



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

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



SARTORI



CEREMONY
COFFEE ROASTERS

THE CHICKEN LAB

SHOPS & SERVICES:

west elm

RESISTANCE CYCLE

[solidcore]



AMANDA GALLAGHER
ORTHODONTICS

OFFICE:

Constellation exelon

T.Rowe Price Morgan Stanley

jellyfish

TRANSAMERICA

Wealth
Management

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			
	6,829	37,658	72,891

DAYTIME POPULATION			
	16,016	73,283	168,244

AVERAGE HOUSEHOLD INCOME			
	\$183,941	\$162,873	\$140,311

NUMBER OF HOUSEHOLDS			
	4,248	20,163	38,220

MEDIAN AGE			
	34.9	33.4	33.1

FULL DEMOS REPORT



TRADE AREA RETAIL/HOSPITALITY

25+ High-End Shops

- 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

HARBOR EAST

20+ Fine & Casual Dining

- Apropoe's
- Azumi
- Bambao
- The Bygone
- Charleston
- Chiu's Sushi
- Cinghiale
- Haagen Dazs
- Harbor East Delicatessen & Pizzeria
- The Jockey Club
- Kneads Bakeshop & Cafe
- Lebanese Taverna
- Maximon
- The Oceaniare Seafood Room
- Ouzo Bay
- Ouzo Beach
- The Ruxton
- Starbucks
- Taco Fiesta

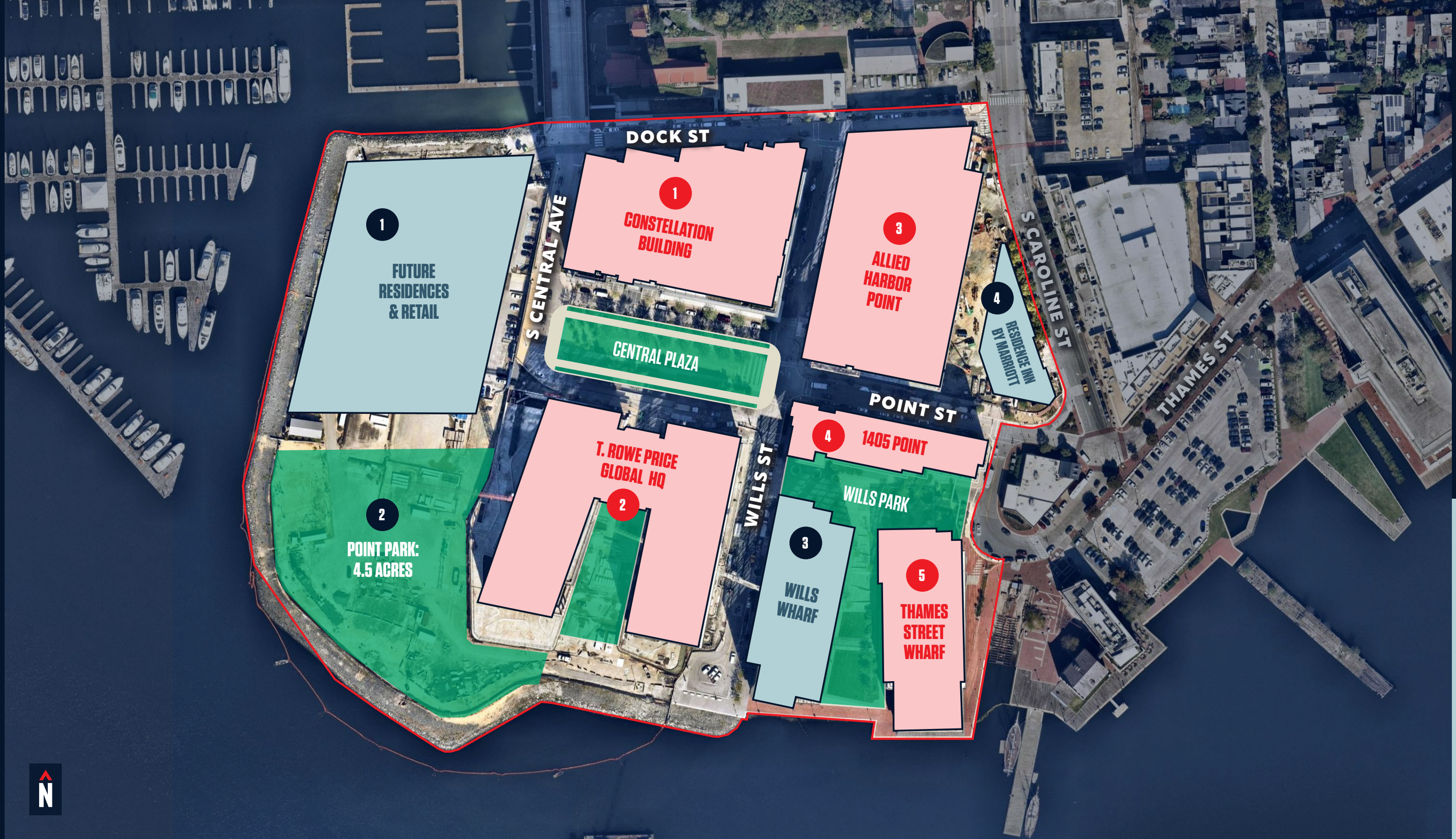
50+ Bars & Restaurants

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**
12,293 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**
7,305 TOTAL SF AVAILABLE
- 5 **THAMES STREET WHARF**
1,428 TOTAL SF AVAILABLE

EXISTING/FUTURE DEVELOPMENT

- 1 **FUTURE RESIDENCES & RETAIL**
- 2 **POINT PARK: 4.5 ACRES**
- 3 **WILLS WHARF / CANOPY BY HILTON**
- 4 **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



T. ROWE PRICE GLOBAL HQ

1307 POINT STREET



**FUTURE
RESIDENCES
& RETAIL**

CENTRAL PLAZA

POINT ST

**OUTDOOR
SEATING**

**OUTDOOR
SEATING**

**3,050
SF**

**3,586
SF**

**3,900
SF**

**2,628
SF**

LOADING
ELEVATOR

LOADING
ELEVATOR

T.RowePrice  **GLOBAL HQ**

WILLS ST

**FUTURE
POINT PARK:
4.5 ACRES**

**EXPANSIVE
VIEWS OF THE
BALTIMORE
WATERFRONT**

**OUTDOOR
SEATING**

VALET AREA



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

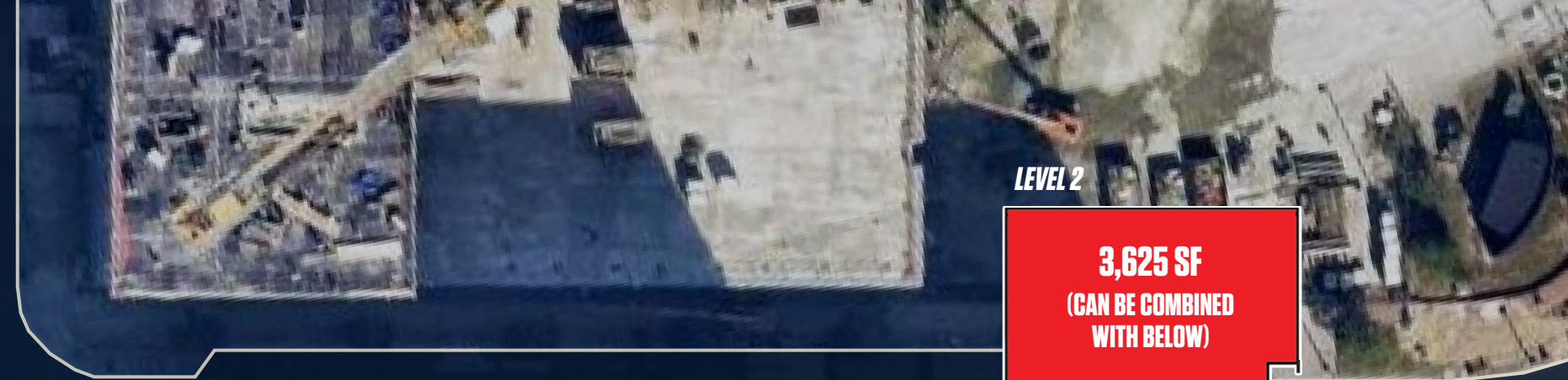
HIGHLIGHTS

- 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



POINT ST

LEVEL 2

3,625 SF
(CAN BE COMBINED
WITH BELOW)



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



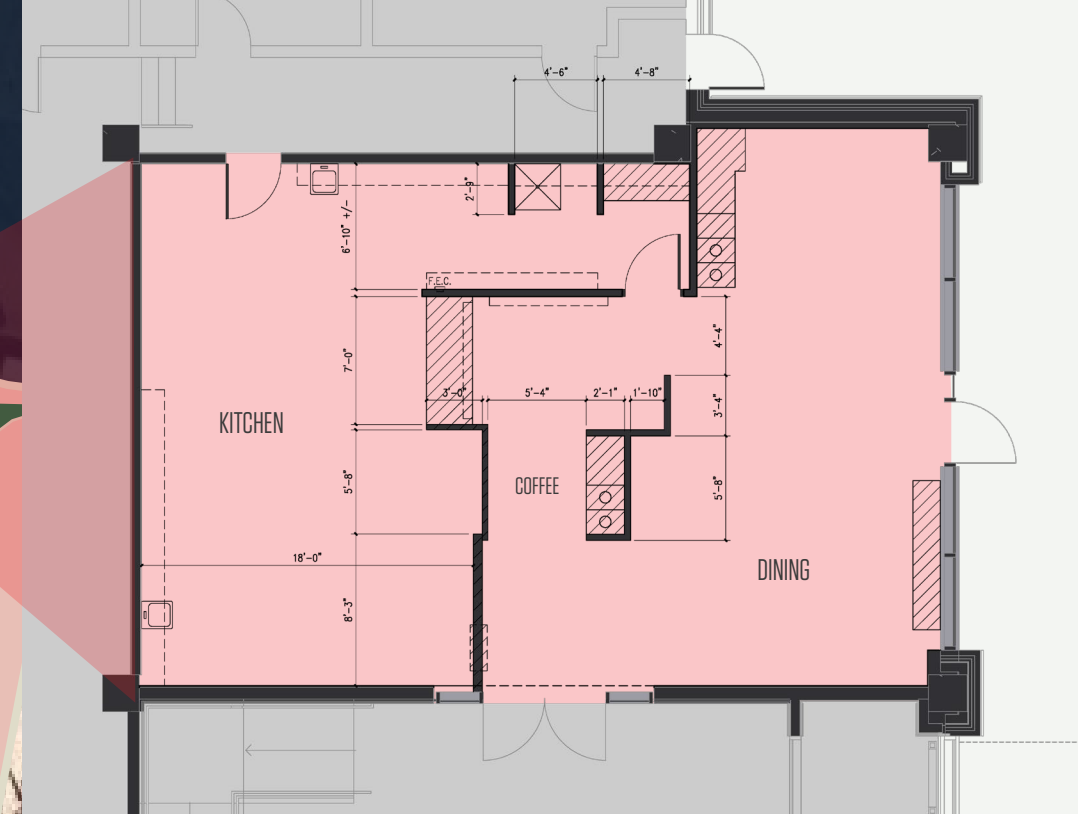
THAMES ST

WILLS PARK



THAMES STREET WHARF

1300 THAMES STREET



As Harbor Point's first project, **Thames Street Wharf** sets the tone for energy efficiency and sustainability for the entire development. The eight-story, Class A multi-tenant office building is home to Morgan Stanley, Johns Hopkins Medicine and Think | Slack.

RETAIL OVERVIEW

AVAILABLE:

1,428 SF

HIGHLIGHTS

- Street level 2nd generation QSR space with venting possibilities
- Direct access via public sidewalk to exterior of building and office lobby space
- High-visibility location at the entrance to Harbor Point and equally accessible from neighboring Fell's Point and the waterfront promenade
- Unique infill opportunity with direct connection to the bustling lobby of the multi-tenant building (275K SF of office)

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