

1405
POINT

HARBOR • POINT

WWW.HARBORPOINT.COM

HARBOR GROUP
INTERNATIONAL

ALLIED
HARBOR POINT

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 1405 POINT
1405 POINT STREET

2 ALLIED HARBOR POINT
1402 POINT STREET

3 T. ROWE PRICE GLOBAL HQ
1307 POINT STREET

4 CONSTELLATION BUILDING
1310 POINT STREET | 1305 DOCK 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:

(hg) honeygrow



SARTORI

Allman's
The Original
Authentic New York Deli/Caterer
SINCE 1915

Josefina

CEREMONY
COFFEE ROASTERS

la jetée

THE CHICKEN LAB

AMENITIES:

RESISTANCE CYCLE

[solidcore]

Inspire
NAIL BAR & SPA



AMANDA GALLAGHER
ORTHODONTICS

OFFICE:



Constellation



T.RowePrice

STIFEL

Morgan Stanley



TRANSAMERICA



Wealth
Management



FRANKLIN
TEMPLETON



HARBOR POINT LEASING PLAN

■ AVAILABLE ■ LOI
■ AT LEASE ■ LEASED



PARKING:



BELOW GRADE PARKING: 1,000 SPACES ±



STRUCTURED PARKING: 2,000 SPACES ±



STREET PARKING

1405 POINT

1405 POINT STREET

AVAILABLE:

3,625 SF

■ AVAILABLE ■ LOI ■ AT LEASE ■ LEASED





AVAILABLE:

» **3,625 SF ±**

1405
POINT

HIGHLIGHTS:

- » **3,625 SF ± 2nd Story Retail:** Ideal for boutique fitness, craft beverage concept, specialty retail, or destination service
- » **Prominent Glass Frontage:** Designed with expansive, floor-to-ceiling storefront windows offering high visibility and natural light along Point Street
- » **Immediate Residential Built-In:** Sits at the base of a 17-story high-rise housing 289 luxury high-income apartment units
- » **Gateway Positioning:** Occupies a prominent, high-visibility corner location at the central convergence of Point Street, Caroline Street, and Thames Street
- » **Adjacent to Major Anchor Spaces:** Positioned directly adjacent to both Central Plaza (Harbor Point's primary waterfront park) and Wills Park, maximizing active pedestrian exposure
- » **Adjacent Hotel & Office Traffic:** Directly opposite the main entrance to the Residence Inn by Marriott and steps away from major regional corporate hubs
- » **Proven Co-Tenancy:** Join established, high-traffic national and regional health & lifestyle brands already located on-site (such as [solidcore])



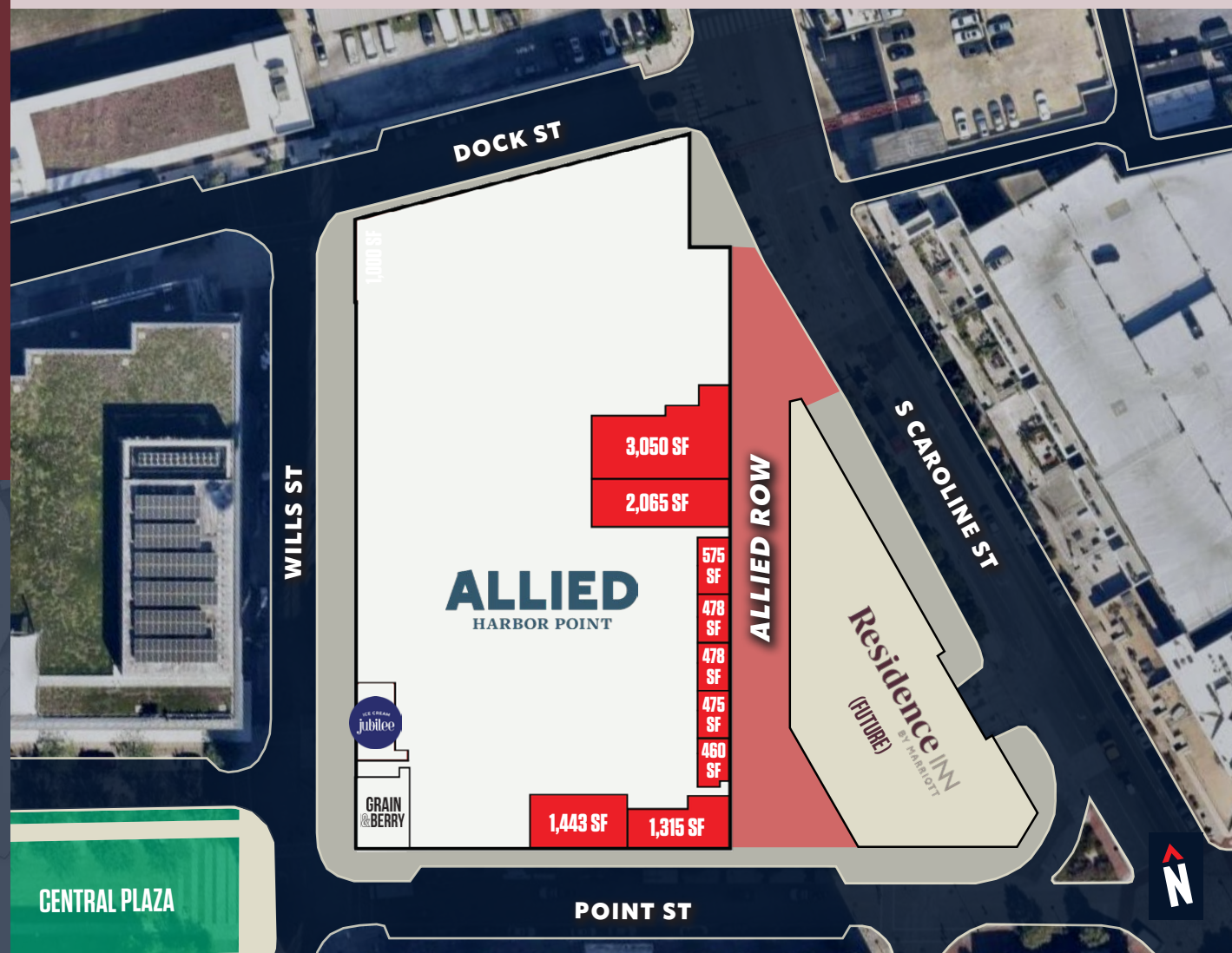
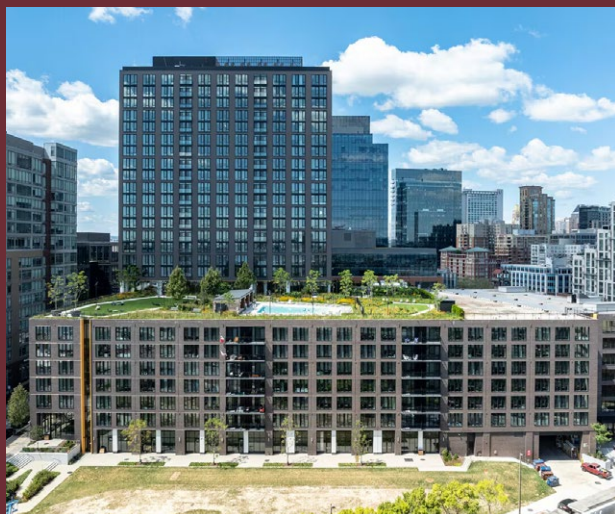
ALLIED HARBOR POINT

1402 POINT STREET

AVAILABLE:

460 TO 5,115 SF

■ AVAILABLE ■ LOI ■ AT LEASE ■ LEASED





AVAILABLE:

ALLIED

HARBOR POINT

SMALL BAY RETAIL:

- » 460 SF ±
 - » 475 SF ±
 - » 478 SF ±
 - » 478 SF ±
 - » 575 SF ±
 - » 1,315 SF ±
 - » 1,443 SF ±
 - » 2,065 SF ±*
 - » 3,050 SF ±*
- * Can be combined to 5,115 SF ±

HIGHLIGHTS:

- » **Direct Pedestrian Frontage on “Allied Row”:** Ground floor spaces face Allied Row and Central Plaza—a vibrant, open-air pedestrian promenade built for outdoor dining, community gatherings, and high retail visibility
- » **Flexible Retail Layouts:** Offers small-shop and boutique footprints (ranging from ~460 SF to 3,000+ SF) as well as larger contiguous footprints, ideal for artisan goods, cafes, fitness/wellness, specialty food & beverage, or curated apparel.
- » **Built-In On-Site Customer Base:** Ground-floor retail sits directly beneath Allied’s 500+ premium residential units, delivering an immediate, captive audience of high-income residents
- » **Modern Infrastructure:** Newly constructed building featuring high ceilings, floor-to-ceiling glass storefront possibilities, flexible build-out terms, central HVAC, and dedicated loading/servicing access





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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

MARYLAND
SCIENCE CENTER

FEDERAL
HILL

HISTORIC
CROSS STREET
MARKET

HARBORVIEW/
RITZ CARLTON
RESIDENCES

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PENDRY
HOTELS

FELL'S
POINT

CANTON

PATTERSON
PARK

M&T Bank
STADIUM

TOPGOLF

395

SOUTH
BALTIMORE

RIVERSIDE
PARK

Giant

LOCUST
POINT

Harris
Teeter

UNDER ARMOUR

95





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