



# SILO POINT | OFFICE / RETAIL OPPORTUNITY

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



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# HIGHLIGHTS

## SILO POINT

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### HIP / COOL SPACE LOCATED IN LOCUST POINT

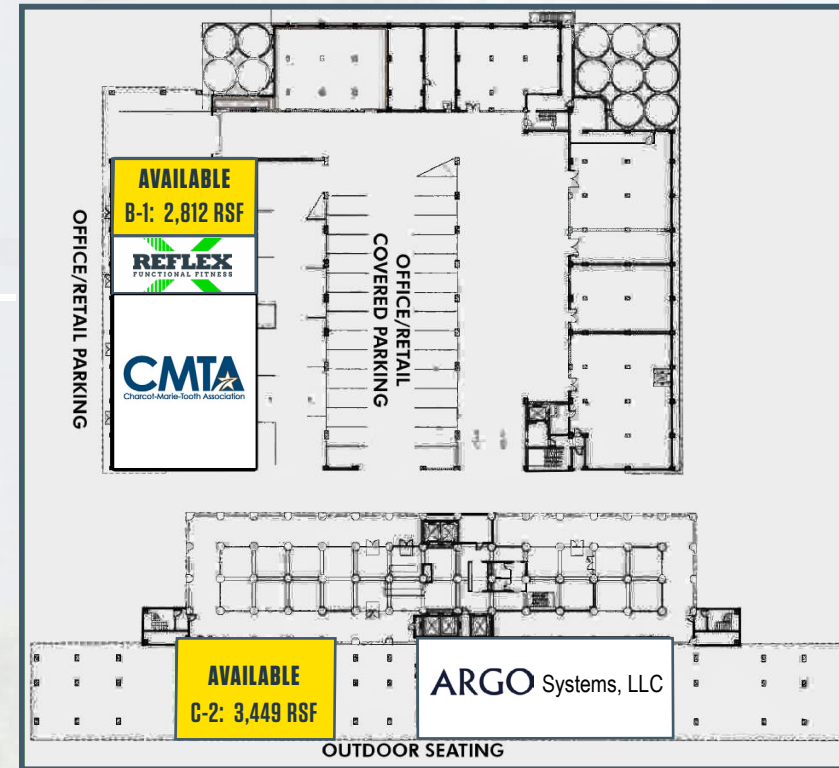
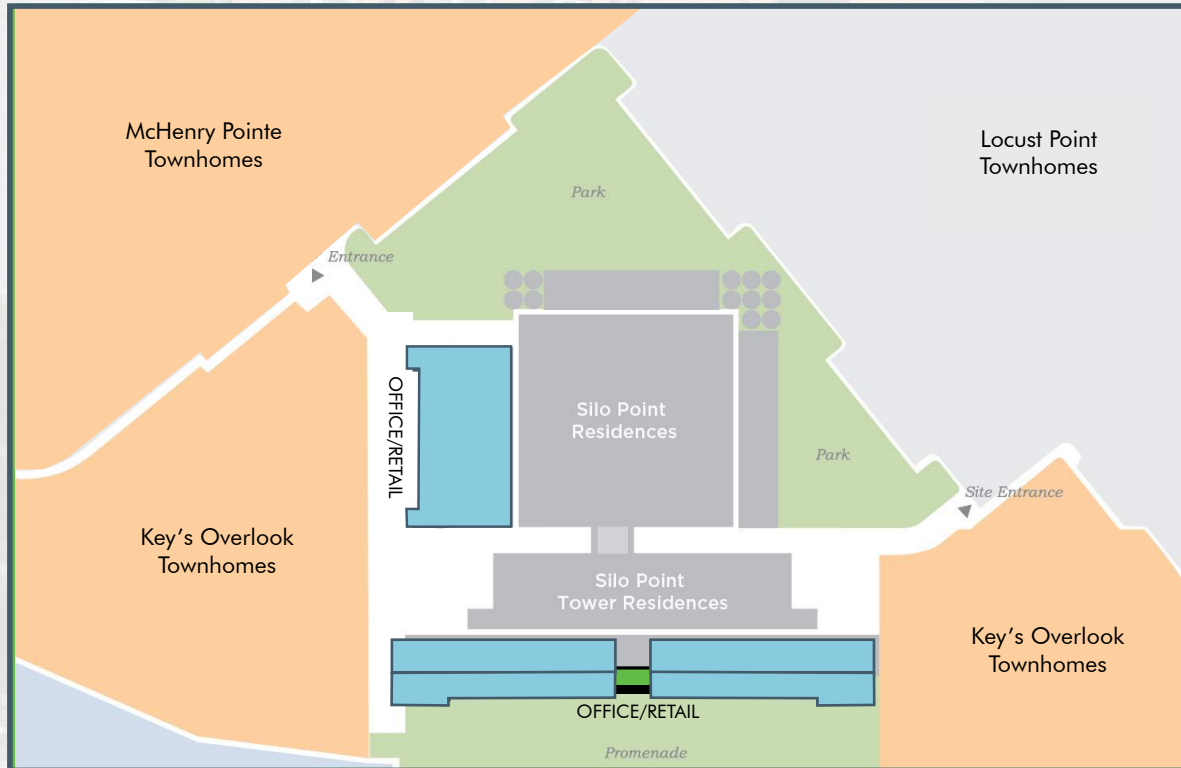
The **SILO POINT** Planned Unit Development is strategically located in the heart of Locust Point, just minutes from Baltimore's most vibrant neighborhoods and attractions, including Under Armour's Baltimore Campus and downtown Baltimore along the Inner Harbor. The project is within close proximity to Interstate 95, Baltimore-Washington Parkway, and offers convenient access to bus and water taxi transportation outlets.

<b>Size:</b>	Unit B-1: 2,812 RSF Unit C-2: 3,449 RSF
<b>Year Built:</b>	2008
<b>Total 1st Floor:</b>	+16,660 SF - Office/Retail Space
<b>Term:</b>	5 - 10 years
<b>Rental Rate:</b>	\$27.00, net of utilities and janitorial
<b>Parking:</b>	109 surface/covered reserved spaces; free employee/customer parking. Neighborhood parking does not require a parking pass and is not metered.
<b>Location:</b>	Professionally managed, hip Locust Point location
<b>Amenities:</b>	McHenry Row, Harris Teeter, RevCycle, Under Armour Gym, CorePower Yoga, Barracudas, City Limits, Little Havana, Lemoncello Baltimore, Jazz+Soju, Home Maid, LP Steamers, Riverside Park
<b>Features:</b>	<ul style="list-style-type: none"><li>➤ Award winning adaptive reuse mixed-use project</li><li>➤ Edgy, industrial loft-style spaces with exposed cement columns</li><li>➤ 25-foot ceilings</li><li>➤ On-site gym, and shared conference room</li><li>➤ Sky Lounge with amazing city views; available upon request</li><li>➤ Floor-to-ceiling glass storefront window</li></ul>
<b>PUD Summary:</b>	<ul style="list-style-type: none"><li>➤ Silo Point Condominiums: 228 Units</li><li>➤ McHenry Pointe Townhomes: 121 Units</li><li>➤ Key's Overlook Townhomes: 53 Units</li></ul>

# SITE PLAN

## SILO POINT

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# LOCATION

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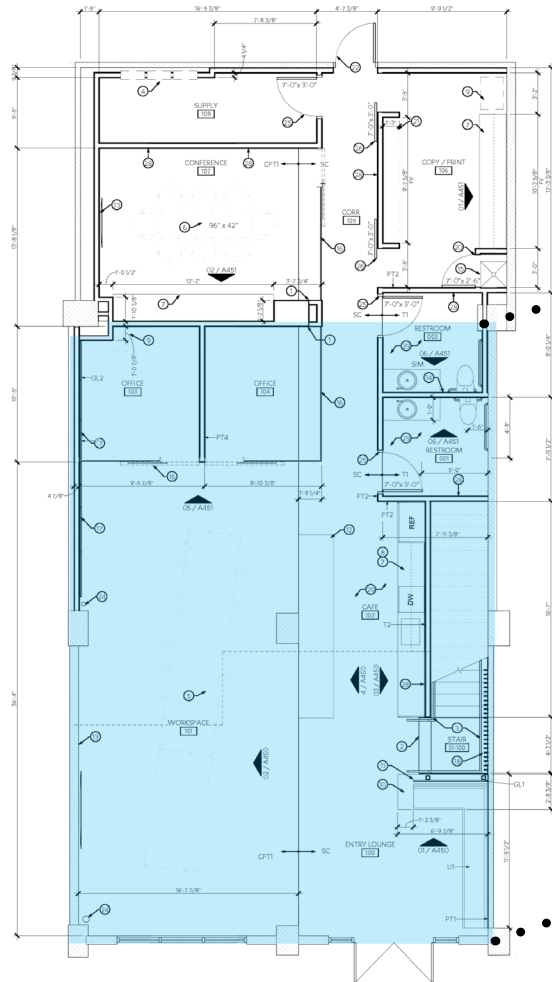


# FLOOR PLAN

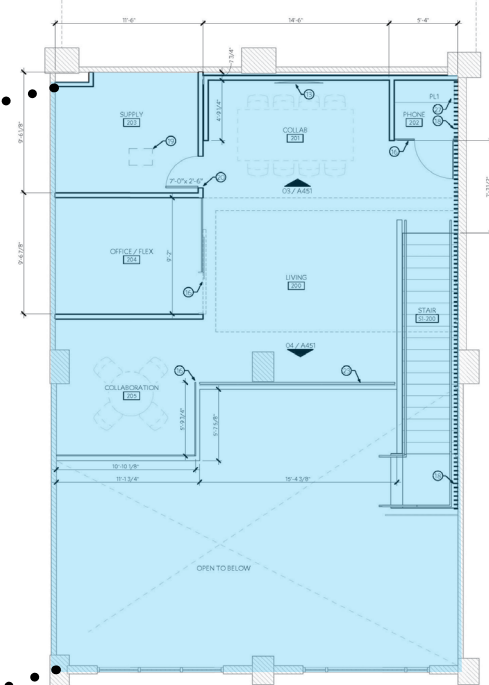
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**Unit B-1**  
2,812 SF



### Mezzanine



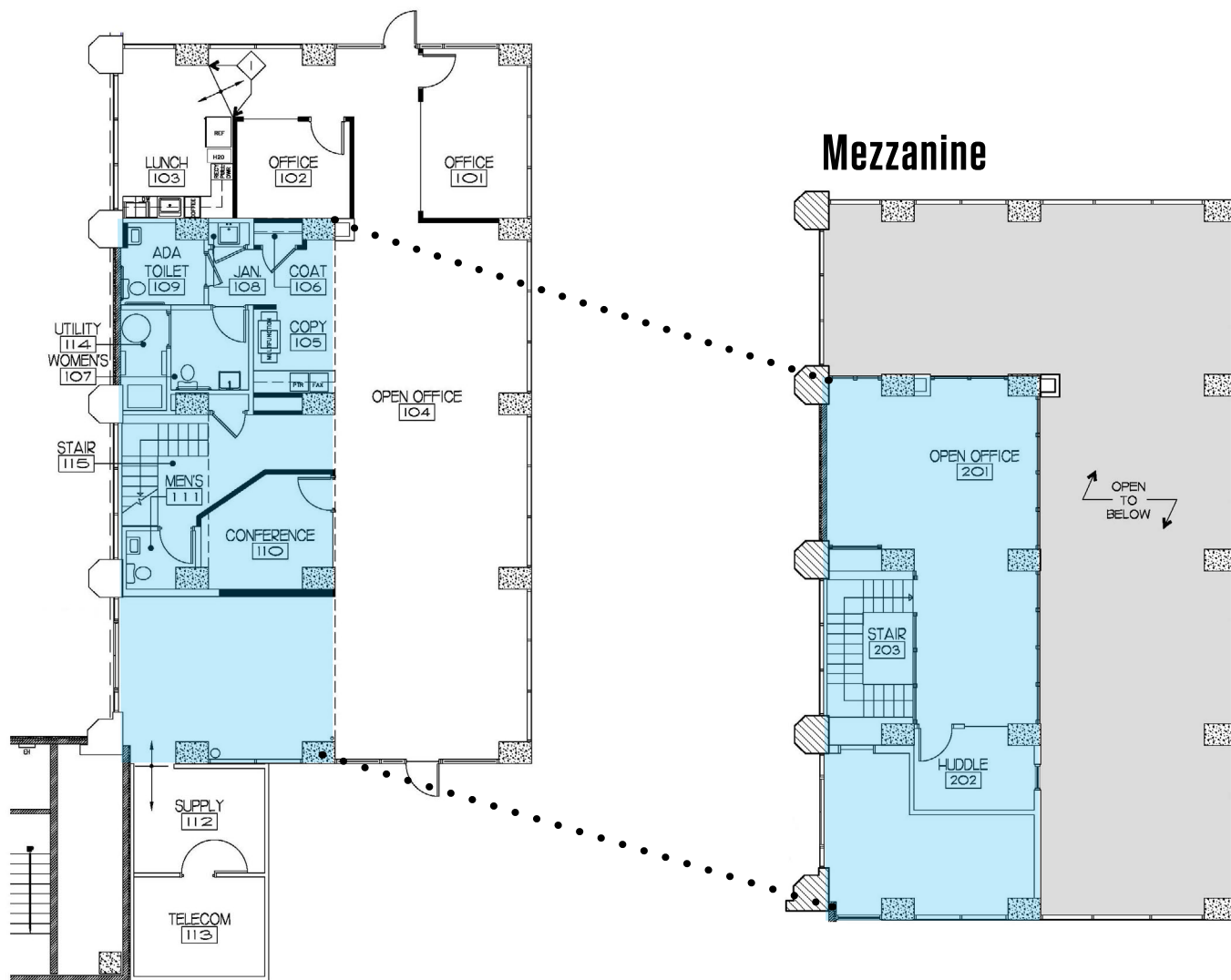


# FLOOR PLAN

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**Unit C-2**  
3,449 SF



# PHOTOS

## SILO POINT

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Class A Office Space



EAGB / Economic Alliance of Greater Baltimore



ARGO Systems, LLC



Reflex Functional Fitness



Silo Point Residences



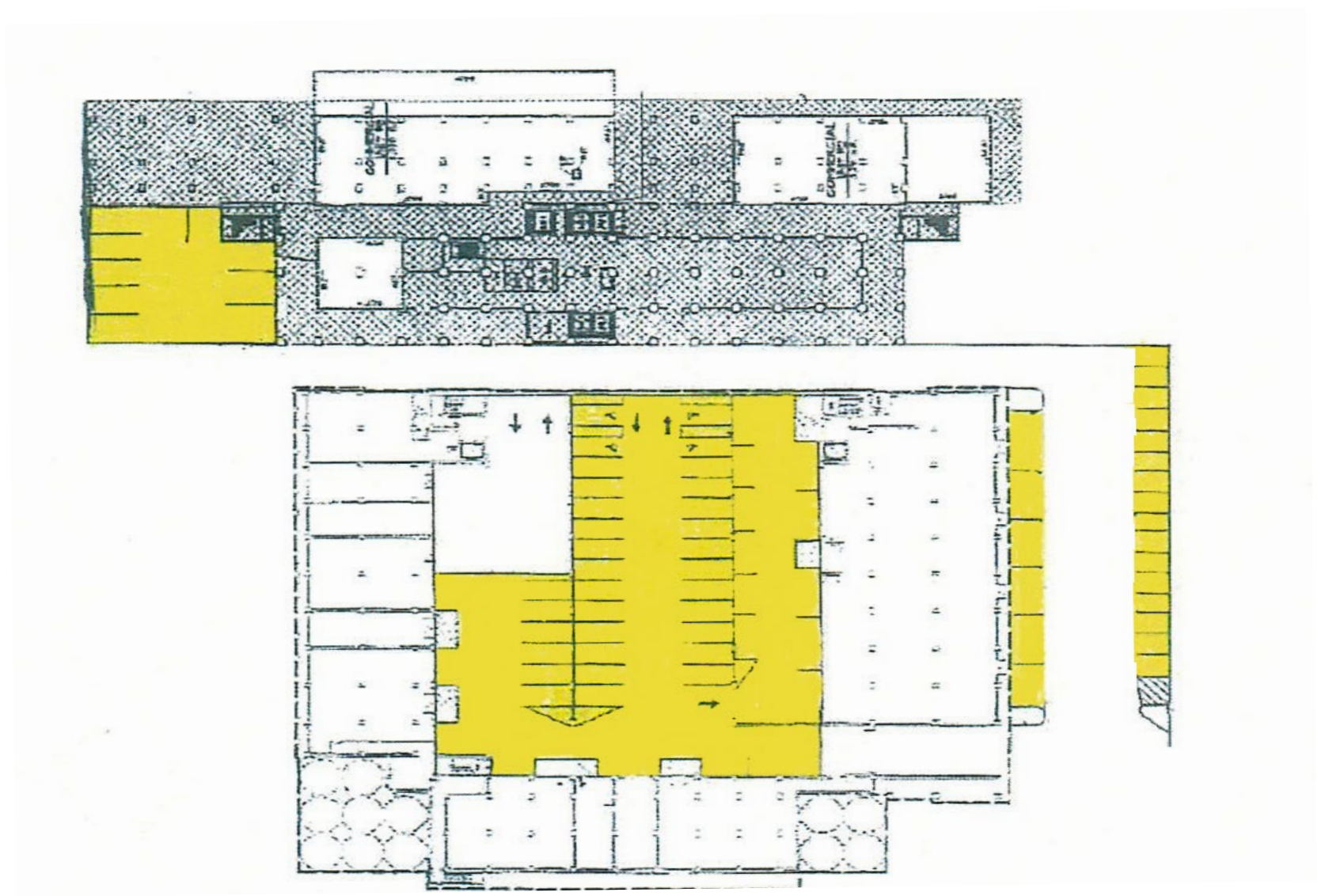
Available



# PARKING

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## FOR MORE INFORMATION, PLEASE CONTACT:

### *Office Inquiries*

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