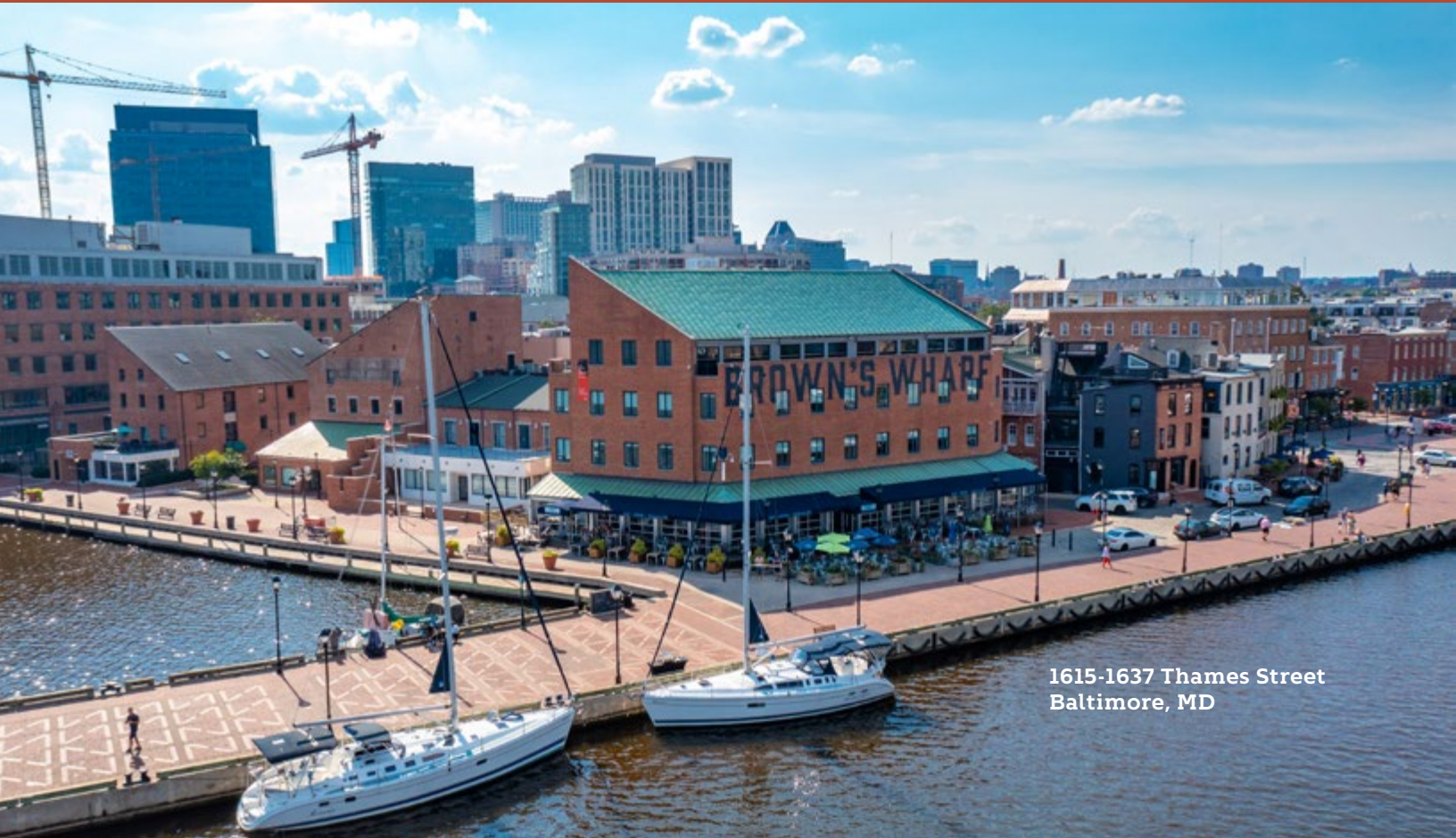


BROWN'S WHARF

FELLS POINT

PRIME WATERFRONT OFFICE SPACE
in one of Baltimore's greatest historic neighborhoods

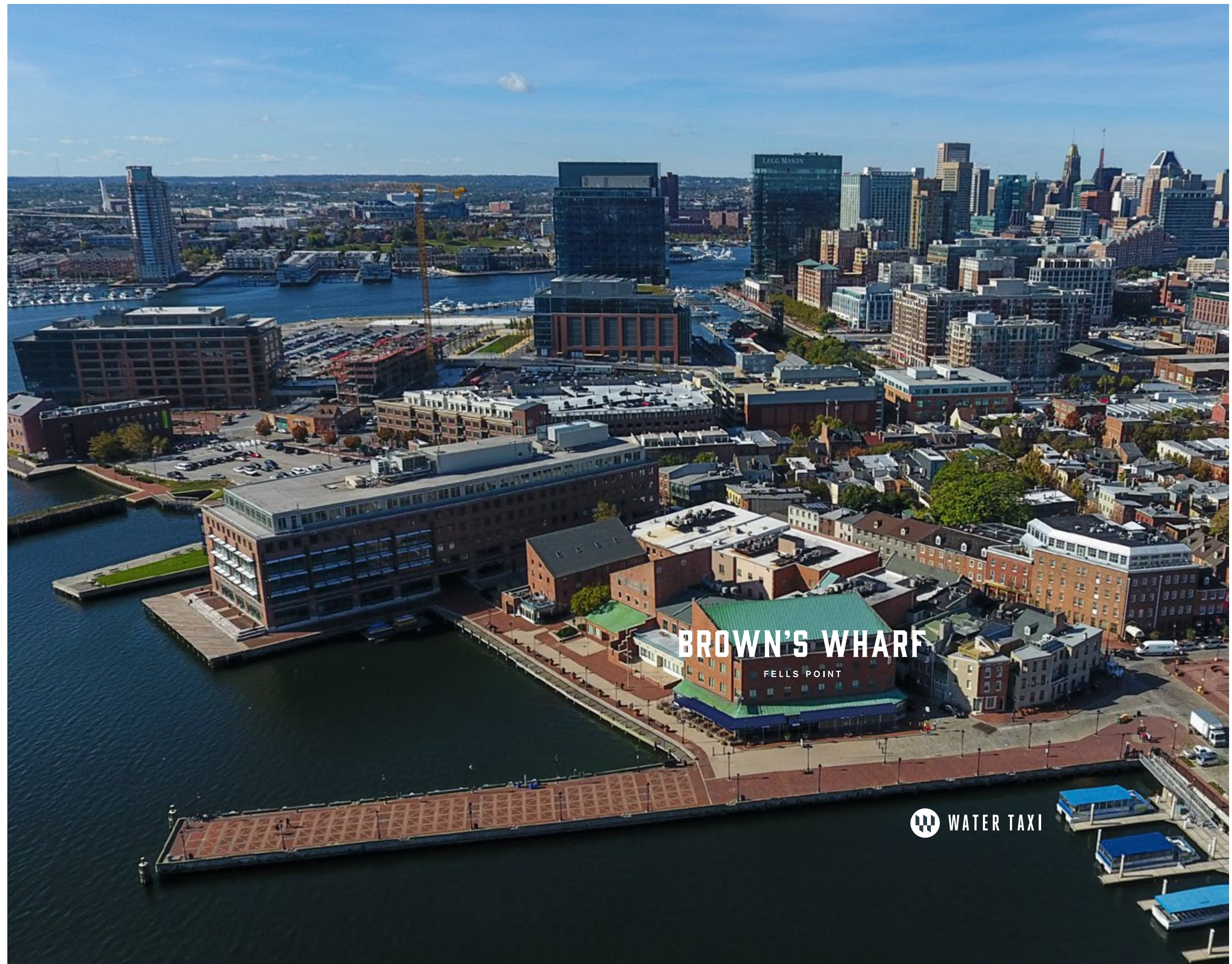


1615-1637 Thames Street
Baltimore, MD

Brown's Wharf has been the cornerstone of Baltimore's vibrant Fells Point waterfront since its first building was erected in 1820. In continuous operation for nearly two centuries, the Wharf has presided over the entrance to Baltimore's Inner Harbor, watching the City, its world class Port, and Fells Point prosper and grow. Brown's Wharf today is a vibrant mixed-use project with office and retail occupants benefitting from the energy and excitement that comes from living, working, and/or playing in Fells Point.

Acquired by Baltimore-based Continental Realty Corporation and WorkShop Development, Brown's Wharf underwent a comprehensive modernization of its office buildings, their common areas, mechanical and access systems in 2018. The Wharf's public spaces have also been upgraded for enhanced use by tenants, their employees and guests.

Located just east of Baltimore's world famous Inner Harbor, and adjacent to the exciting Harbor East and Harbor Point areas of downtown, Brown's Wharf offers tenants and their employees state-of-the-art space with exceptional views in an amenity-rich location.



ACCESS AND TRANSPORTATION

Whether commuting into the city or simply crossing town, Brown's Wharf is convenient to parking garages and several modes of local transportation. Hop on a WaterTaxi to cross the harbor, join Baltimore's bike share program, or take the Charm City Circulator. The promenade, which wraps around the harbor, is also a great way to get your steps in.



BUS ROUTES

- Charm City Bus - Green line
- MTA City Link - Fleet Street
- MTA Express Link - Express service to Columbia, MD
- Harbor Connector - Tide Point & Canton Waterfront Park



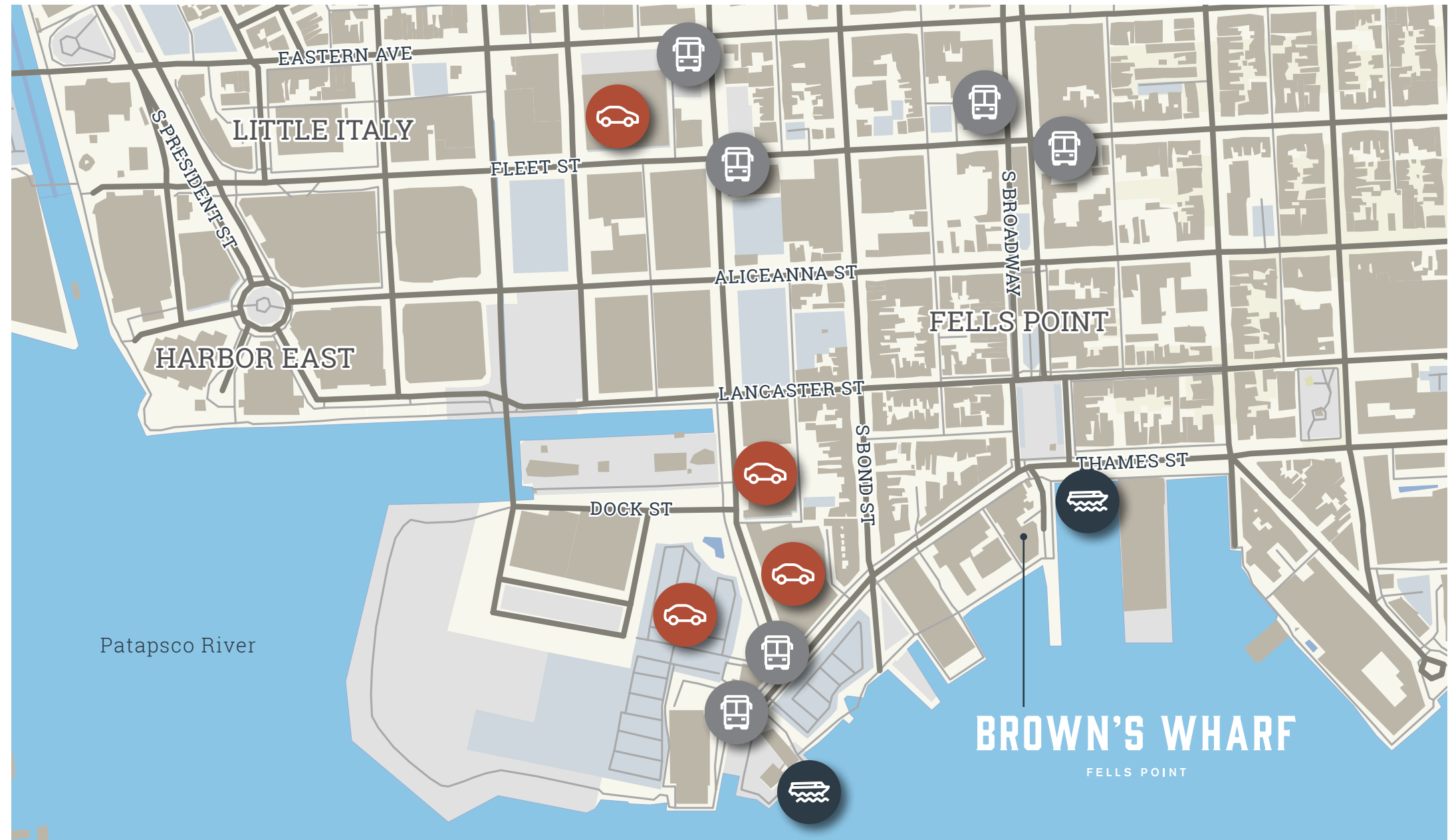
WATER ROUTES

- Water Taxi
- Harbor Connector Commuter Service Stop - BWT Landing 11 – Fells Point (512 S. Broadway)

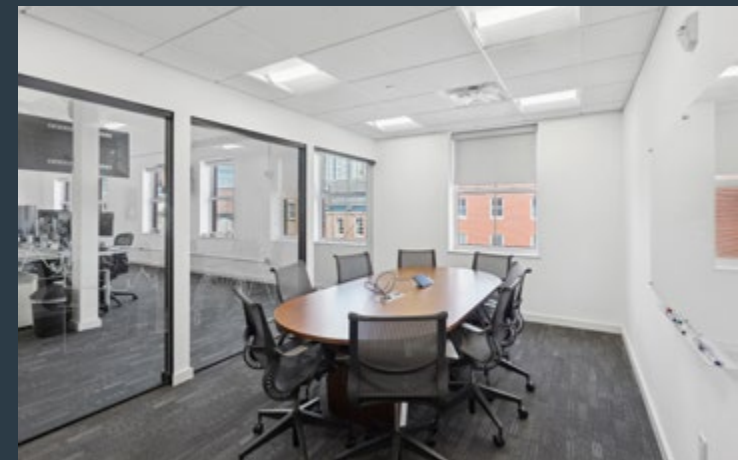
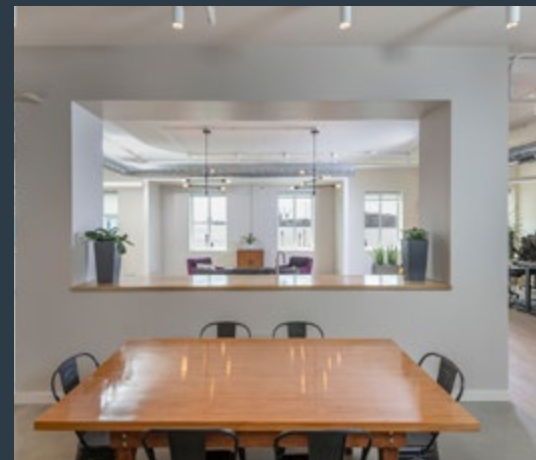
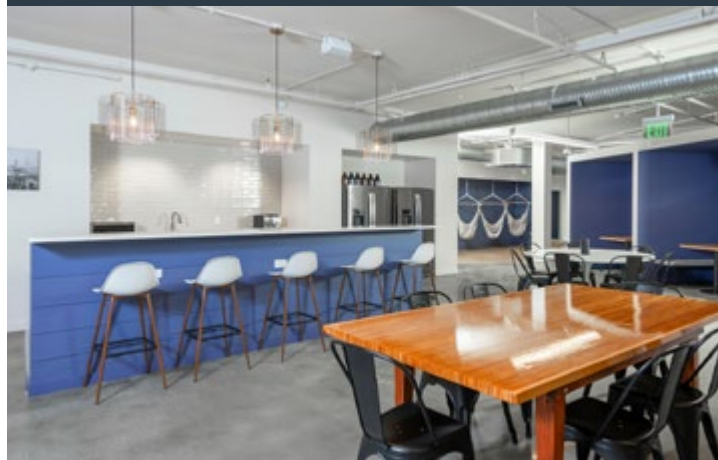


PARKING GARAGES

- Fleet & Eden - 815 spaces
- Caroline Street - 329 spaces
- PMI on S. Caroline & Thames - 750 spaces



BUILDING SPECS & CAPITAL IMPROVEMENTS



PROPERTY HIGHLIGHTS

AVAILABLE OFFICE SPACE

1629 Thames Street

2nd floor: 12,272 SF
 Entire floor available
 2nd generation move-in ready
 Signage rights available
 Water Views
 3rd floor: 2,229 SF
 Suite 310, move-in ready space
 Cathedral ceilings

1637 Thames Street

15,534 SF Move-in ready
 Water views

- Rental rate - \$29.50 net of utilities
- New office entry and lobby
- New variable air volume HVAC system
- New key fob and/or smartphone access control system
- Restroom remodeling and ADA upgrade
- Modernized and redesigned public areas
- Rebranding and building signage
- Complete elevator modernization

CAPITAL IMPROVEMENTS

AMENITIES

FELLS POINT AND BALTIMORE'S WATERFRONT

Fells Point may be one of Baltimore's oldest neighborhoods, but it is also one of the most vibrant, exciting and hip. The average age of the Fells Point resident is 35. The average household income is \$116,000. More than 70% of Fells Point residents have a college degree. And with a walk score of 92 out of a possible 100, residents enjoy being close to everything they need.



35
Average age



\$116,000
Average household income



70%
Residents with college degree



92



60+
CASUAL

40+
PUBS

15+
FINE DINING



(within 10 minute walk)

RESTAURANTS & BARS

HOTELS

2 FIVE STAR

9 FOUR STAR AND BELOW



100+ SHOPS



16
GROCERY, MARKETS & CONVENIENCE

SHOPS & CONVENIENCE



Fells Point Historic District



Harbor East



Waterfront Promenade

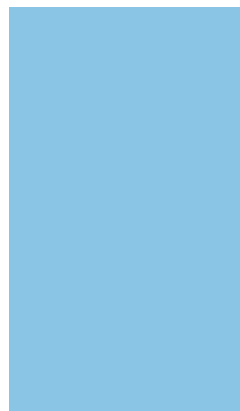
NEARBY ATTRACTIONS



Inner Harbor



Broadway Square



Canton Kayak Club

LOCALLY OWNED AND OPERATED BY



WORKING CLOSELY WITH BALTIMORE ORGANIZATIONS



baltimorewaterfront.com



baltimorewatertaxi.com



livebaltimore.com



preservationsociety.com



CANTON KAYAK CLUB

cantonkayakclub.com



southeastcdc.org

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