

HARBOR • POINT

WWW.HARBORPOINT.COM

Waterfront Retail Spaces Awaiting Your Vision...



BEATTY.

AH
AH REALTY TRUST

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

Allman's
Authentic New York Deli/Caterers
SINCE 1915

Josefina

CEREMONY
COFFEE ROASTERS

la jetée

THE CHICKEN LAB

AMENITIES:

 RESISTANCE CYCLE

[solidcore]

Inspire
NAIL BAR & SPA

 AMANDA GALLAGHER
ORTHODONTICS

OFFICE:

 Constellation  exelon

 T.RowePrice

STIFEL  Morgan Stanley

 TRANSAMERICA

 RBC
Wealth
Management

 FRANKLIN
TEMPLETON

 EY

■ AVAILABLE
 ■ LOI
 ■ AT LEASE
 ■ LEASED



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





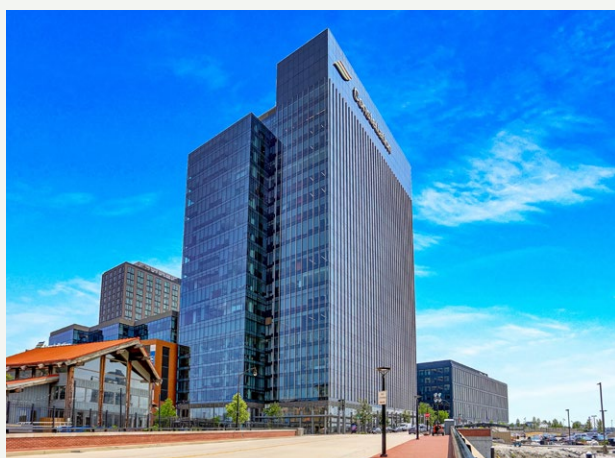
CONSTELLATION BUILDING

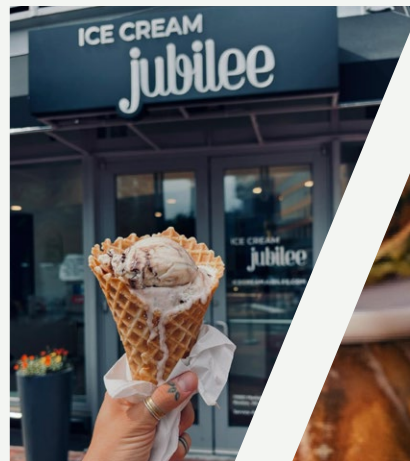
1310 POINT STREET | 1305 DOCK STREET

AVAILABLE:

1,498 TO 9,080 SF

■ AVAILABLE ■ LOI ■ AT LEASE ■ LEASED





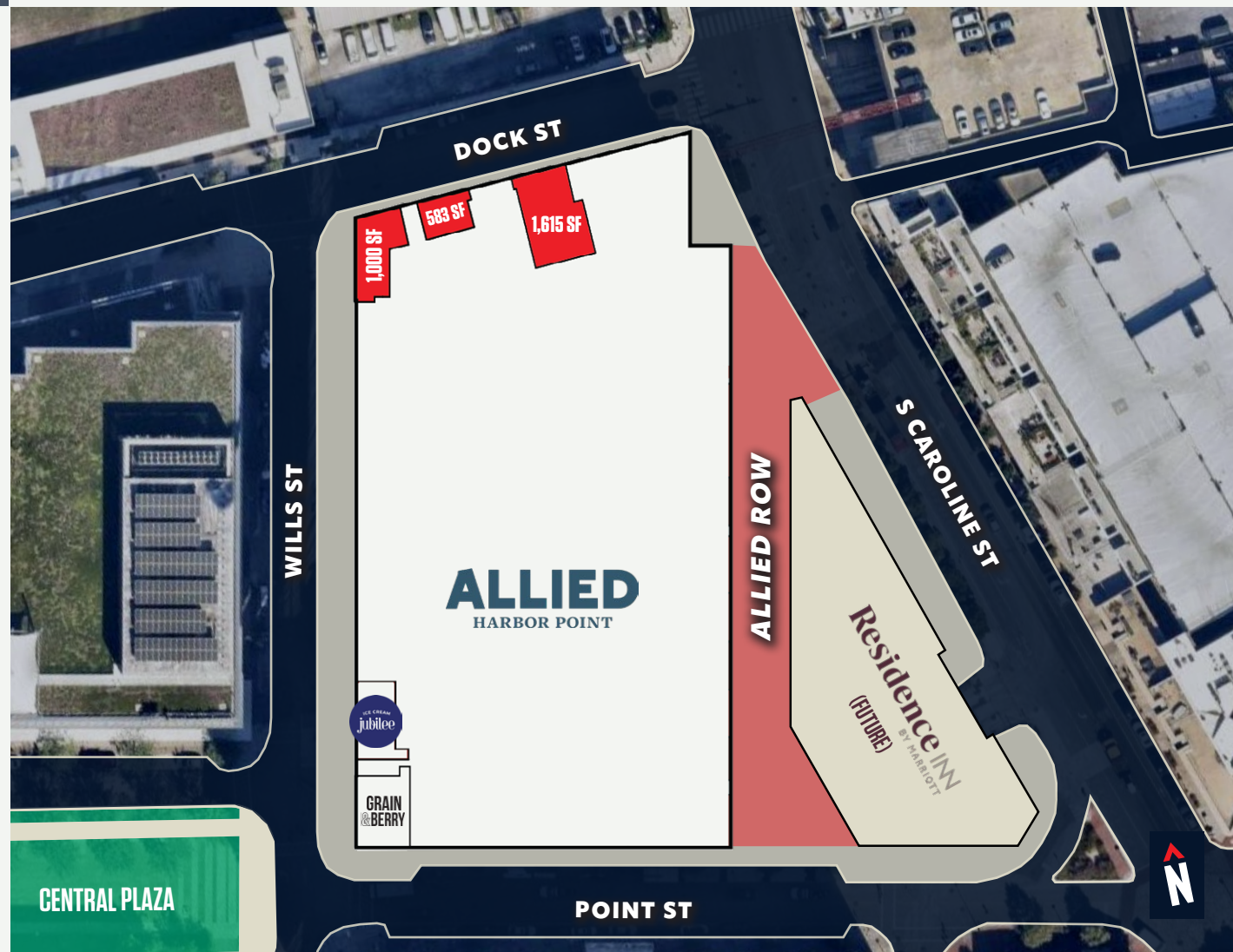
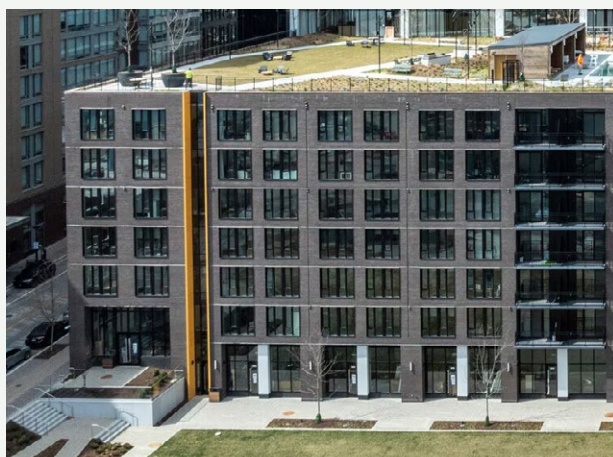
ALLIED HARBOR POINT

1402 POINT STREET

AVAILABLE:

583 TO 1,615 SF

■ AVAILABLE ■ LOI ■ AT LEASE ■ LEASED





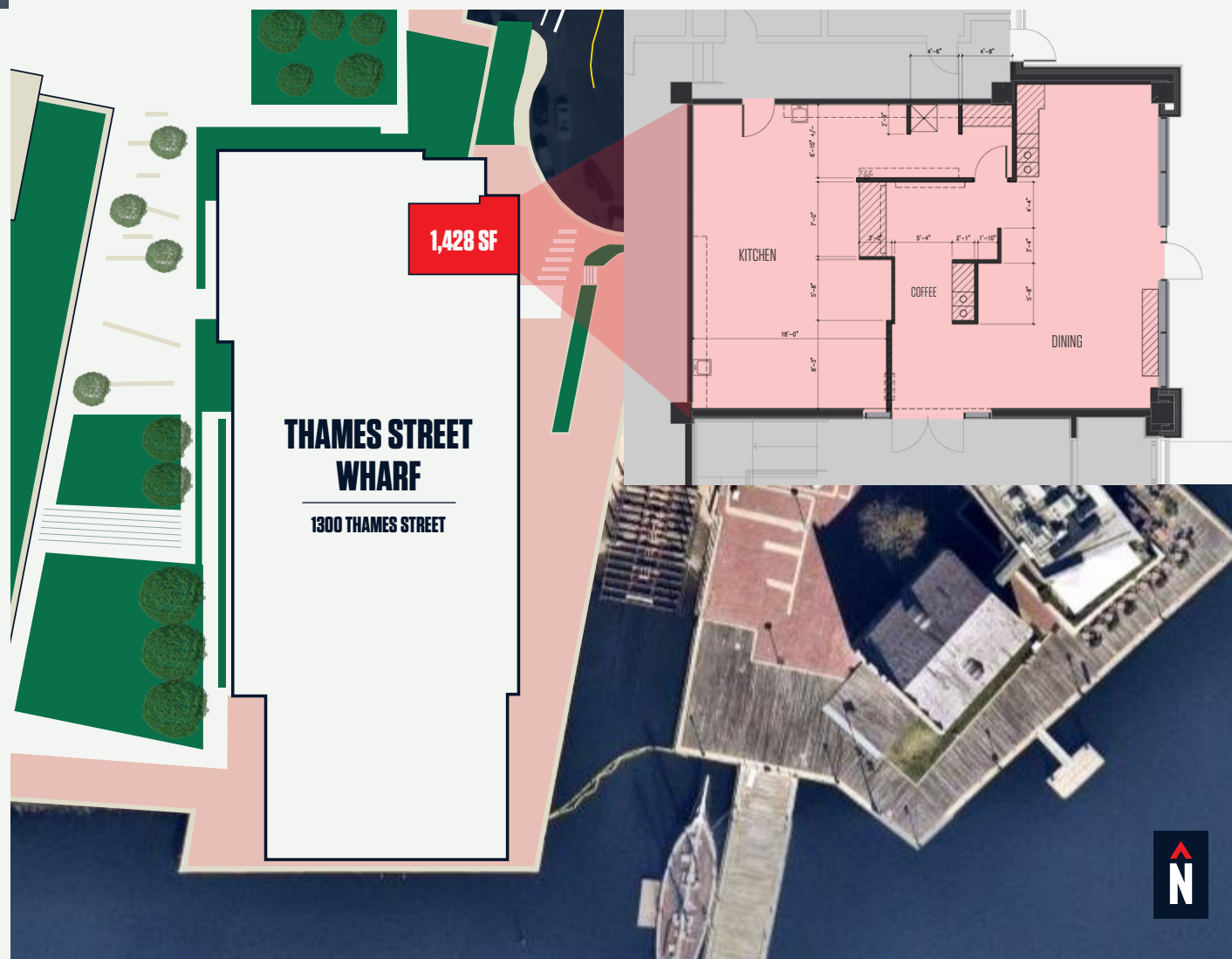
THAMES STREET WHARF

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
CAMDEN YARDS

INNER
HARBOR

NATIONAL
AQUARIUM

PIER SIX
PAVILION

FOUR SEASONS
Hotels and Resorts

WHOLE
FOODS
MARKET

PENDRY
HOTELS

HARBOR • POINT

M&T Bank
STADIUM

TOPGOLF

395

HISTORIC
CROSS
STREET
MARKET

FEDERAL
HILL

HARBORVIEW/
RITZ CARLTON
RESIDENCES

KEY HWY

SOUTH
BALTIMORE

RIVERSIDE
PARK

Giant

Harris
Teeter

UNDER
ARMOUR

LOCUST
POINT

PATTERSON
PARK

CANTON

FELL'S
POINT

BOSTON ST

95



FOR MORE INFO CONTACT:



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

www.mackenziecommercial.com

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.