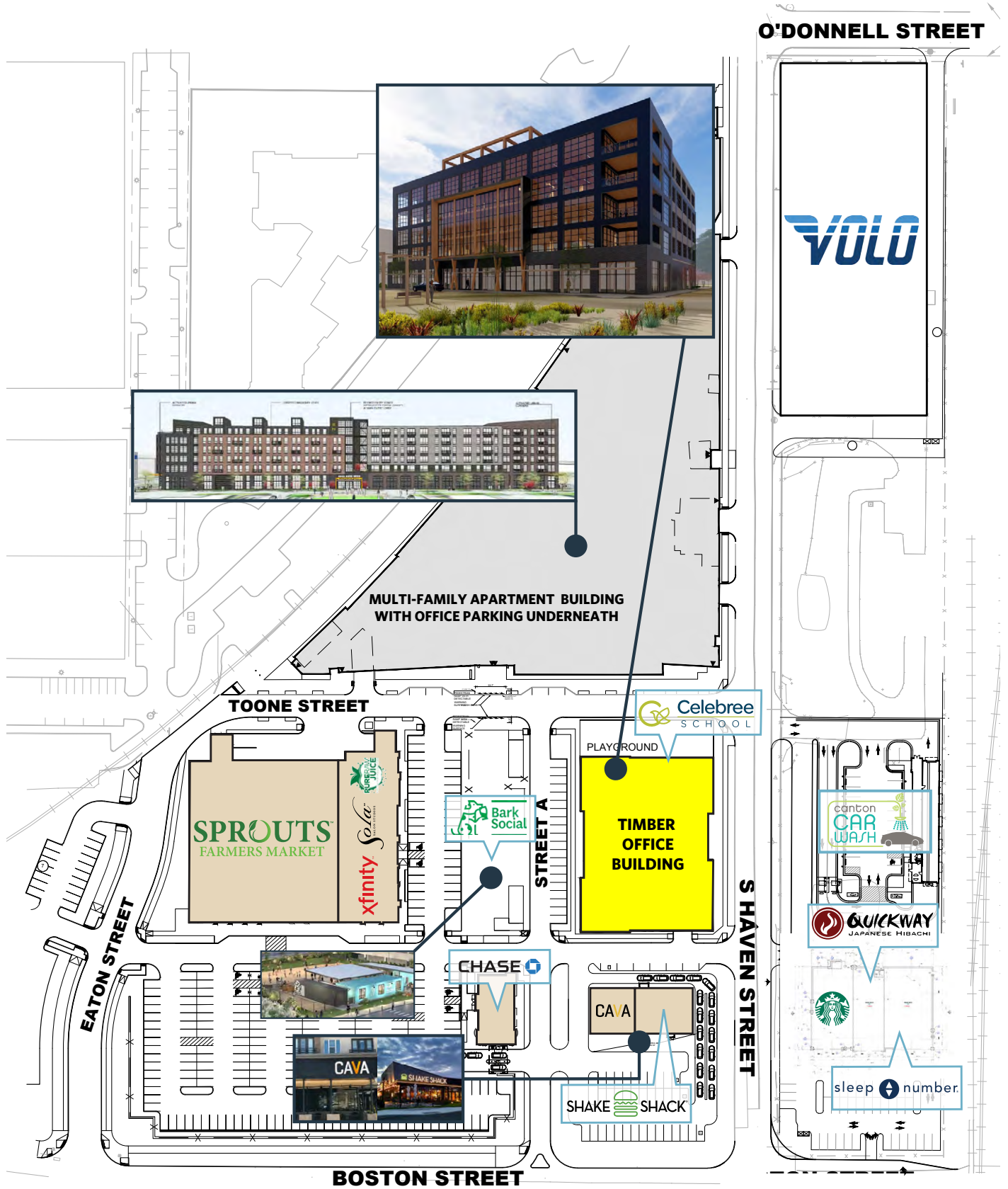


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PROJECT SITE PLAN

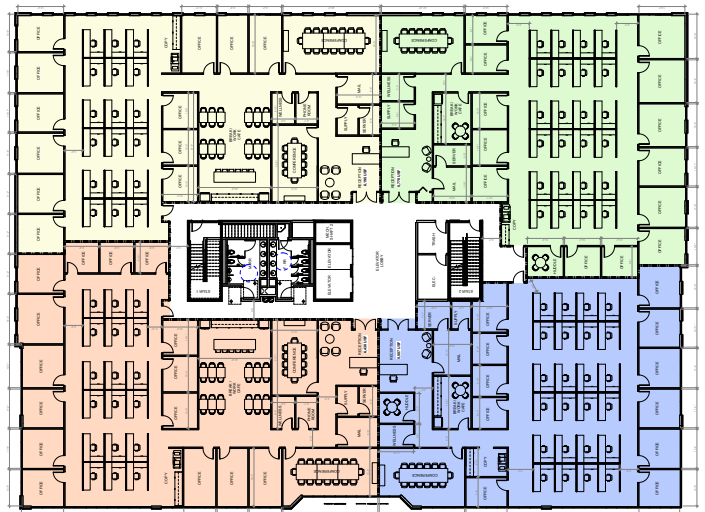
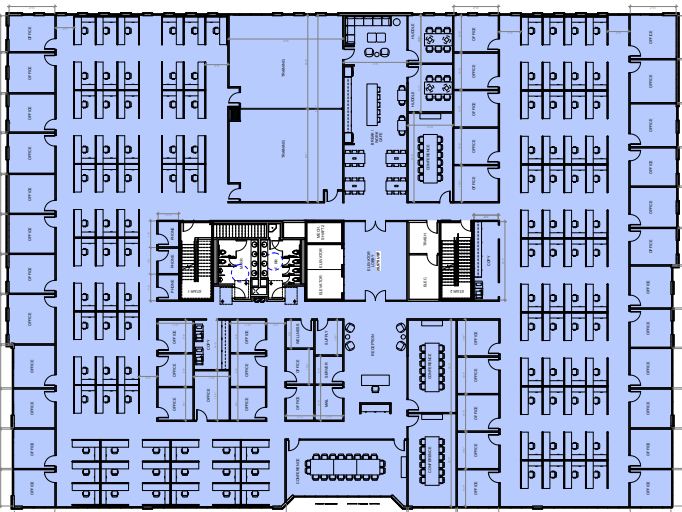


BUILDING SITE PLAN



SAMPLE FULL FLOOR USER FLOOR PLAN - ±28,000 RSF

SAMPLE MULTI-TENANT FLOOR PLAN - ±28,000 RSF



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PHOTOS



FIRST FLOOR LOBBY



TENANT SPACE



FIRST FLOOR LOBBY



TENANT SPACE



UPPER FLOOR LOBBY



TENANT SPACE

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