

HARBOR • POINT

WWW.HARBORPOINT.COM

Waterfront Retail Spaces Awaiting Your Vision...



BEATTY.

 **ARMADA HOFFLER**

RETAIL LEASING BY:
 **MACKENZIE**
RETAIL



TOTAL DEVELOPMENT: 4.5M SF



TOTAL RETAIL: 250K SF



TOTAL OFFICE: 1.6M SF



RESIDENTIAL UNITS: 2,500



PARKING SPACES: 3,300



ONSITE EMPLOYEES: 6,500



ONSITE RESIDENTS: 1,200



ONSITE HOTEL KEYS: 308

Some metrics upon substantial completion of all phases of development.



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.



| 2025 DEMOGRAPHICS | .5 MILES | 1 MILE | 1.5 MILES | 10 MIN. |
|------------------------|-----------|-----------|-----------|-----------|
| RESIDENTIAL POPULATION | 6,778 | 37,973 | 72,602 | 47,049 |
| DAYTIME POPULATION | 15,637 | 73,090 | 157,821 | 109,978 |
| # OF HOUSEHOLDS | 4,379 | 20,899 | 39,068 | 24,618 |
| AVG. HH INCOME | \$153,322 | \$141,847 | \$124,981 | \$118,146 |



1 T. ROWE PRICE GLOBAL HQ
1307 POINT STREET

2 CONSTELLATION BUILDING
1310 POINT STREET | 1305 DOCK STREET

3 ALLIED HARBOR POINT
1402 POINT STREET

4 1405 POINT
1405 POINT STREET

5 THAMES STREET WHARF
1300 THAMES STREET



6 FUTURE RESIDENCES AND RETAIL

7 FUTURE RESIDENCE INN BY MARRIOTT (152 KEYS)

8 WILLS WHARF CANOPY BY HILTON (156 KEYS)

9 POINT PARK 4.5 ACRES

FOOD & BEVERAGE:

 honeygrow



SARTORI

The Original
Allman's
Authentic New York Dill Pickles
SINCE 1918

Josefina

CEREMONY
COFFEE ROASTERS

THE CHICKEN LAB

AMENITIES:

 RESISTANCE CYCLE

[solidcore]

Inspire
NAIL BAR & SPA

 AMANDA GALLAGHER
ORTHODONTICS

OFFICE:

 Constellation  exelon

 T.RowePrice

Morgan Stanley

STIFEL

 TRANSAMERICA

 RBC Wealth Management

 FRANKLIN TEMPLETON

EY

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 ■ LEASED



CONSTELLATION BUILDING

STRUCTURED PARKING

ALLIED HARBOR POINT

STRUCTURED PARKING

FUTURE RESIDENCES & RETAIL



CEREMONY
COFFEE ROASTERS

RESISTANCE CYCLE

THE CHICKEN LAB

SARTORI



Residence INN
BY MARRIOTT



T. Rowe Price

POINT PARK:
4.5 ACRES

T. ROWE PRICE GLOBAL HQ

POINT ST

POINT ST

GRAIN & BERRY

AMANDA GALLAGHER
ORTHODONTICS

1405 POINT



WILLS PARK

[solidcore]

Josefina



THAMES STREET WHARF

WILLS ST

WILLS WHARF

canopy
BY HILTON

PARKING:



BELOW GRADE PARKING: 1,000 SPACES ±



STRUCTURED PARKING: 2,000 SPACES ±



STREET PARKING



T. ROWE PRICE GLOBAL HQ

1307 POINT STREET

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

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 LEASED





CONSTELLATION BUILDING

1310 POINT STREET | 1305 DOCK STREET

AVAILABLE: **1,498 TO 9,080 SF**

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 ■ LEASED



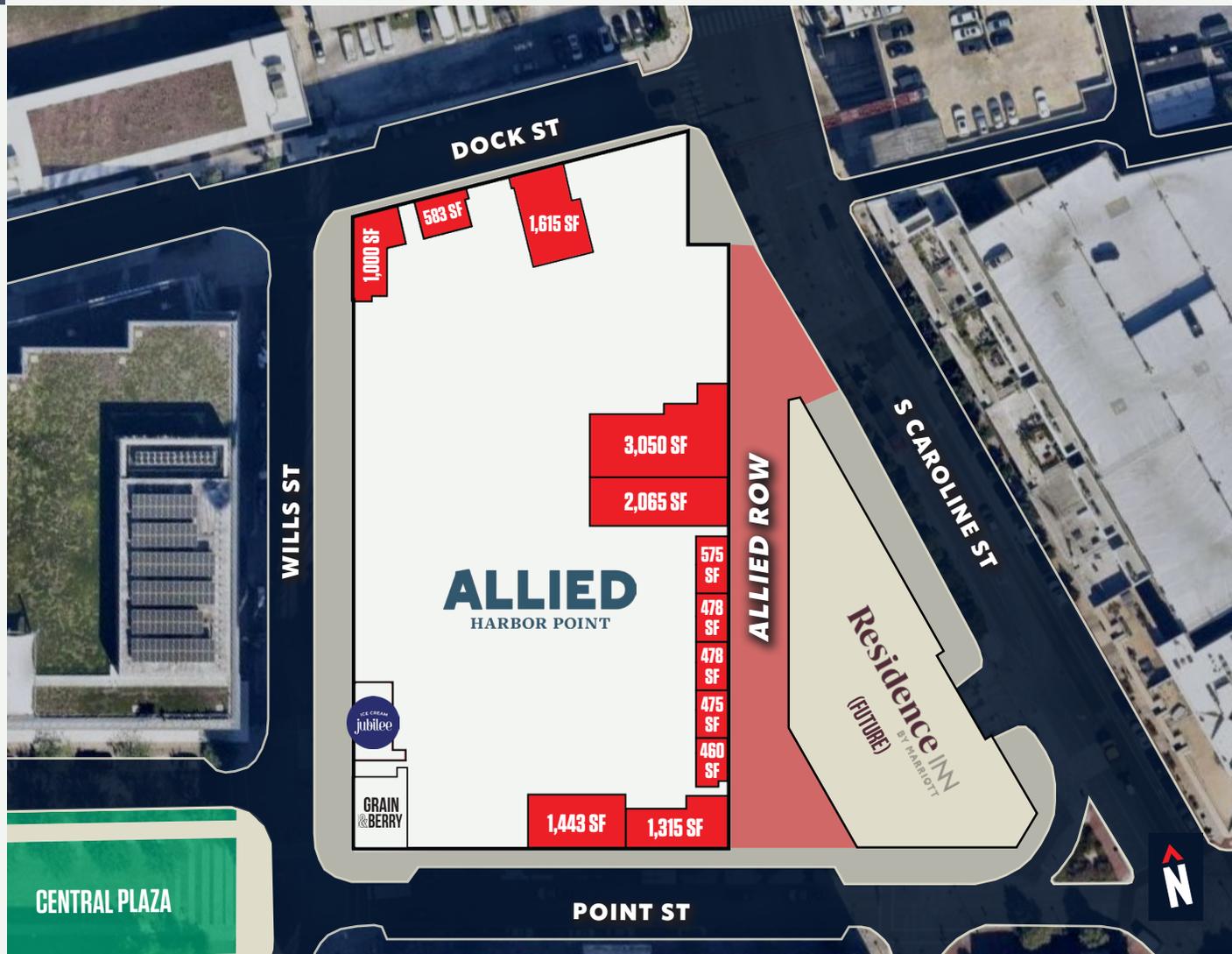
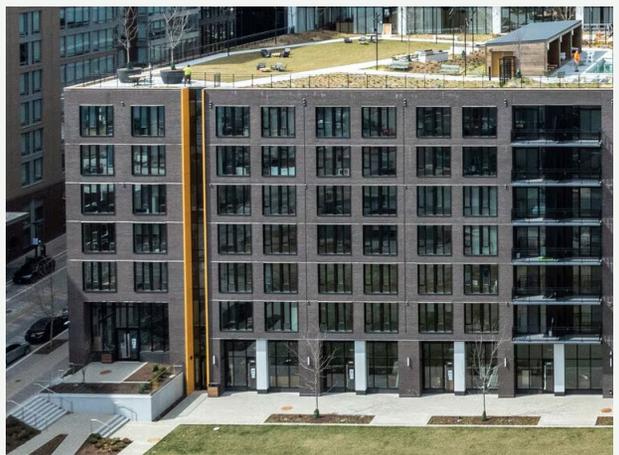


ALLIED HARBOR POINT

1402 POINT STREET

AVAILABLE: **460 TO 5,115 SF**

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 LEASED





1405 POINT

1405 POINT STREET

AVAILABLE:

3,625 SF

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 LEASED





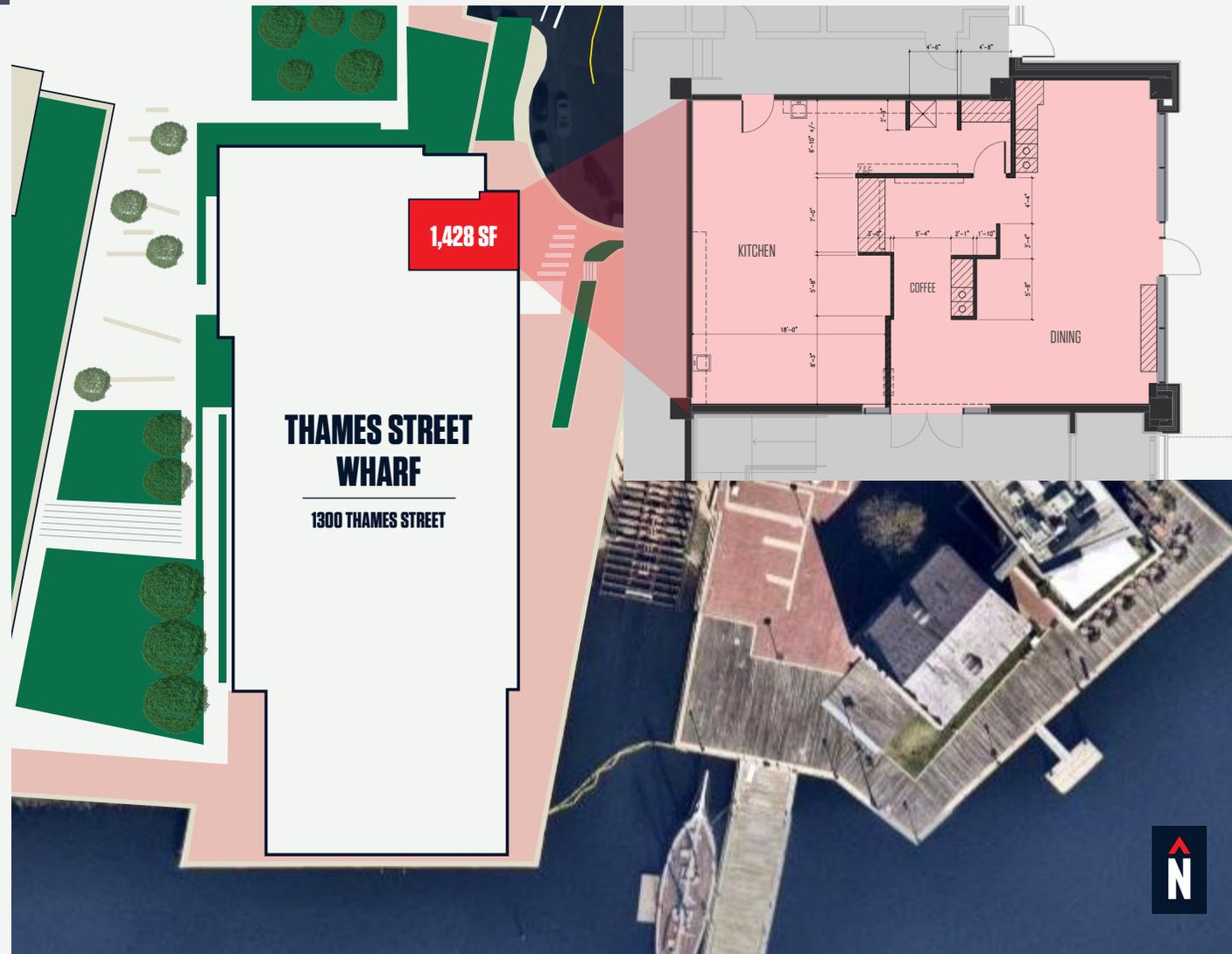
THAMES STREET WHARF

1300 THAMES STREET

AVAILABLE:

1,428 SF

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 LEASED





UNIVERSITY of MARYLAND
BALTIMORE
UNIVERSITY of MARYLAND
MEDICAL CENTER

CFG BANK
ARENA

E PRATT ST

Baltimore
Convention Center

ORIOLE PARK
of
CAMDEN YARDS

INNER
HARBOR

LIGHT ST

NATIONAL
AQUARIUM

PIER SIX
PAVILION

FOUR SEASONS
Hotels and Resorts

MARYLAND
SCIENCE CENTER

FEDERAL
HILL

HISTORIC
CROSS STREET
MARKET

HARBORVIEW/
RITZ CARLTON
RESIDENCES

KEY HWY



HARBOR POINT

PERKINS
REDEVELOPMENT
1,400 UNITS

HARBOR
EAST

S BROADWAY

FELL'S
POINT

CANTON
→

PATTERSON
PARK

BOSTON ST

PENDRY
HOTELS

M&T Bank
STADIUM

TOPGOLF

INTERSTATE
395

SOUTH
BALTIMORE

RIVERSIDE
PARK

Giant

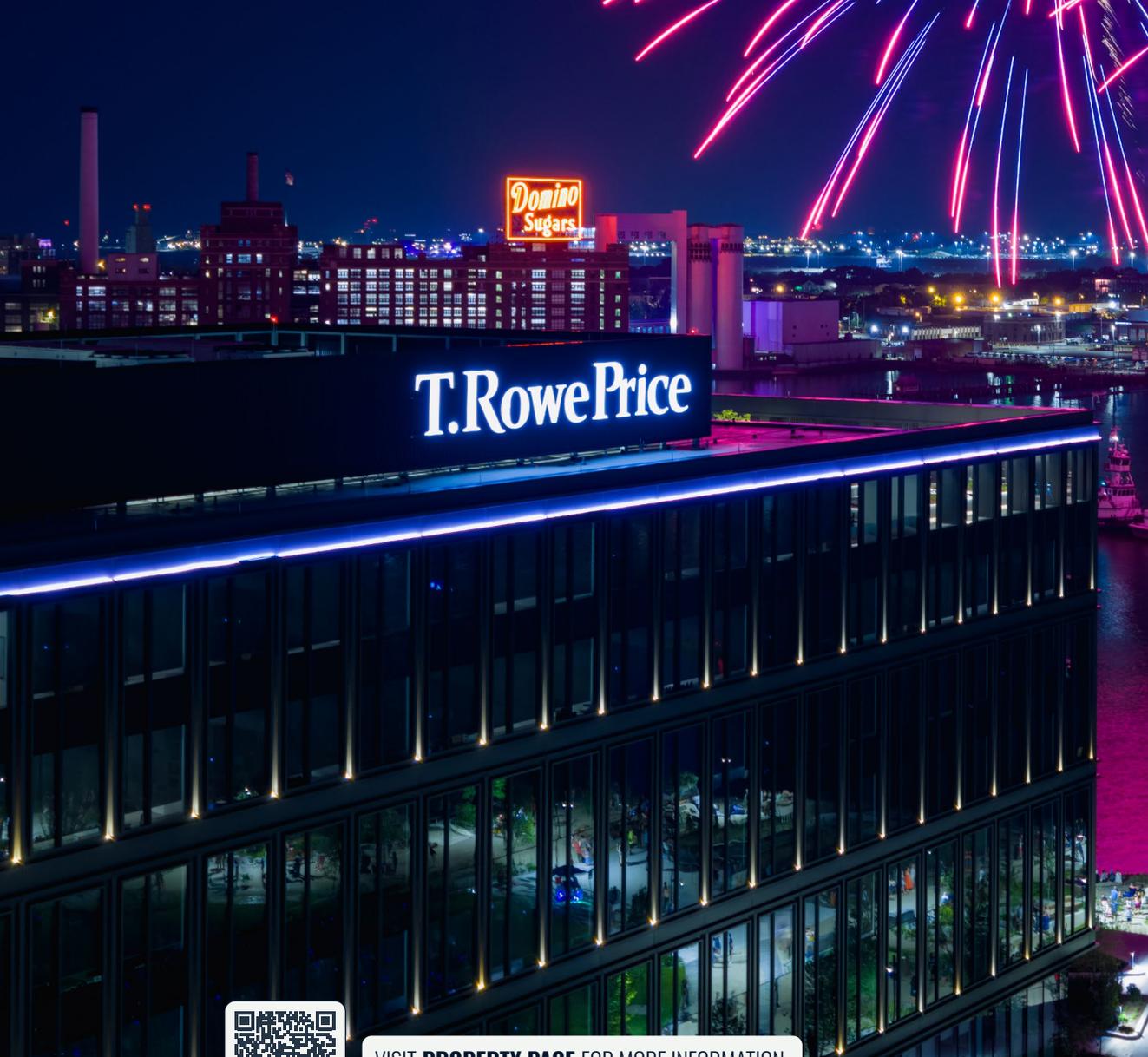
LOCUST
POINT

INTERSTATE
95

Harris
Teeter
New! Juvenile Food & Pharmacy

UNDER ARMOUR





T. Rowe Price

Domino Sugars

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