



18,835 SF FOR LEASE

LAB SPACE @ TINDECO WHARF

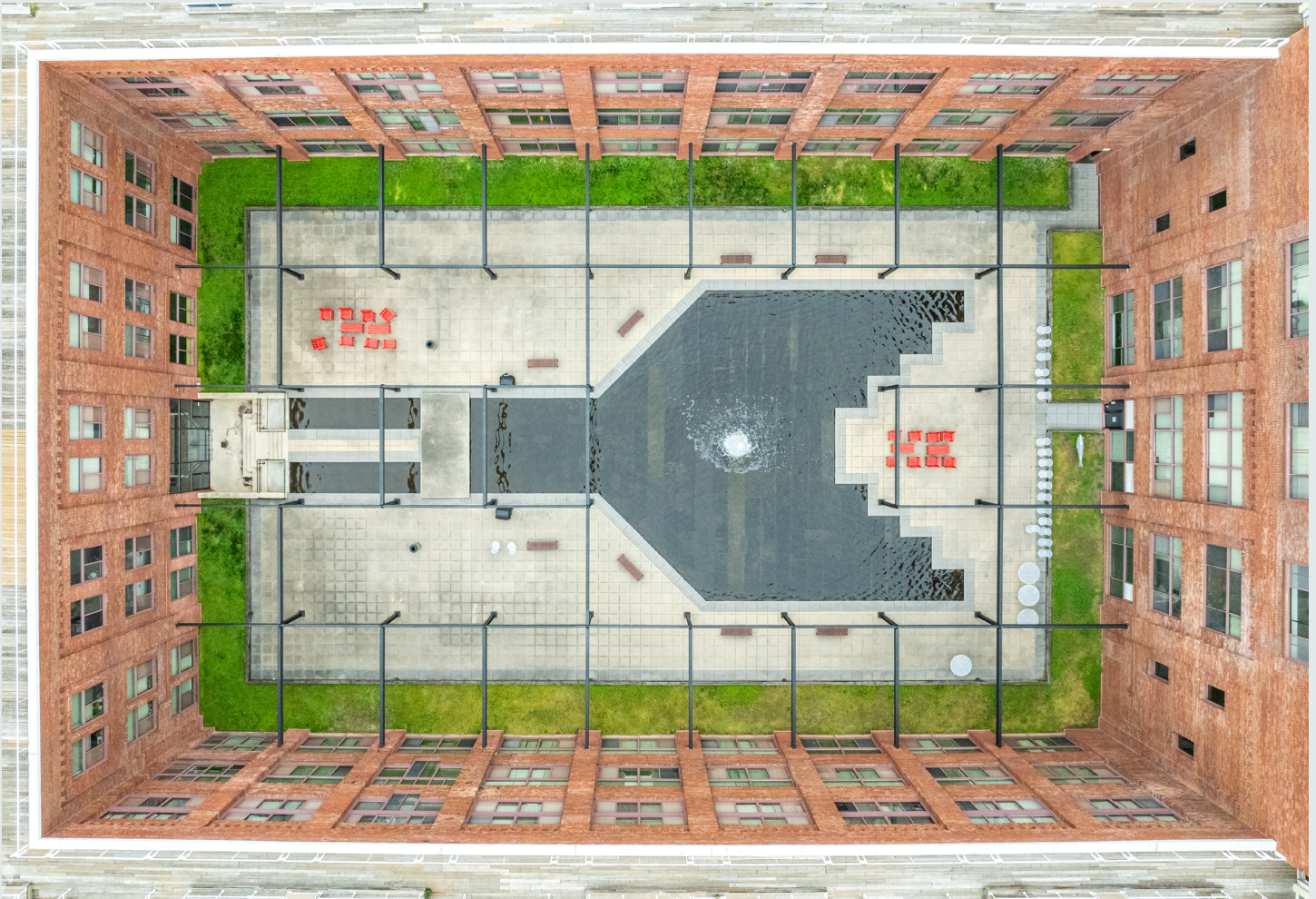
2809 BOSTON STREET
BALTIMORE, 21224

Property Highlights

2809 Boston Street offers commercial suites within the historic Tindeco Wharf redevelopment, featuring divisible office & lab spaces waterfront.

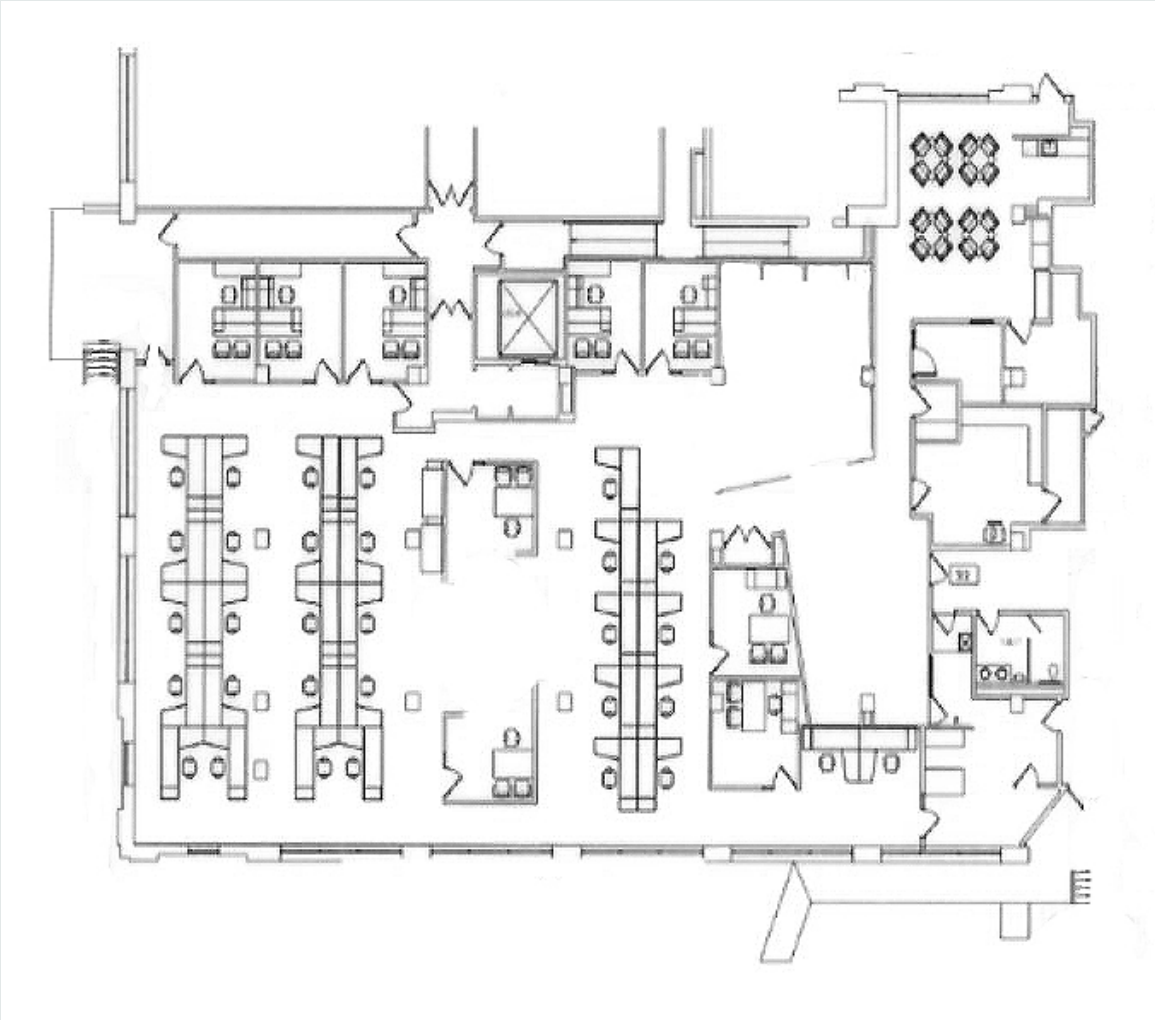
The property sits directly along the Canton Promenade and is one block from Canton Waterfront Park, providing strong visibility and walkability in one of Baltimore's most amenity-rich neighborhoods. It offers on-site management, dedicated parking, and convenient access to I-95, I-895, and downtown Baltimore.

- + Available spaces:
 - Suite 502 - Office Space
 - Suite 503 - Lab Space
- + Diagnostic Testing Lab
- + Amenities:
 - Business Center, Controlled Access, Fitness Center, Lounge, Property Manager on Site, Spa, Storage Space, Sundeck.



Suite 502

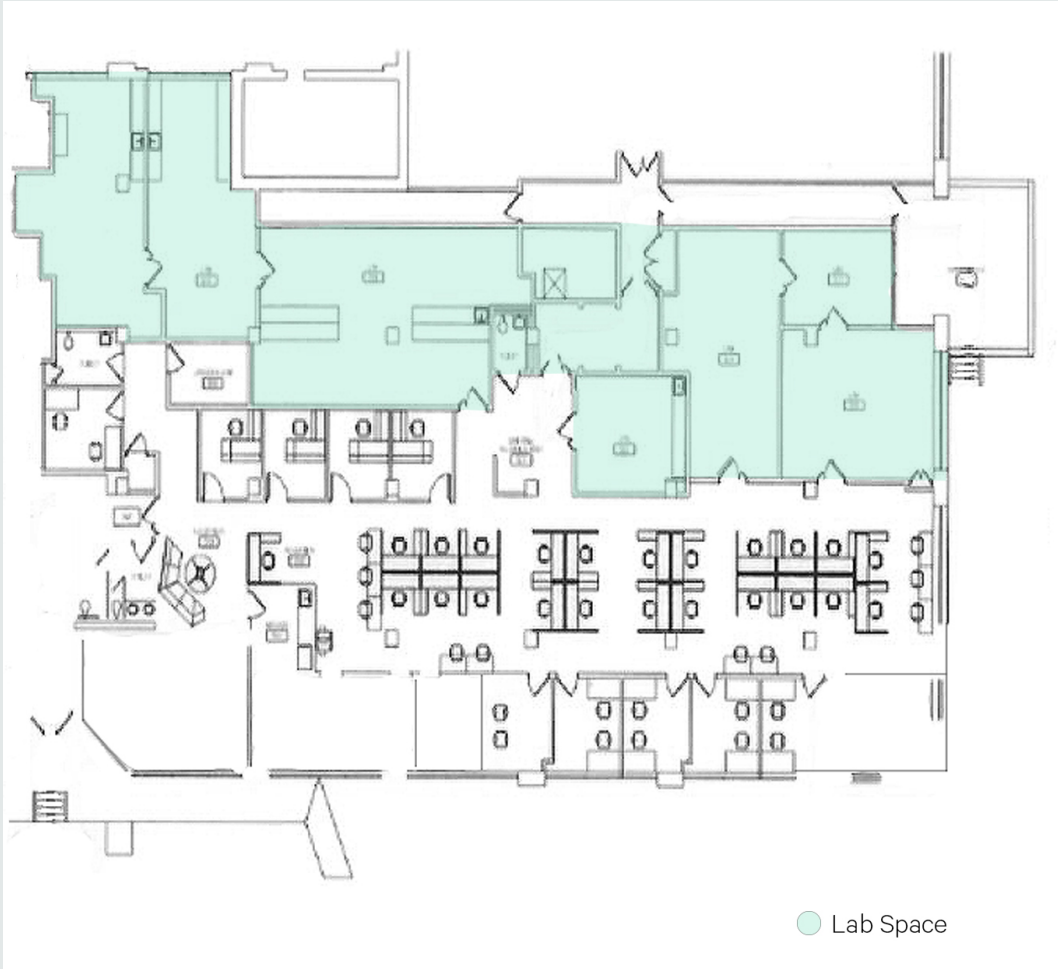
9,269 SF - OFFICE SPACE AVAILABLE



TERM THROUGH APRIL 2027

Suite 503

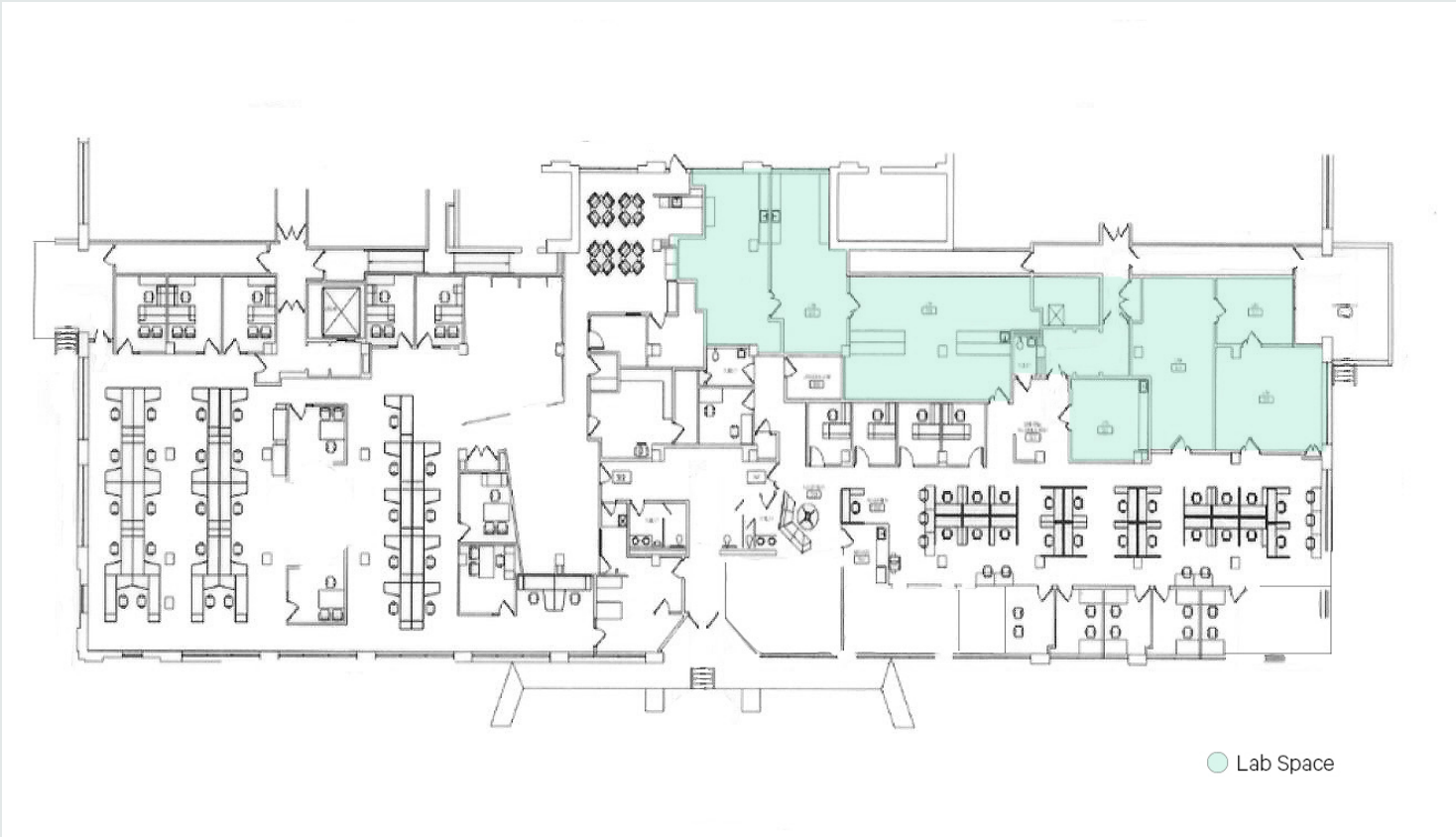
9,566 SF - LAB/OFFICE SPACE AVAILABLE



TERM THROUGH APRIL 2031

Suite 502/503

18,835 SF



Location

Sitting along the Canton Promenade this property is in the heart of an amenity-rich waterfront district. Nearby, you'll find a variety of dining options - including Bayside Cantina and other Canton favorites- as well as easy access to major roadways such as I-95 and I-895 for seamless connectivity across Baltimore.

Public Transportation:

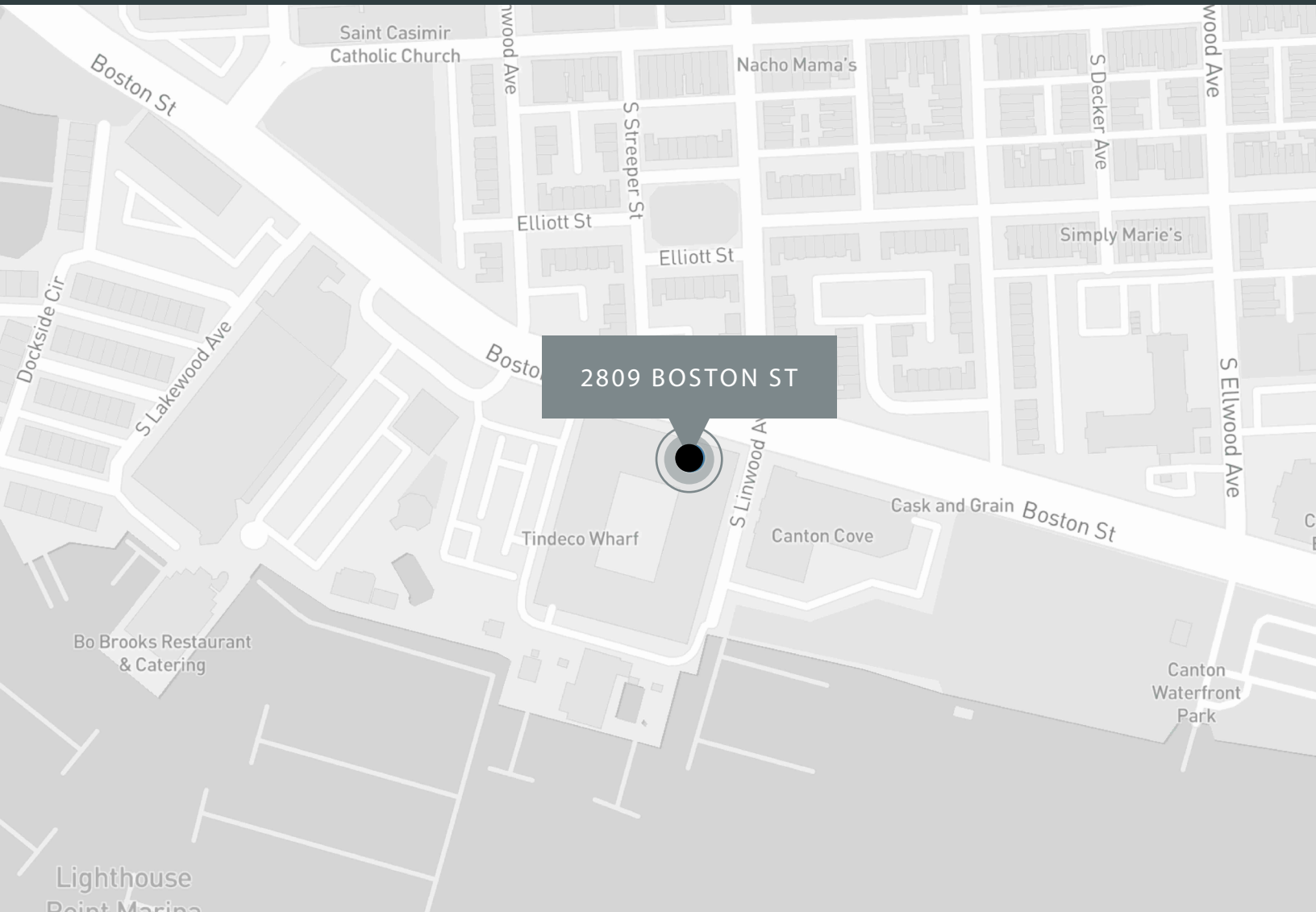
Commuter Rail:

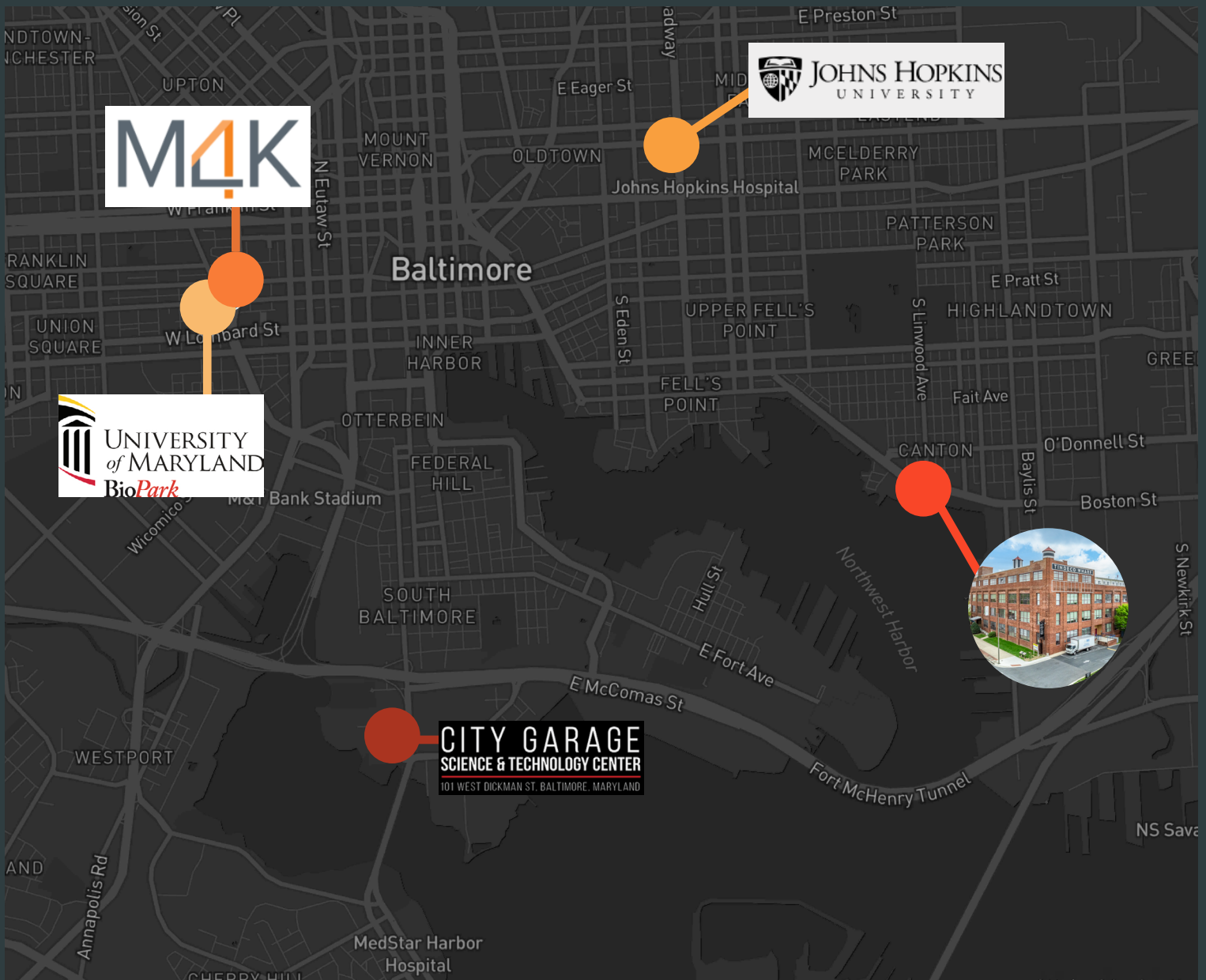
Camden Station - 3.1 mi - 10 min drive

Penn Station - 3.7 mi - 11 min drive

Airport:

BWI - 14.6 mi - 25 min drive





IN THE HUB OF BALTIMORE'S BIOTECH BOOM

2809 Boston St sits in one of the East Coast's strongest life science zones, surrounded by more than 30 major research and medical institutions and backed by a workforce of over 174,000 life science professionals. Baltimore's ecosystem is expanding fast, with major new projects like the 4MLK expansion at UM BioPark and the Johns Hopkins Life Sciences Building adding serious research capacity to the region.

This location also connects seamlessly into the broader DMV life sciences corridor - giving you proximity to federal powerhouses, top research universities, clinical trial networks, and biotech clusters across D.C., Montgomery County, and Northern Virginia. It's a strategic spot that plugs your lab into a larger pipeline of talent, innovation, and opportunity.

2809 Boston St.

Lab Space @ Tindeco Wharf

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CBRE

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