

BALTIMORE  
PENINSULA

*Welcome to*  
**BALTIMORE  
PENINSULA**

**A PLATFORM FOR  
PURPOSEFUL GROWTH**



# AT THE FOREFRONT OF SMART *Placemaking*

We seek to be America's first purpose-driven impact community - a new category of urban development and community anchored in equity and opportunity

This transformational development opportunity has the scale and ambition to lift Baltimore and create a model for urban redevelopment

Intentional COMMUNITY BENEFITS AGREEMENT, guaranteeing \$135 MILLION in benefits directly to six communities adjacent to BALTIMORE PENINSULA and a dedicated funding source, driven by the economic success of the project generating funding in perpetuity

14 million square foot public/private partnership of historic significance

Good for business & attractive to talent and customers





# A WORLD-CLASS *Destination*

**TRANSFORMATIONAL OPPORTUNITY FOR BALTIMORE WITH  
NATIONAL IMPACT**

**14 MILLION SF & 235 ACRES**

Vibrant, mixed-use destination for all

**2.5 MILES OF WATERFRONT**

**LAUNCHED BY LOCAL ICONS**

Under Armour, Sagamore Spirit, Nick's, Impact Village, City Garage

**+40 ACRES OF PARKS**

Open space with a focus on fitness & wellness

**DESTINATION RETAIL**

**WALKABLE NEIGHBORHOOD**

**OPPORTUNITY FOR A LIVE/WORK CAMPUS**





# AN EXCEPTIONAL *Team*

We are a proven group of civic developers and placemakers. With every project, this team makes a long-term commitment to creating spaces and systems that support our partner's mission.

## MAG Partners

MAG Partners is a woman-owned, urban real estate company with decades of experience developing impactful, iconic, large-scale projects.

## MacFarlane Partners

MacFarlane Partners is a minority-owned real estate investment management and development firm that acquires, develops and manages properties on behalf of institutional investors as well as for its own account.

## Sagamore Ventures

Sagamore Ventures is a privately-held investment company with diversified holdings that include commercial real estate, hospitality, food and beverage, and venture capital.

## Goldman Sachs

Urban Investment Group within Goldman Sachs Asset Management deploys capital to address critical social and civic challenges and catalyze economic opportunity for all.





# THE NEXUS OF *Talent*

## ACCESS & RETENTION

Baltimore offers companies access to young, educated and diverse workers, committed to impact





BALTIMORE  
PENINSULA

PHILADELPHIA ↗

# THE MOST CONNECTED AND VISIBLE

*Location*

## 3 RAMPS

Directly from I95 to BALTIMORE PENINSULA

## 40-MINUTE COMMUTE REDUCTION

Compared to inner harbor locations for team members commuting from surrounding DC and Baltimore metro counties

## 15 MINUTES

BWI and Baltimore Penn Station

## 46 MILLION VEHICLES

See BALTIMORE PENINSULA annually

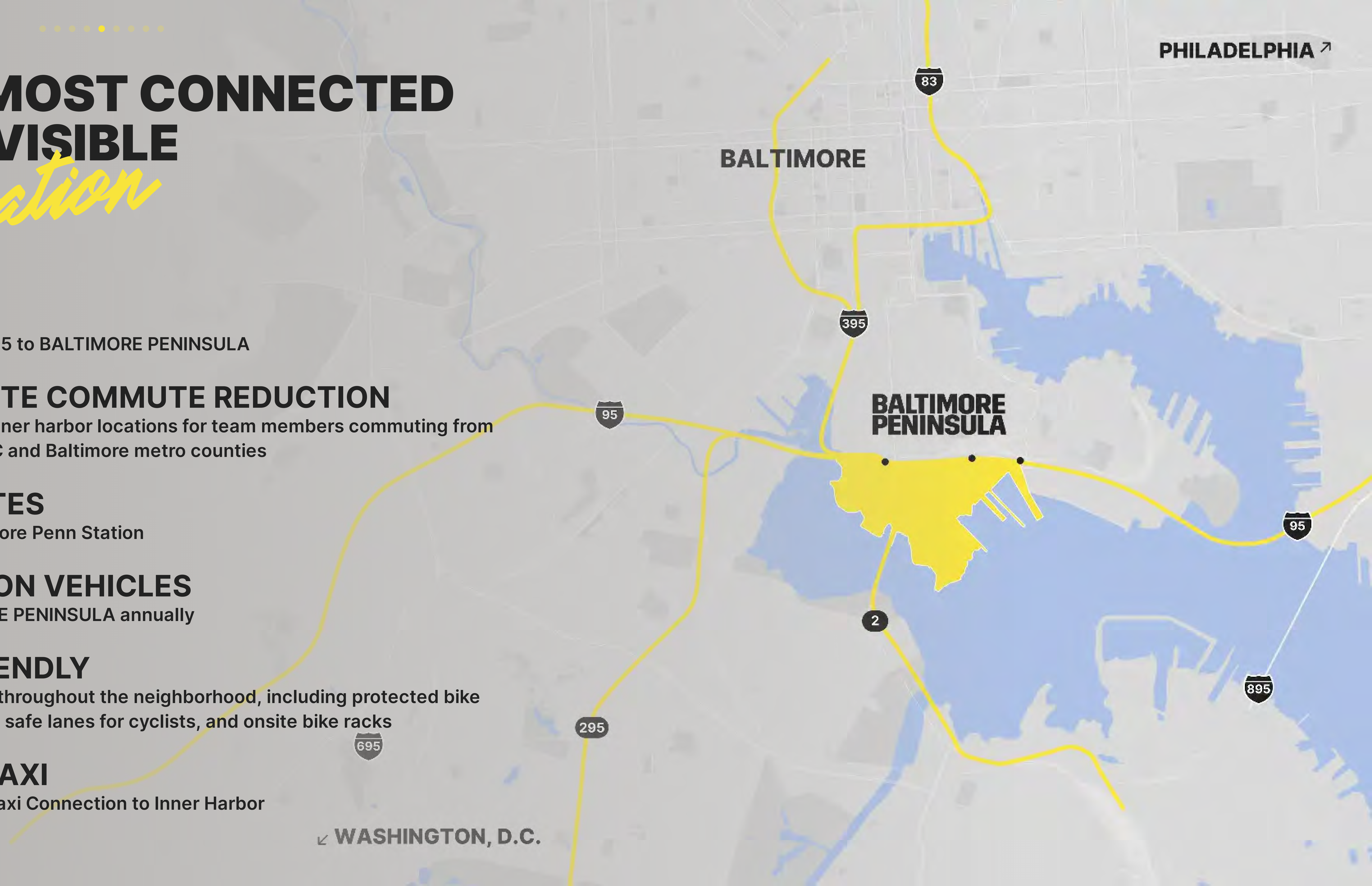
## BIKE-FRIENDLY

Cycle network throughout the neighborhood, including protected bike paths to create safe lanes for cyclists, and onsite bike racks

## WATER TAXI

Future Water Taxi Connection to Inner Harbor

↙ WASHINGTON, D.C.





# WELCOME TO *Baltimore*

High quality of life and low cost of living

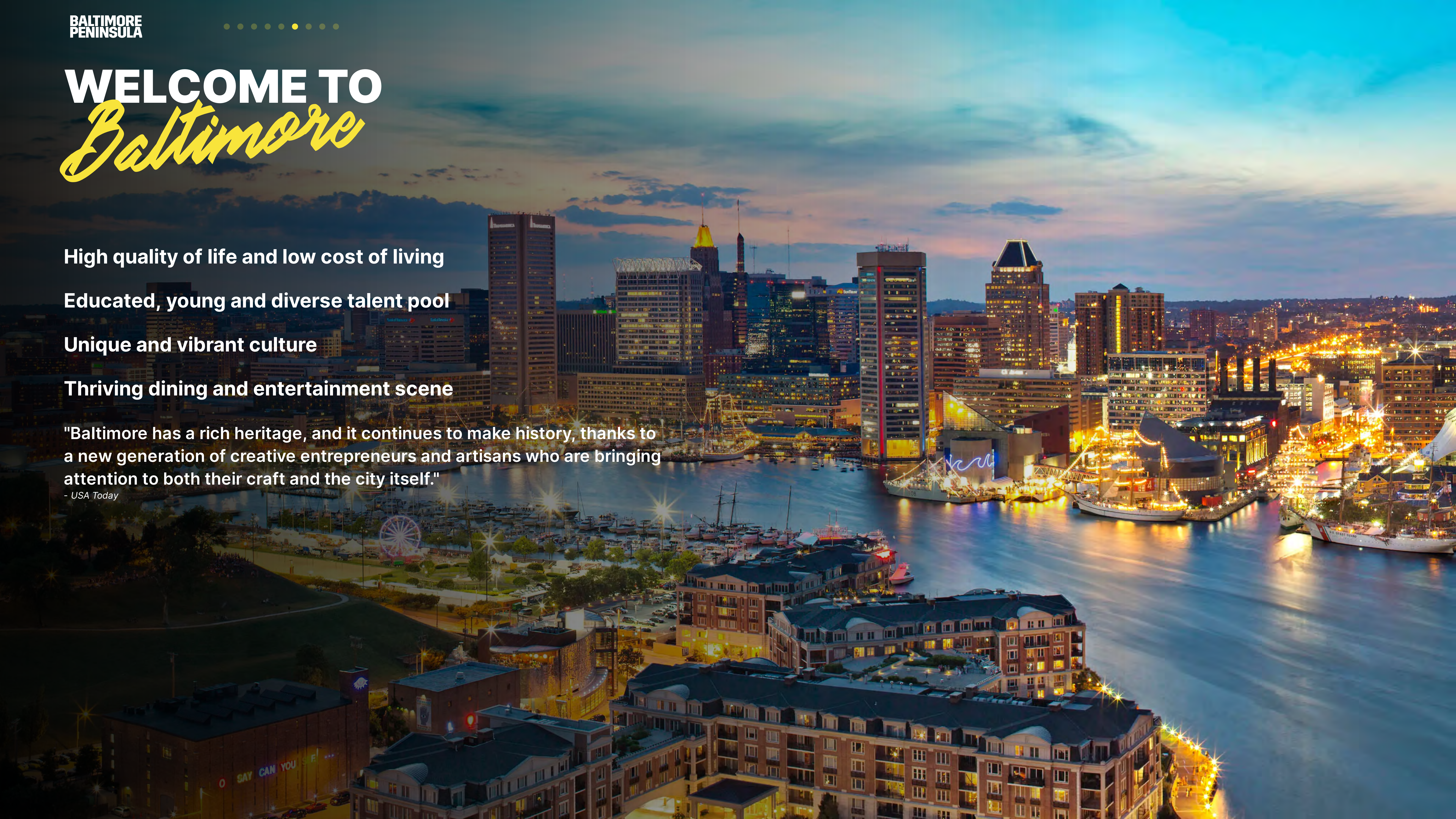
Educated, young and diverse talent pool

Unique and vibrant culture

Thriving dining and entertainment scene

"Baltimore has a rich heritage, and it continues to make history, thanks to a new generation of creative entrepreneurs and artisans who are bringing attention to both their craft and the city itself."

- USA Today





# STATE-OF-THE-ART INFRASTRUCTURE & *Technology*

## FIBER

Private, diverse and secure fiber infrastructure throughout Baltimore Peninsula

## 5G & ROBUST WIFI

Service throughout the neighborhood facilitating both private and public facing wireless services

## SECURITY

Security plan has been in development for 6+ years and will use best-in-class technology and neighborhood-wide 24/7 professional security

## BID

New Neighborhood BID to provide hospitality, safety, cleaning, lighting and landscaping

## #2 CITY

Baltimore ranks second among large American cities for connectivity

fDi Intelligence, "Americas Cities of the Future," 2021-22





# THE REGION'S MOST FAVORABLE *Incentives*

Within federal and Maryland opportunity zones

Robust pay roll tax refunds available for net new job creation  
at BALTIMORE PENINSULA

Property Tax Credits passed on to the benefit of tenants

Baltimore Development Corporation is among Forbes' Top 10  
community organizations for opportunity zone players





# BALTIMORE PENINSULA CHAPTER ONE

## RYE STREET MARKET

228,000 RSF office  
45,000 RSF retail

## RYE HOUSE

254 luxury apartments (54 ADU)  
16,000 RSF retail

## 250 MISSION

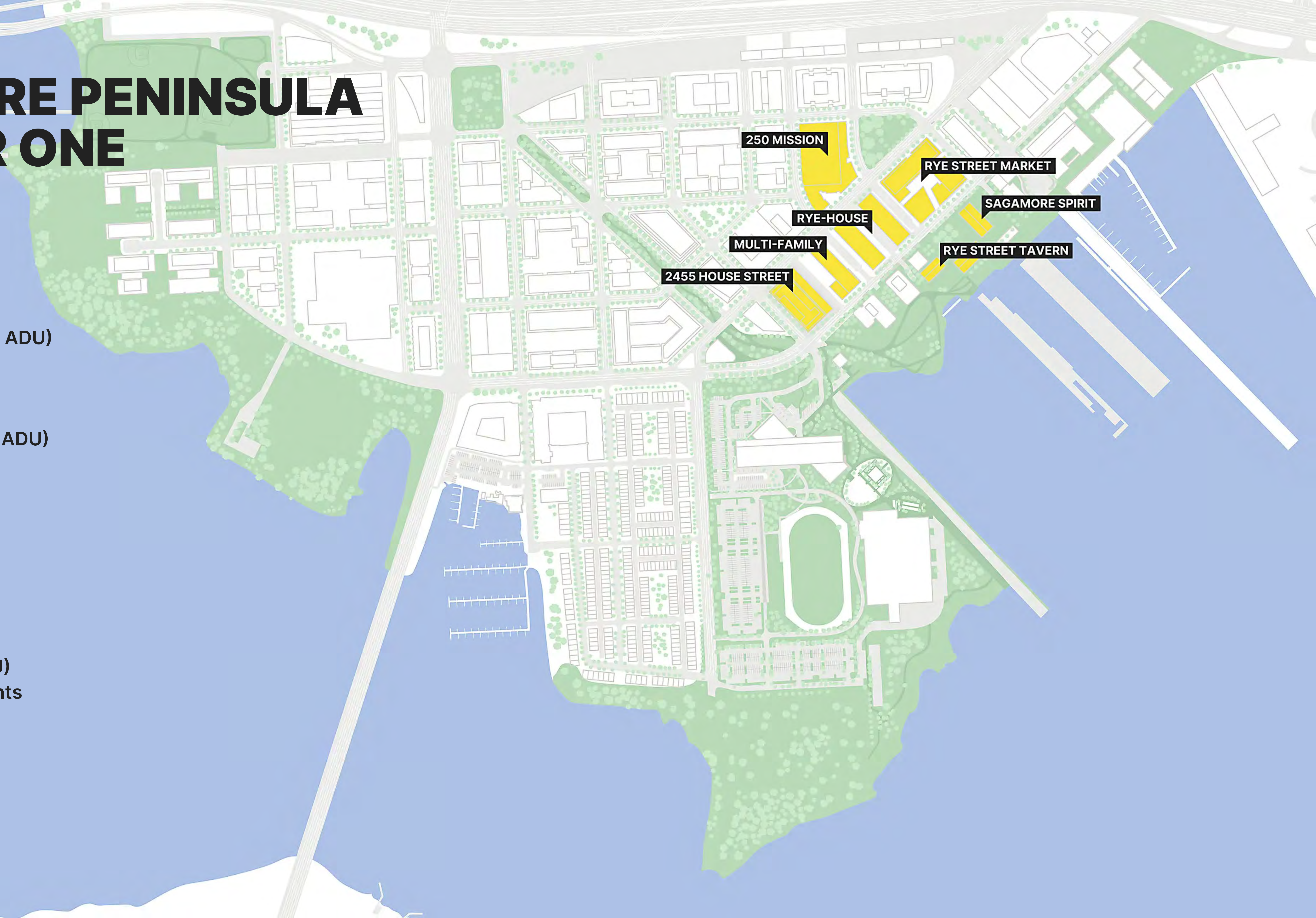
162 luxury apartments (35 ADU)  
25,000 RSF retail  
1,023 parking spaces

## 2455 HOUSE STREET

212,000 RSF office  
9,500 RSF retail

## MULTI-FAMILY

40 luxury apartments (RDU)  
81 extended stay apartments  
6,000 RSF retail





# RYE STREET *Market*

Private outdoor terrace opportunities

Water views

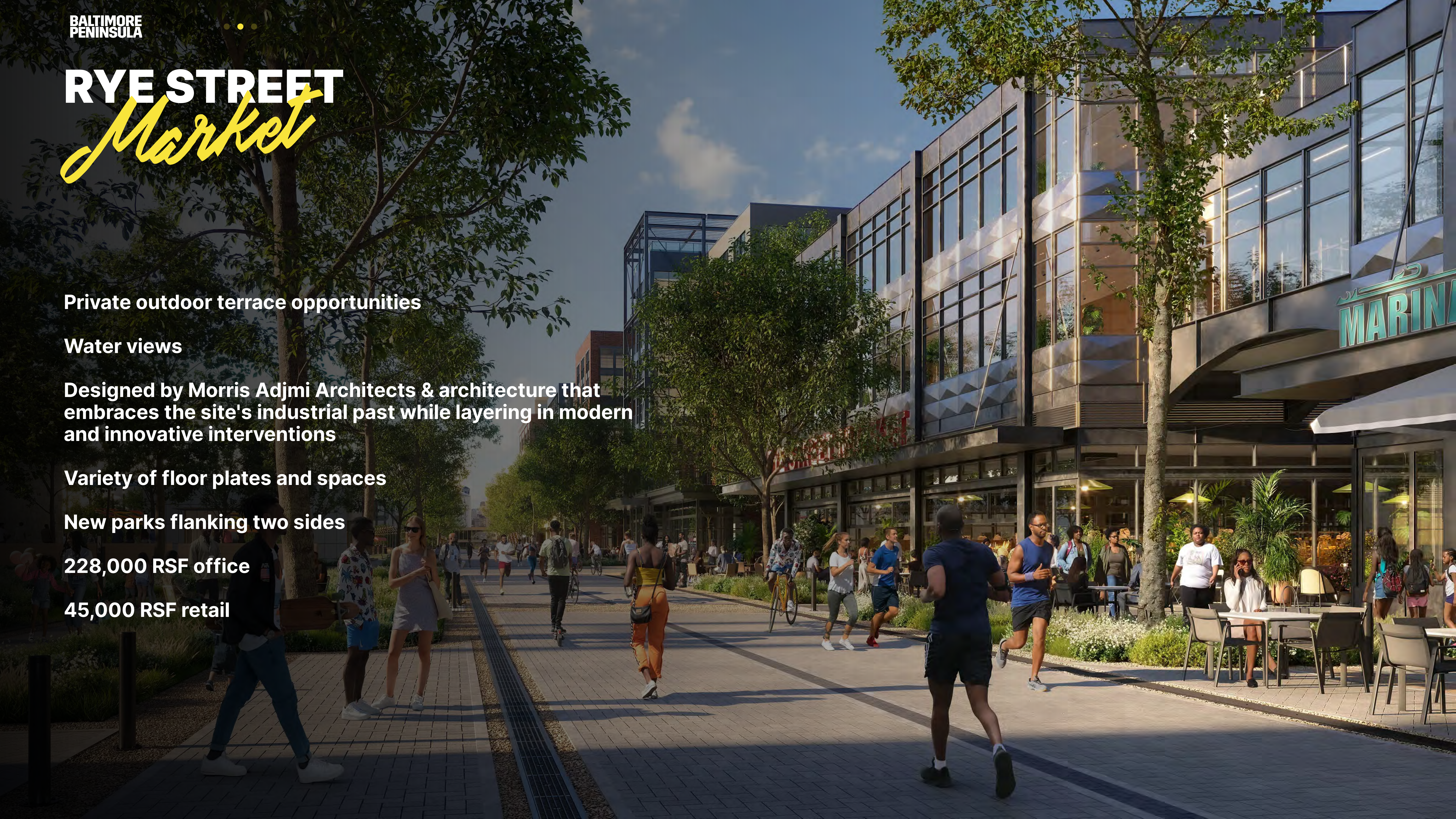
Designed by Morris Adjmi Architects & architecture that embraces the site's industrial past while layering in modern and innovative interventions

Variety of floor plates and spaces

New parks flanking two sides

228,000 RSF office

45,000 RSF retail

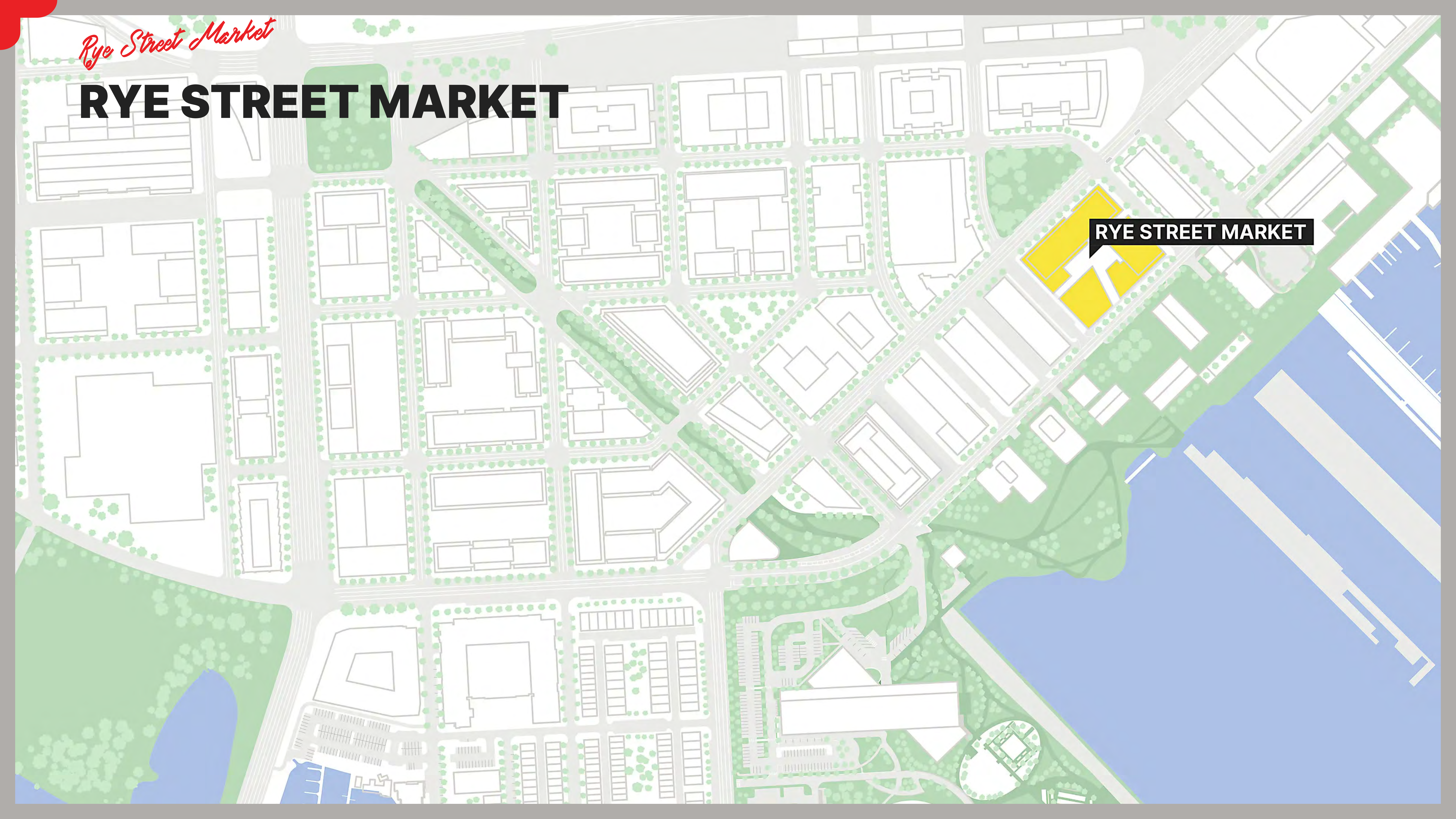




*Rye Street Market*

# RYE STREET MARKET

RYE STREET MARKET





*Rye Street Market*

# RYE STREET MARKET

## MARKET SQUARE

The town square of BALTIMORE PENINSULA

Varied food & beverage offerings

Social gathering space





*Rye Street Market*

# RYE STREET MARKET

## AMENITIES

Extensive amenities on multiple floors

Shared conferencing & amenity spaces

Fitness center

### FITWEL-certified

Fitwel is the world's leading certification system for buildings and communities that optimizes projects to support health





*Rye Street Market*

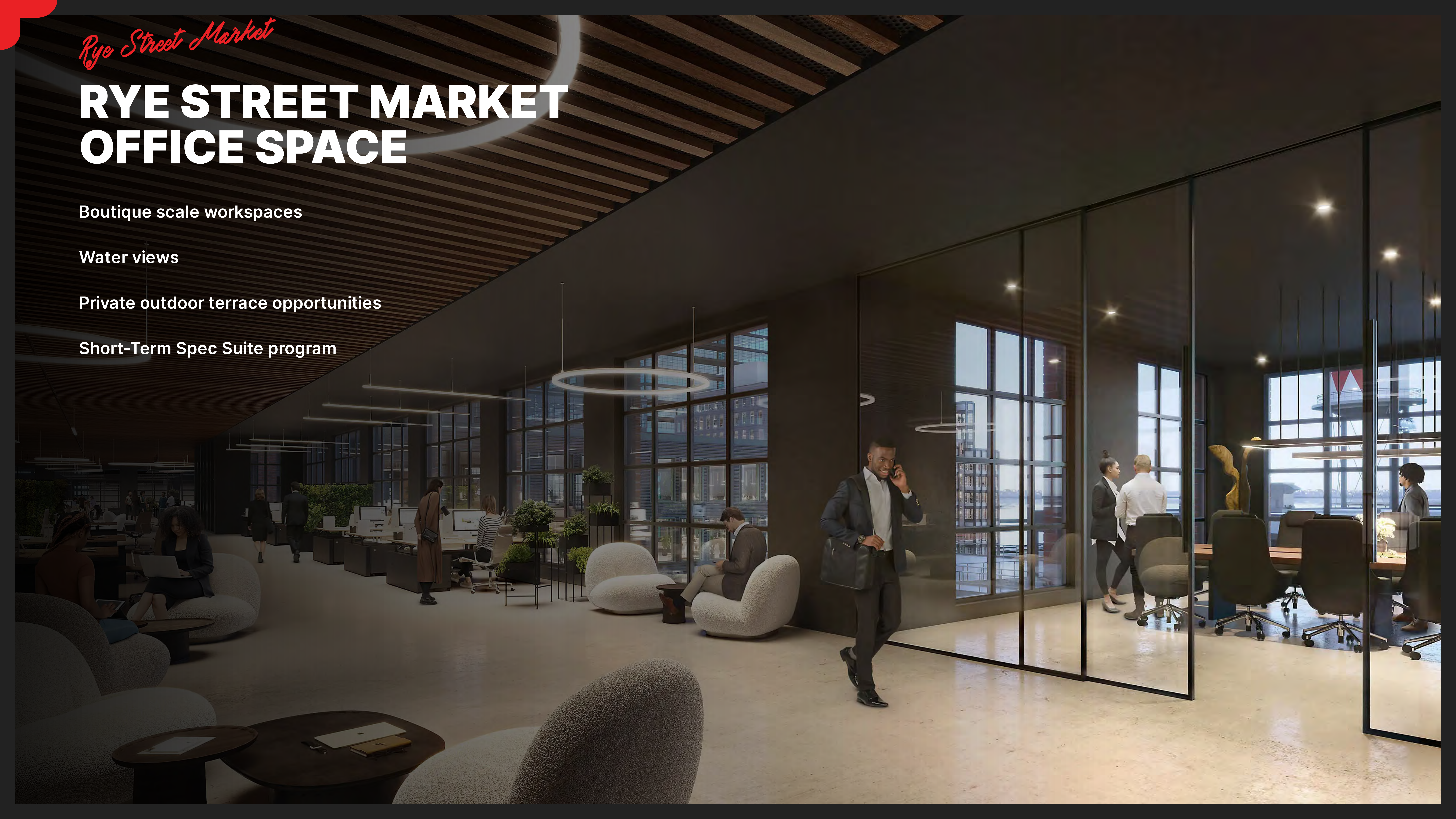
# RYE STREET MARKET OFFICE SPACE

Boutique scale workspaces

Water views

Private outdoor terrace opportunities

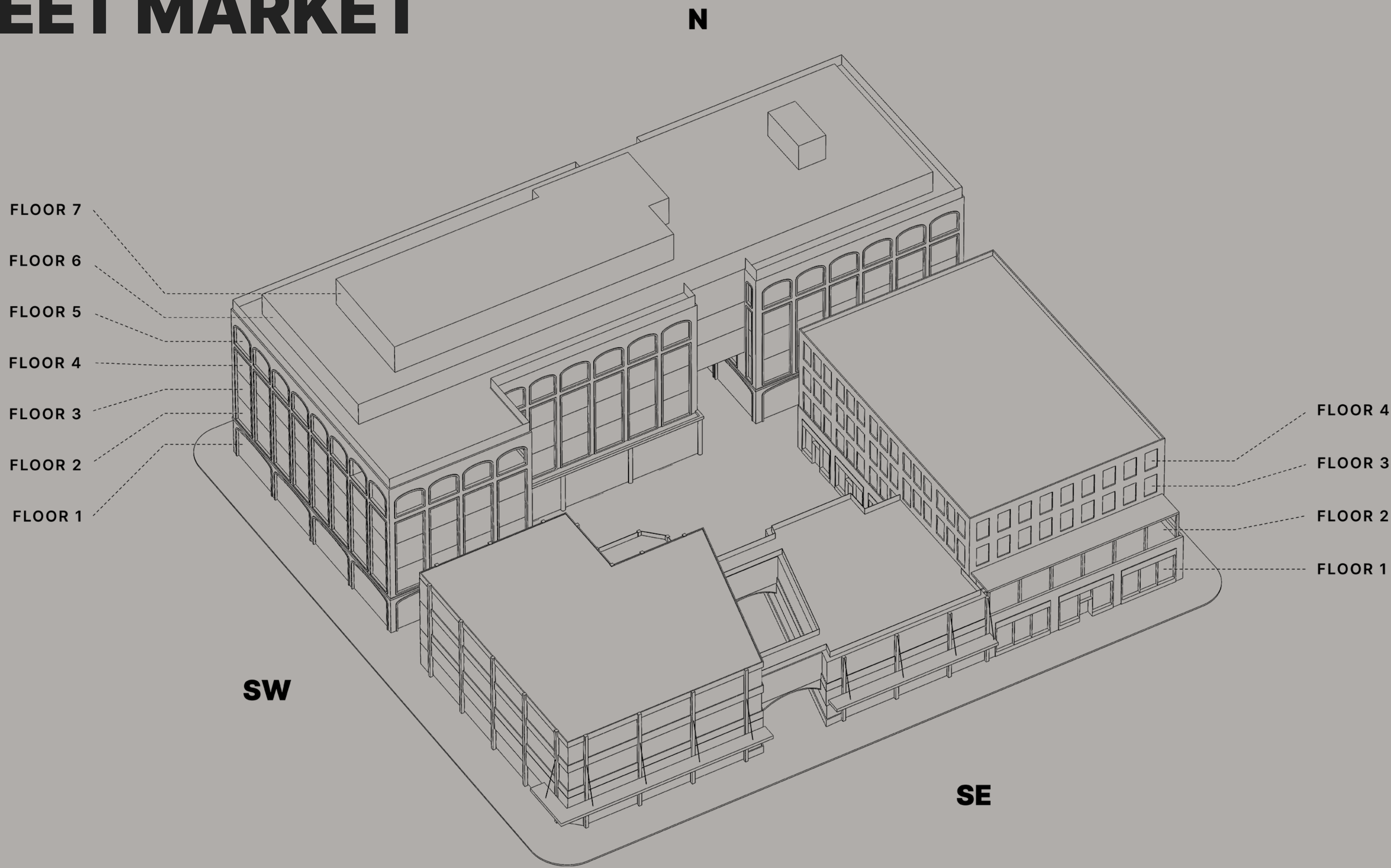
Short-Term Spec Suite program





Rye Street Market

# RYE STREET MARKET

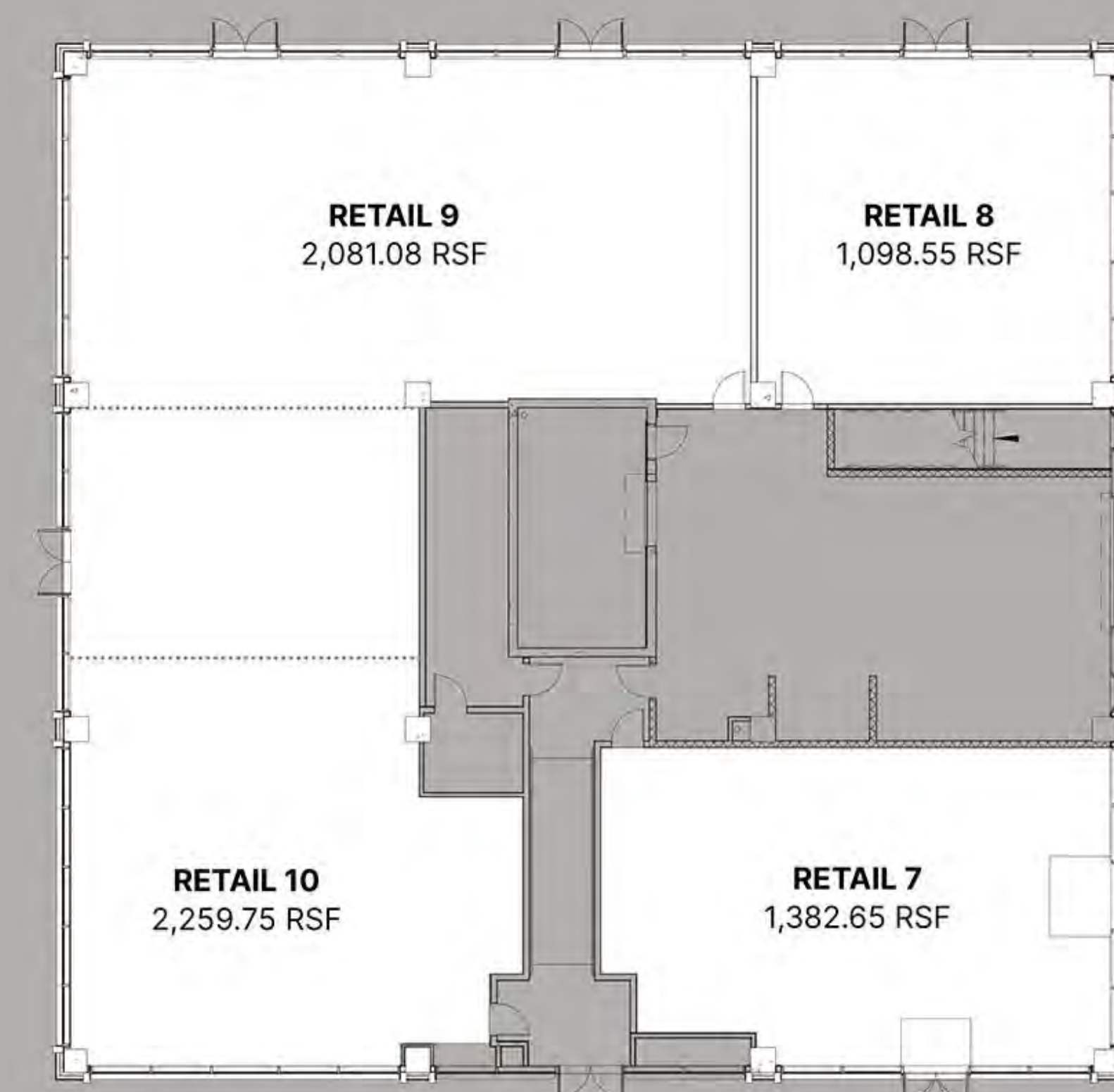
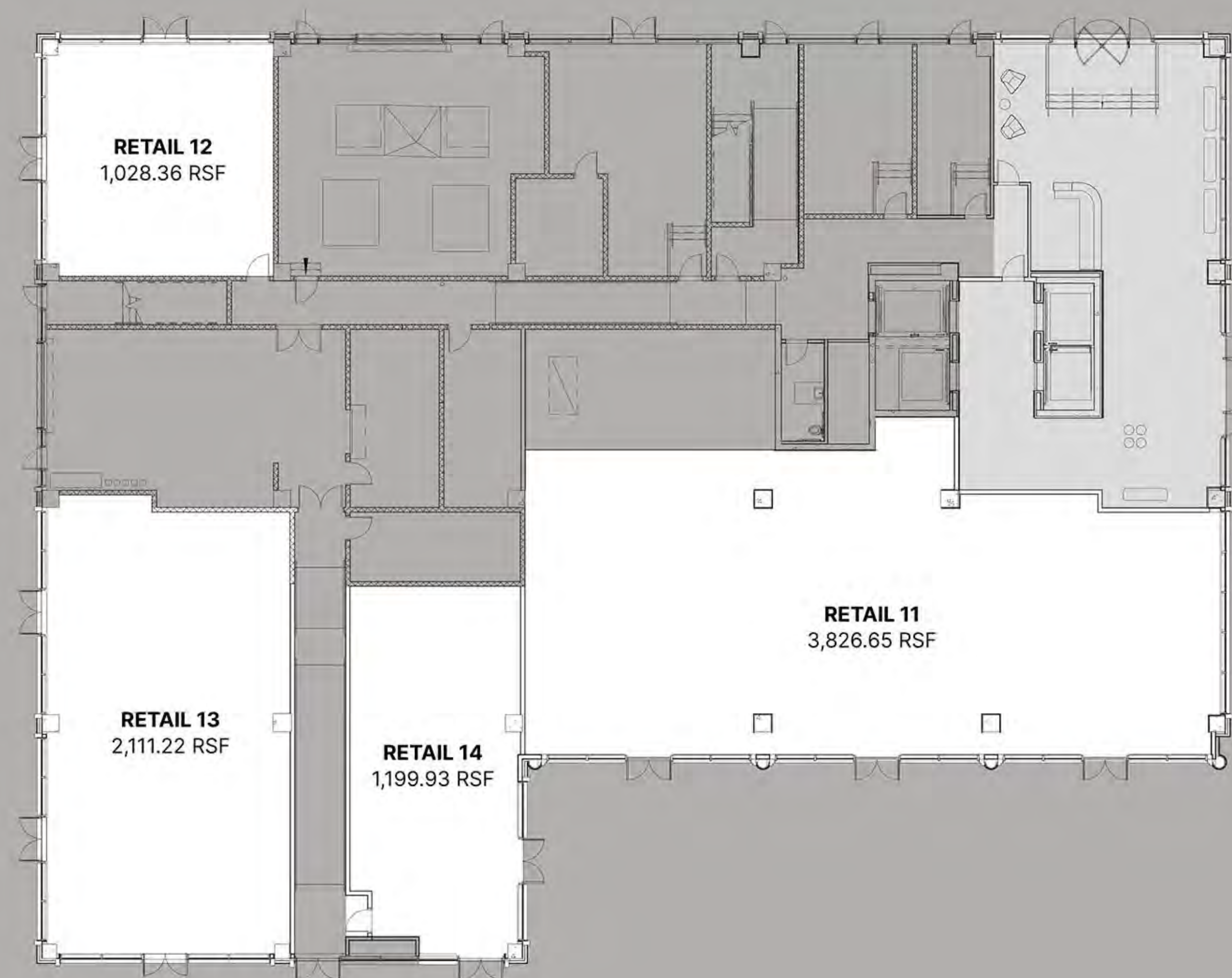
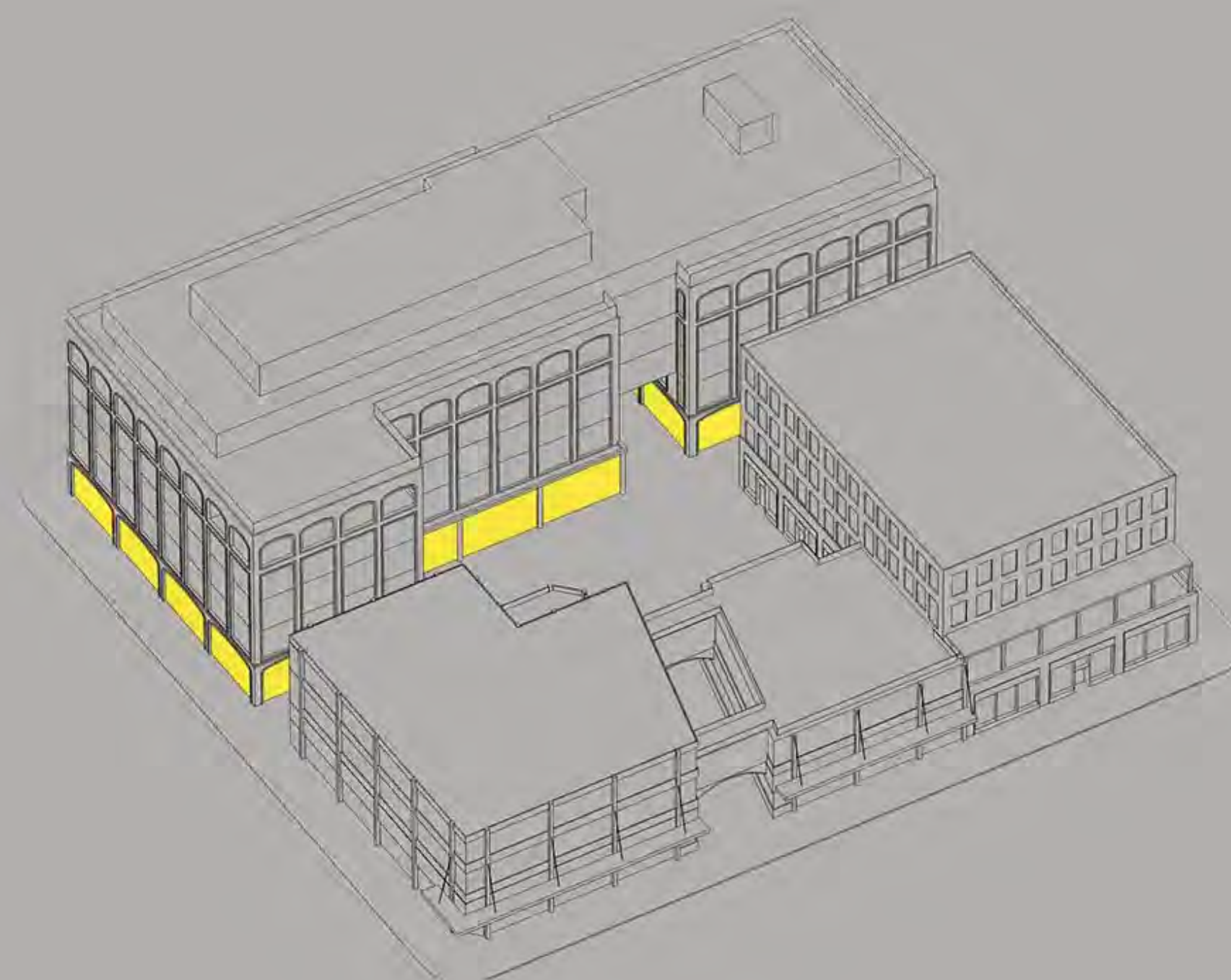




Floor 1 N

# RYE STREET MARKET NORTH

1st Floor  
14,989 RSF of Retail

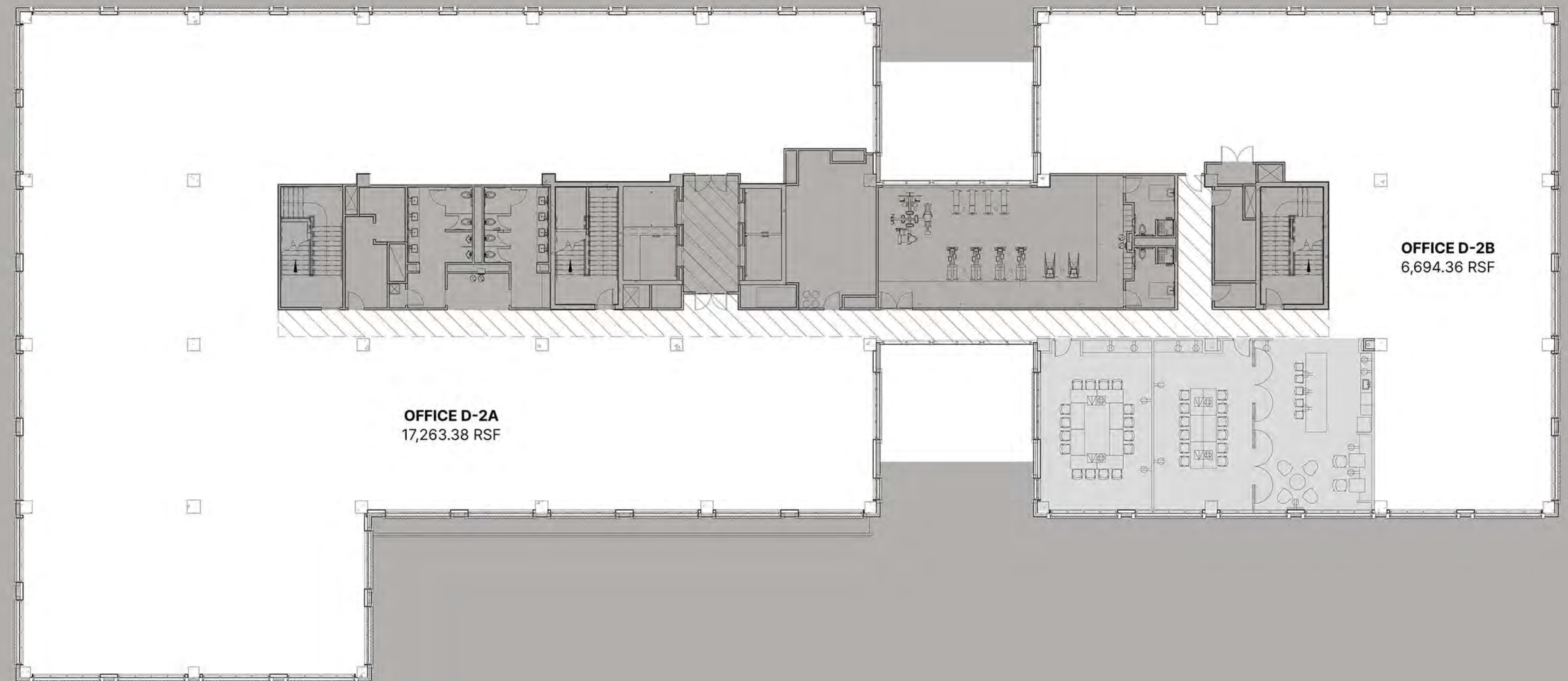
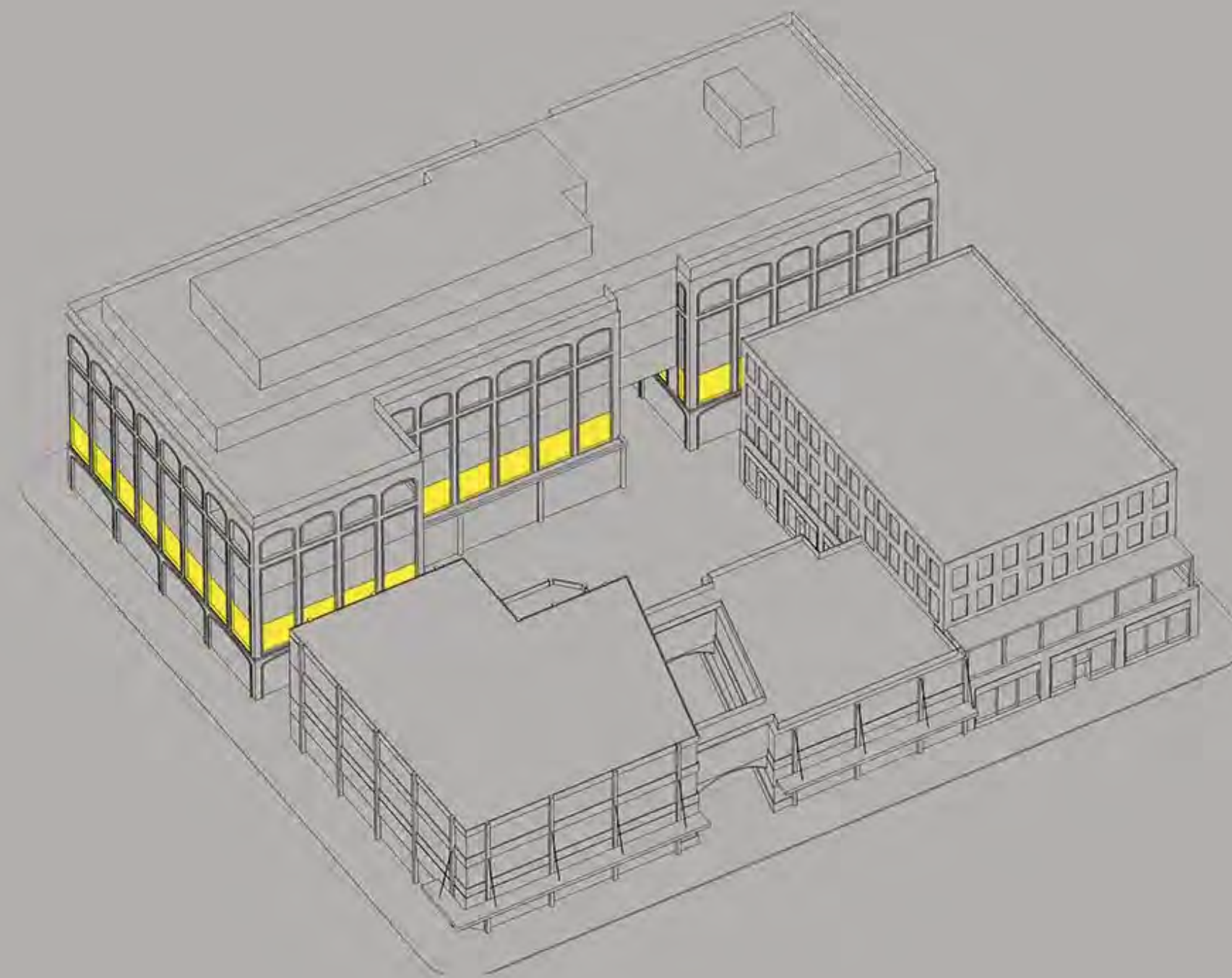




*Floor 2 N*

# RYE STREET MARKET NORTH

2nd Floor  
28, 459 SF  
2,100 SF Fitness Center

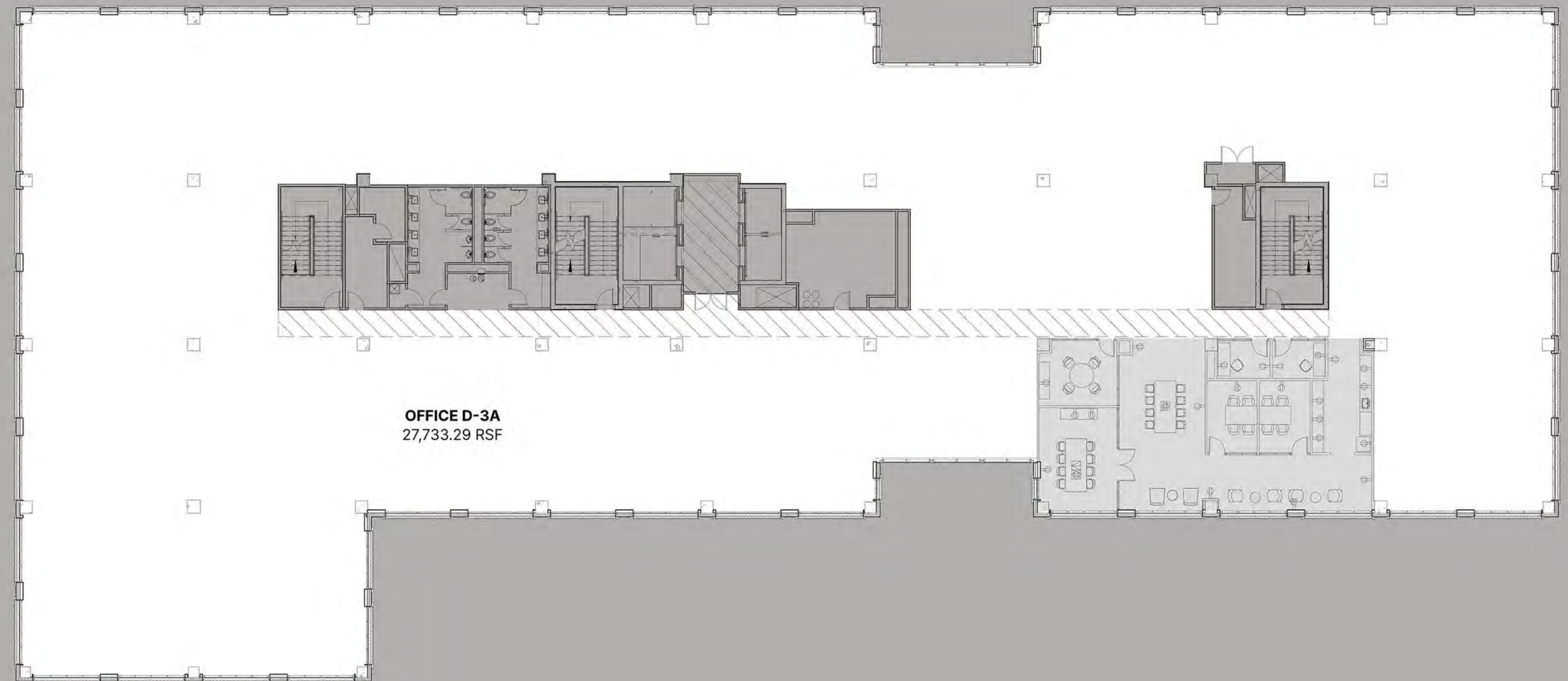
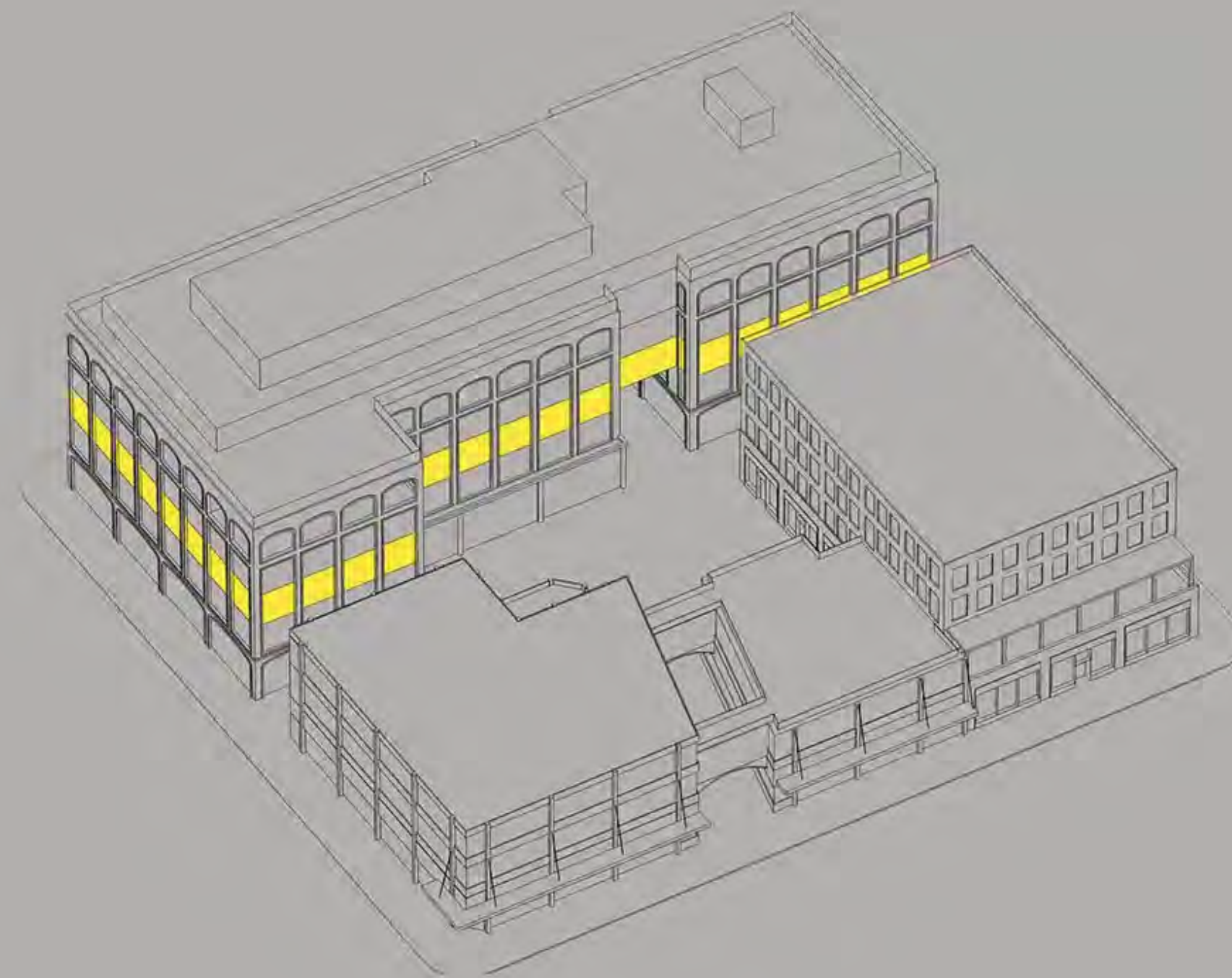




Floor 3

# RYE STREET MARKET NORTH

3rd Floor  
27,733 RSF  
2,100 SF Amenity & Shared Conferencing

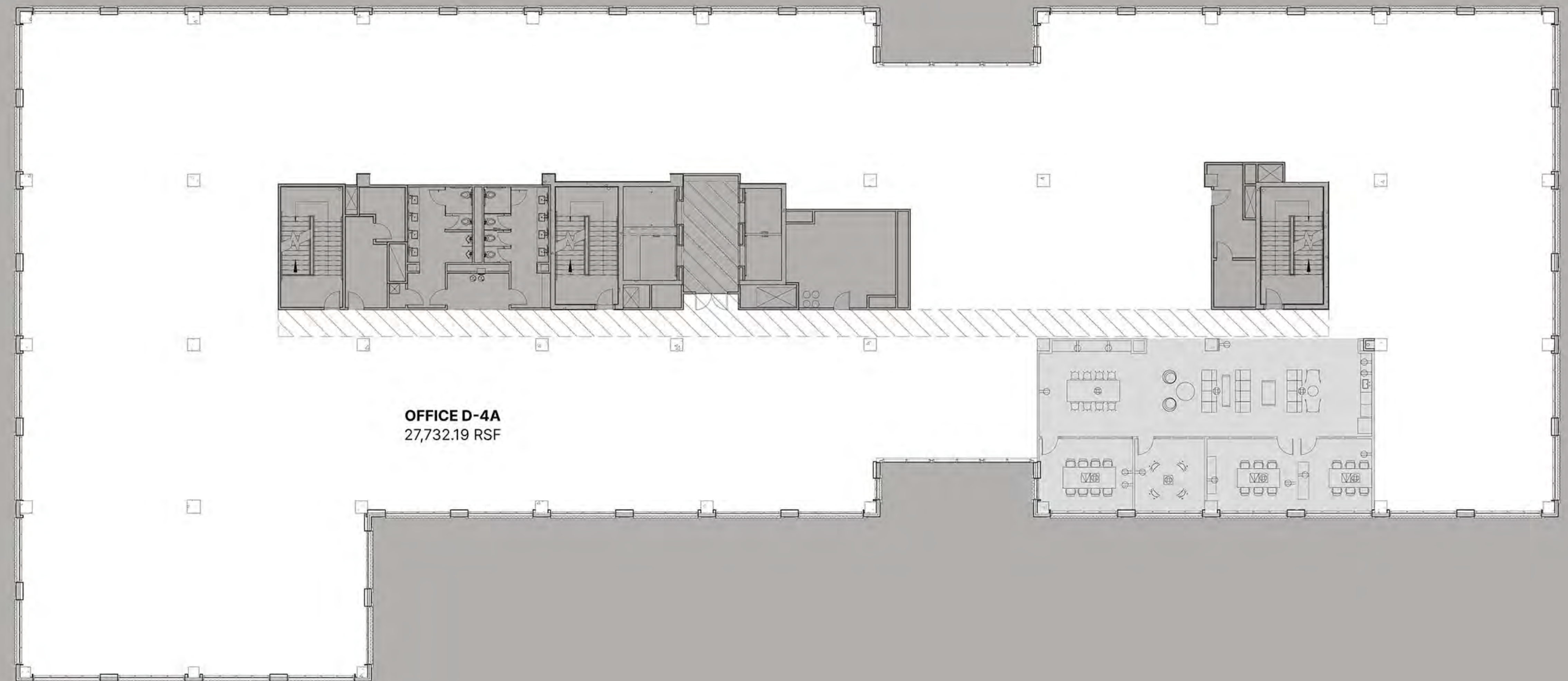
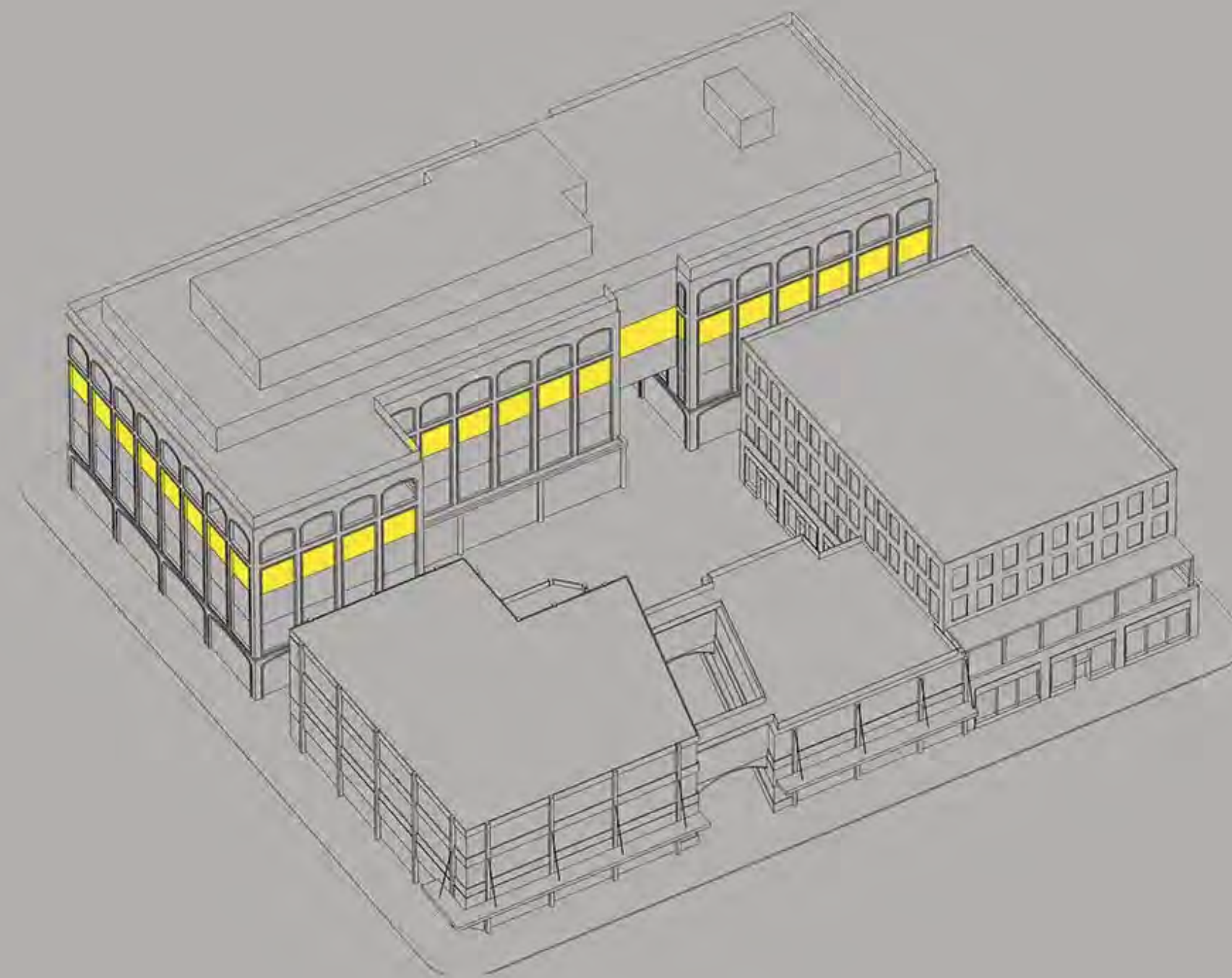




*Floor 4 N*

# RYE STREET MARKET NORTH

4th Floor  
27,732 RSF  
2,100 SF Amenity & Shared Conferencing

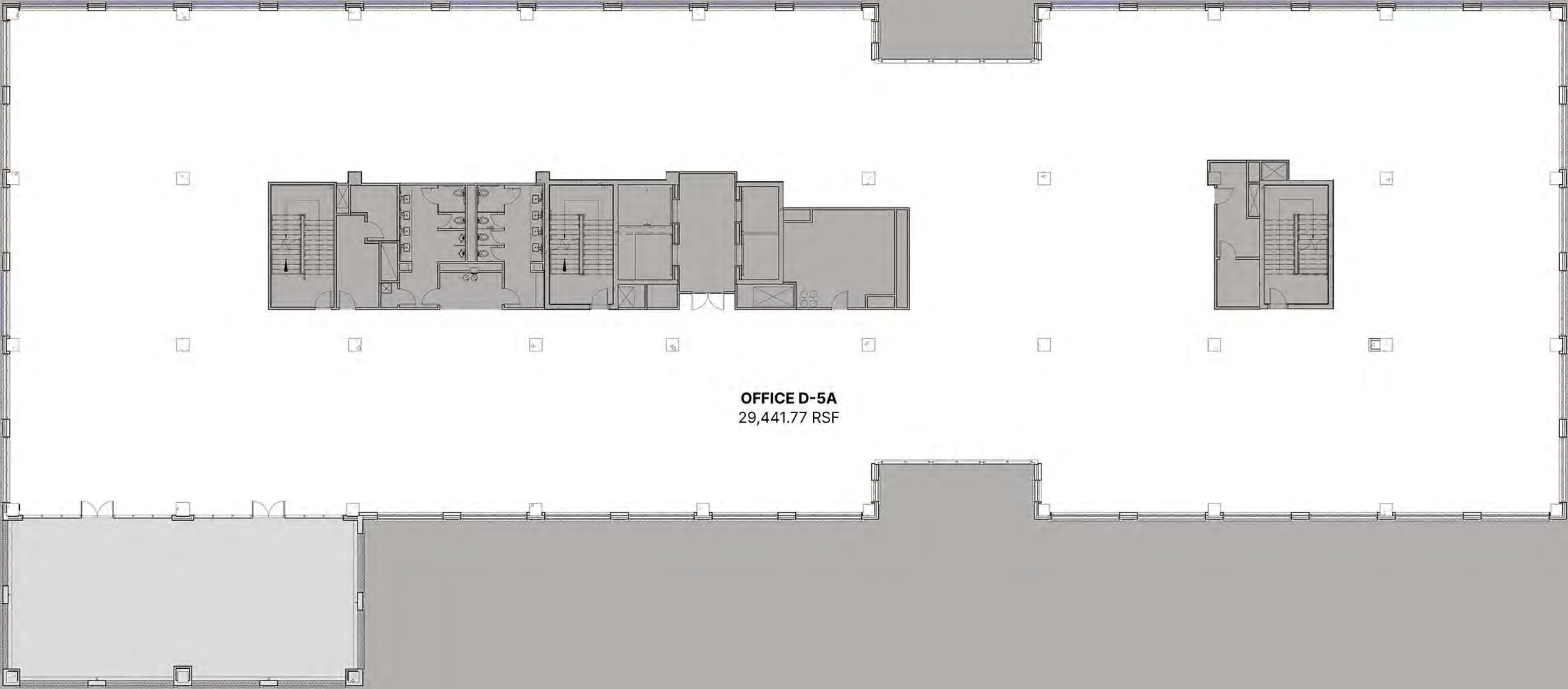
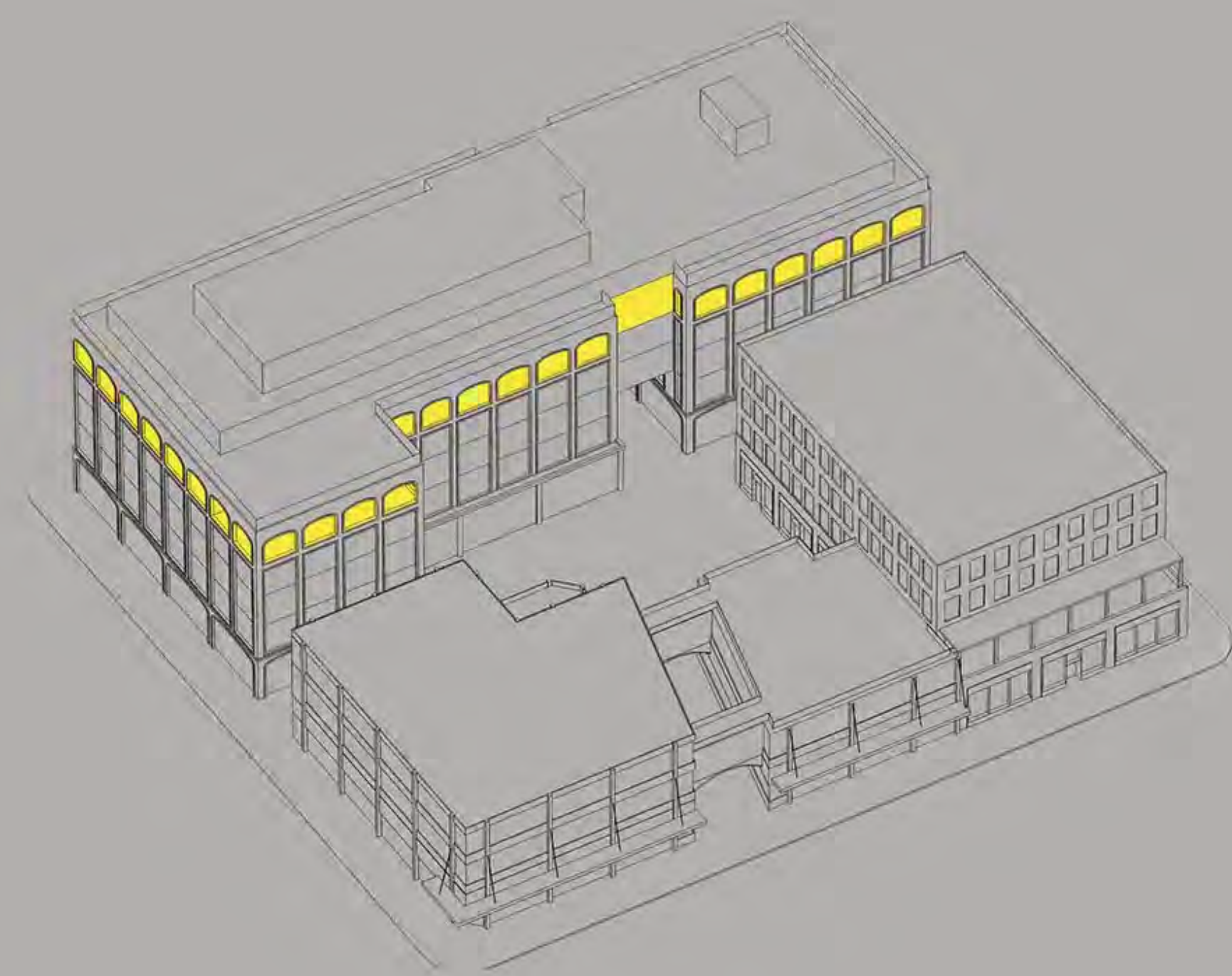




Floor 5 N

# RYE STREET MARKET NORTH

5th Floor  
29,442 RSF  
1,993 SF Outdoor

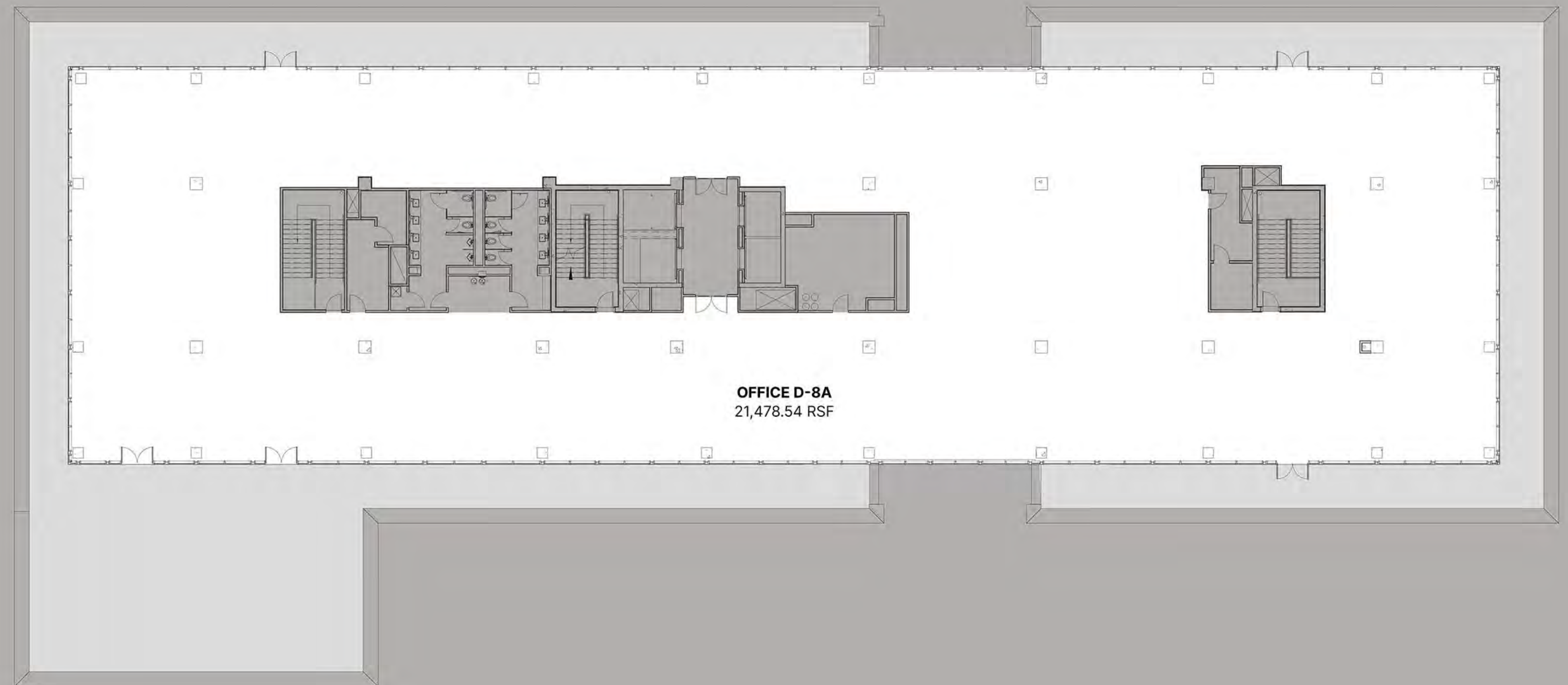
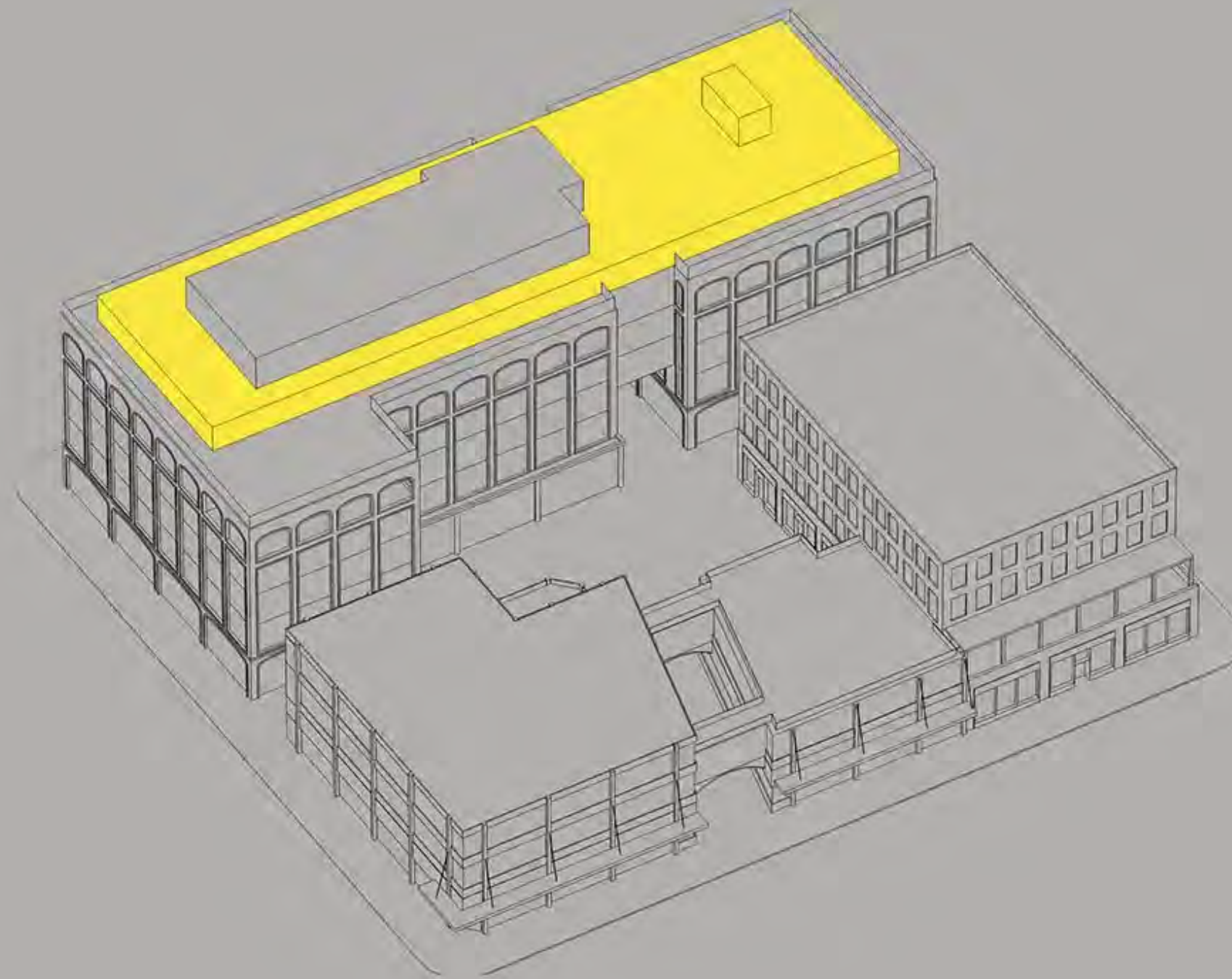




*Floor 6 N*

# RYE STREET MARKET NORTH

6th Floor  
21,479 RSF  
7,540 SF Outdoor Terrace

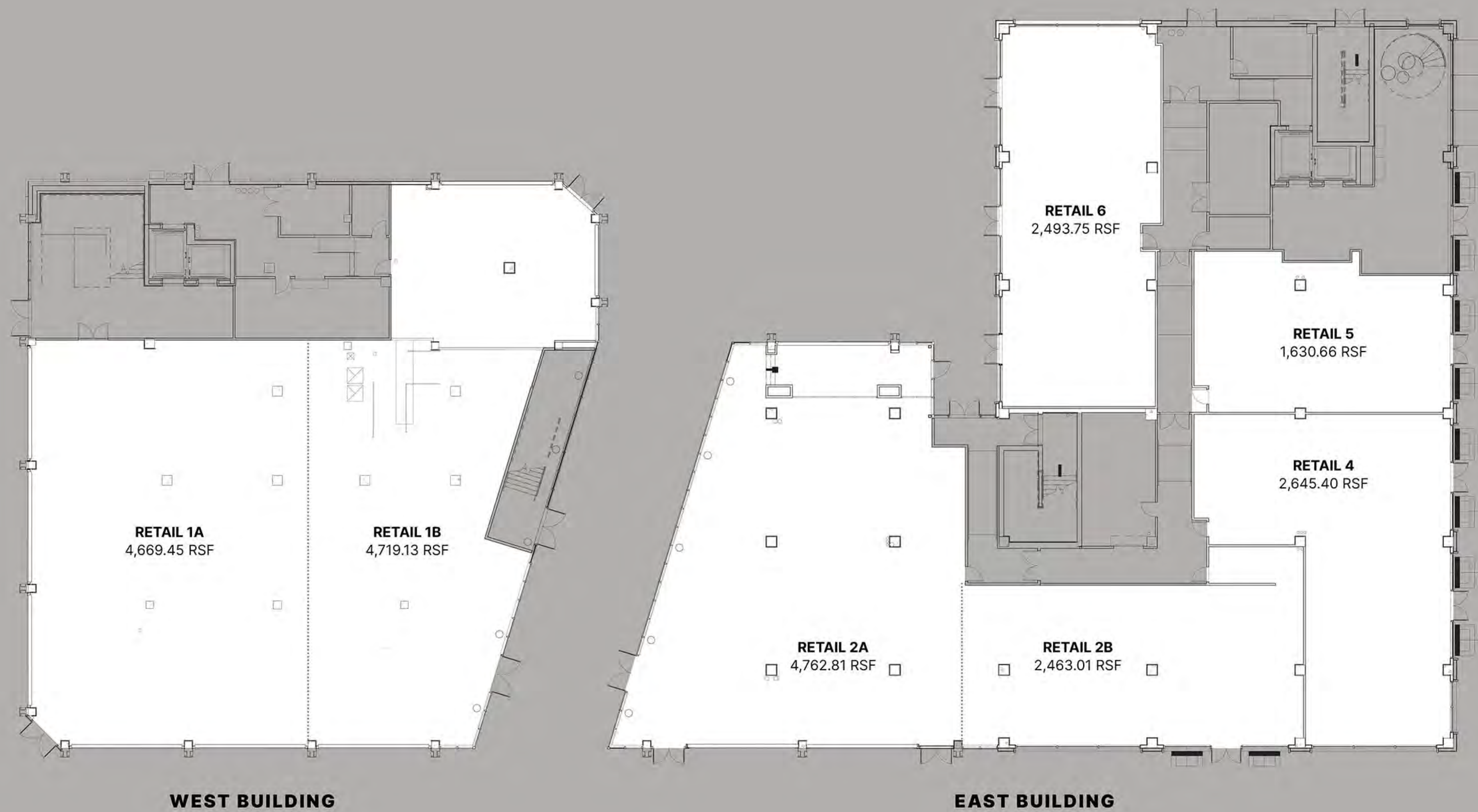
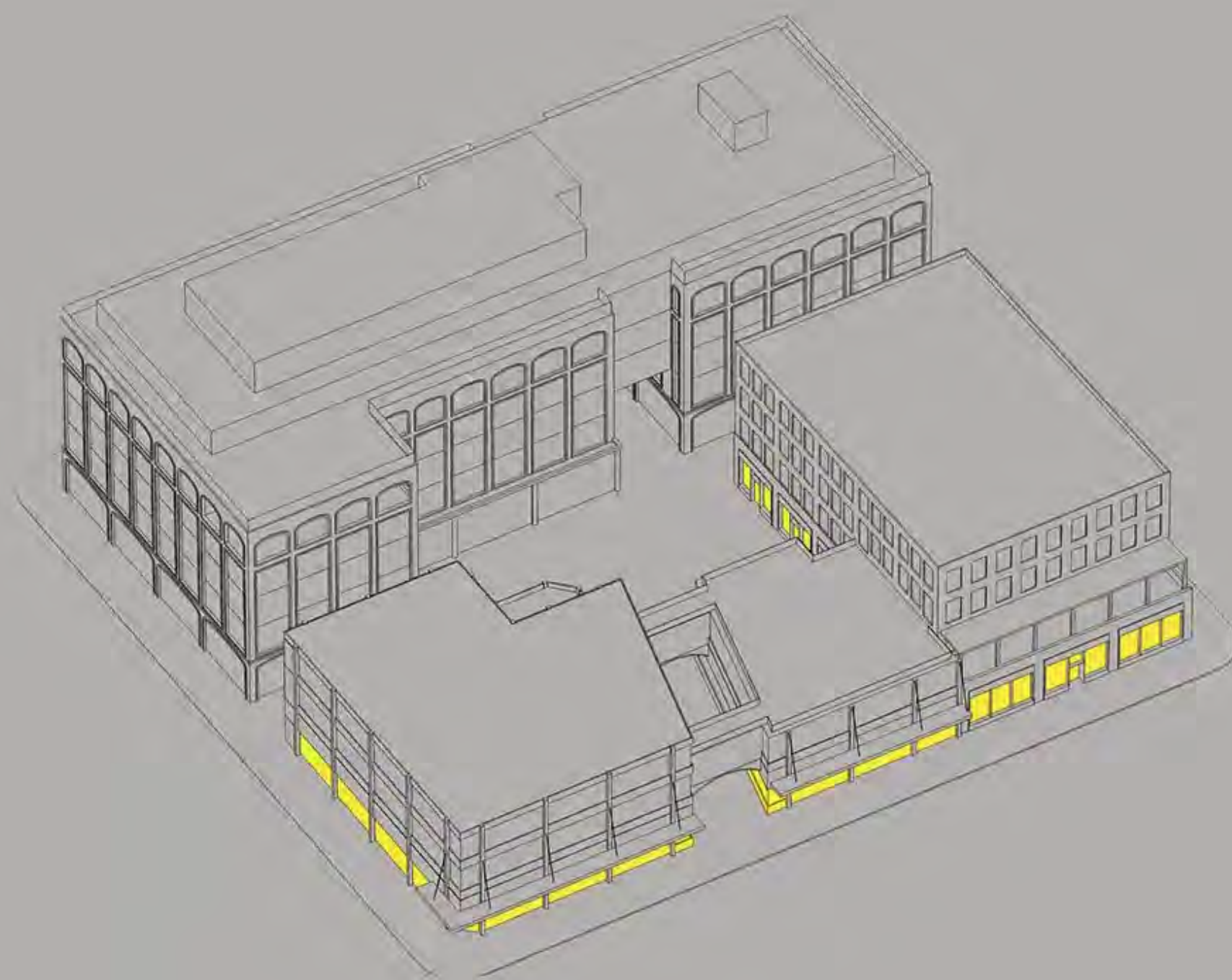




Floor 1S

# RYE STREET MARKET SOUTH

1st Floor  
23,384 RSF of Retail

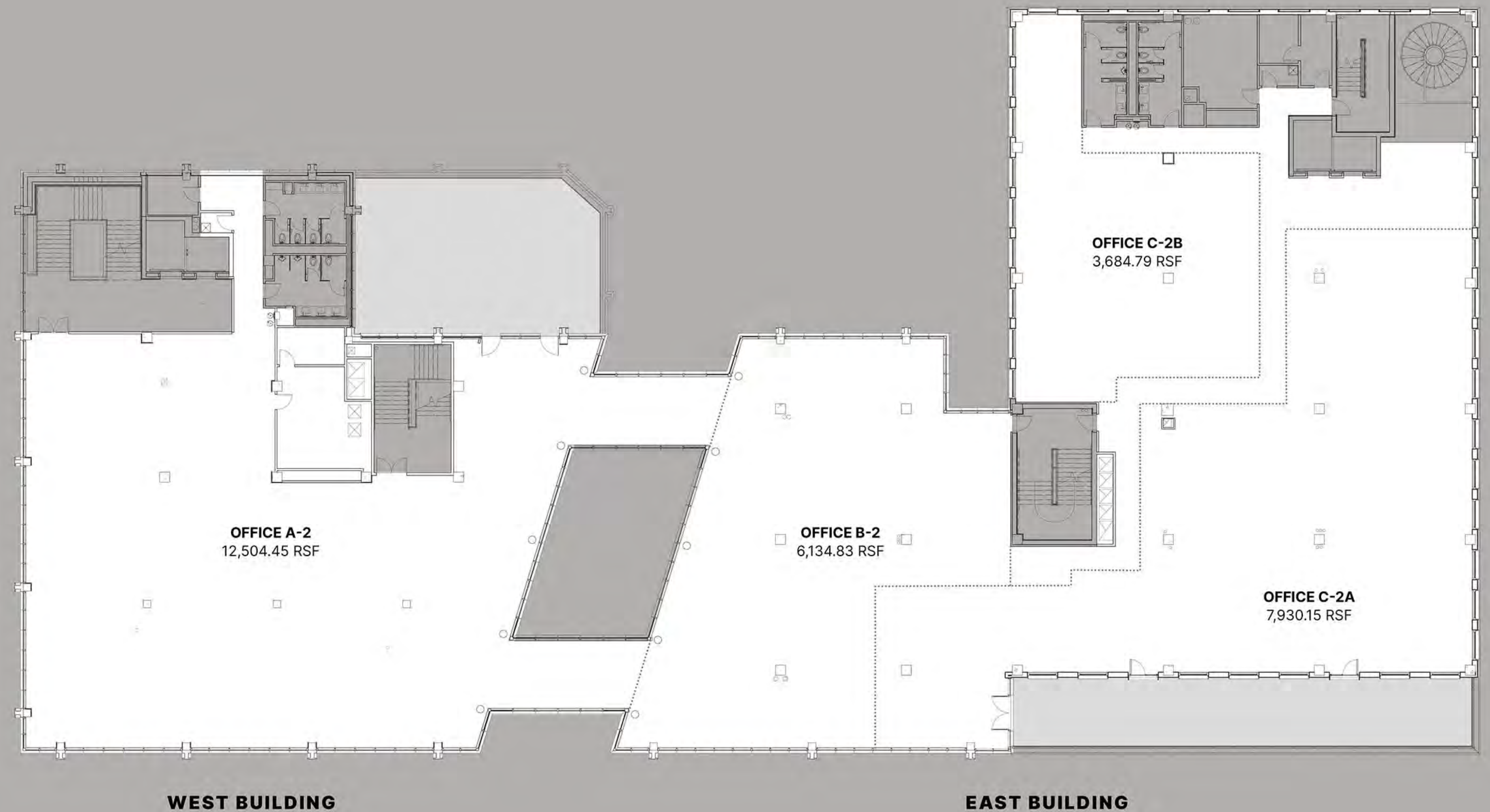
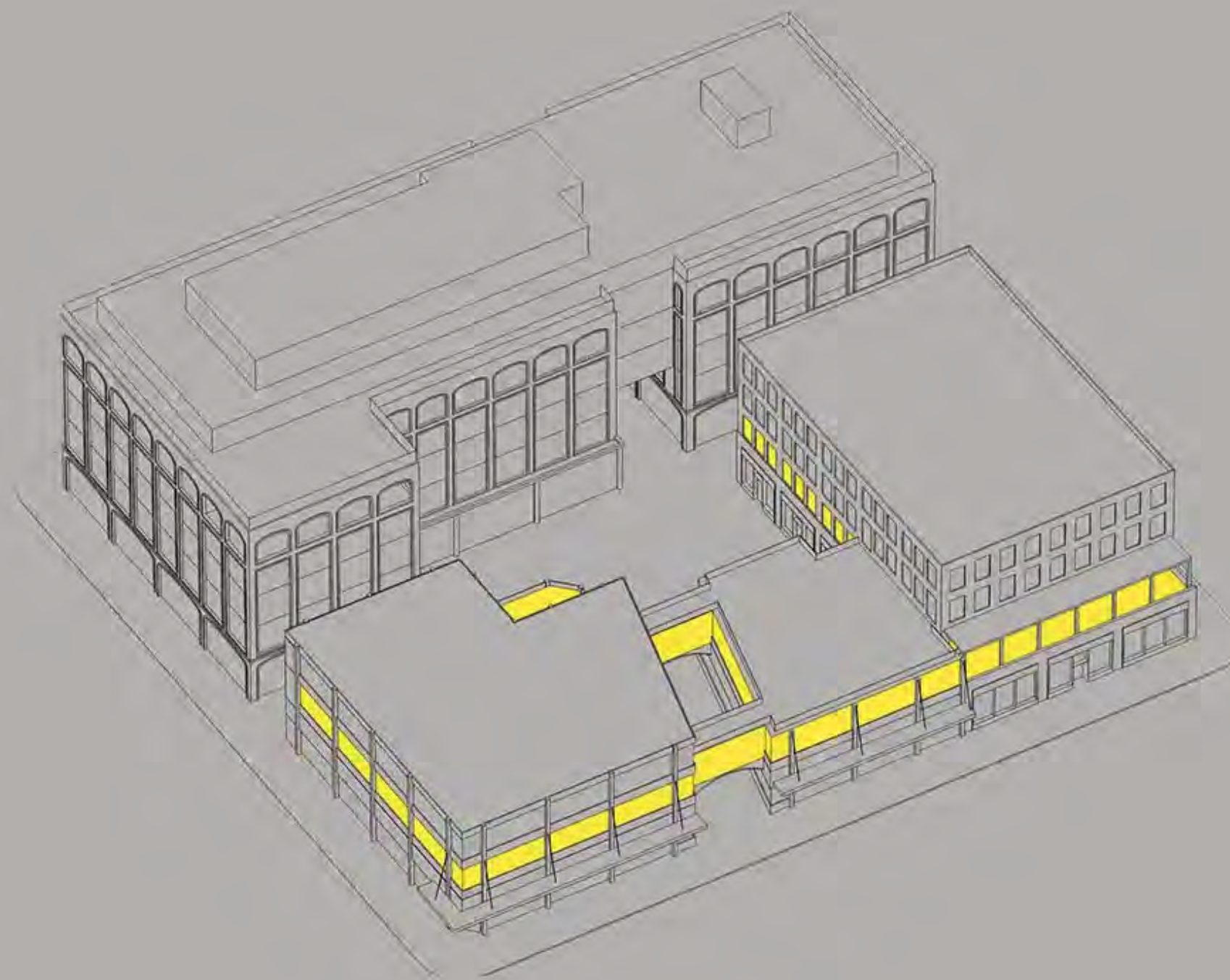




Floor 2 S

# RYE STREET MARKET SOUTH

2nd Floor  
30,255 RSF  
1,370 Outdoor SF

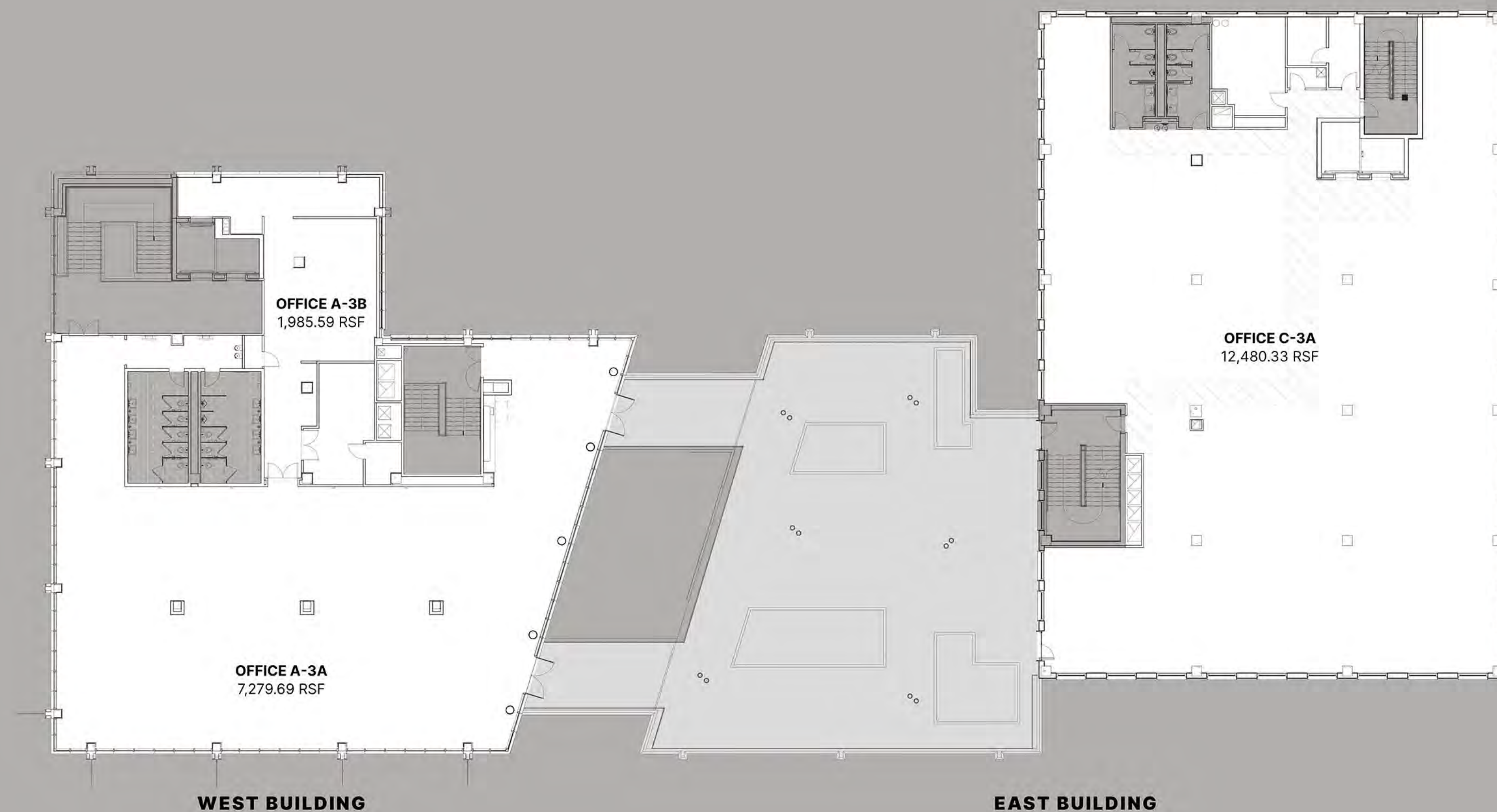
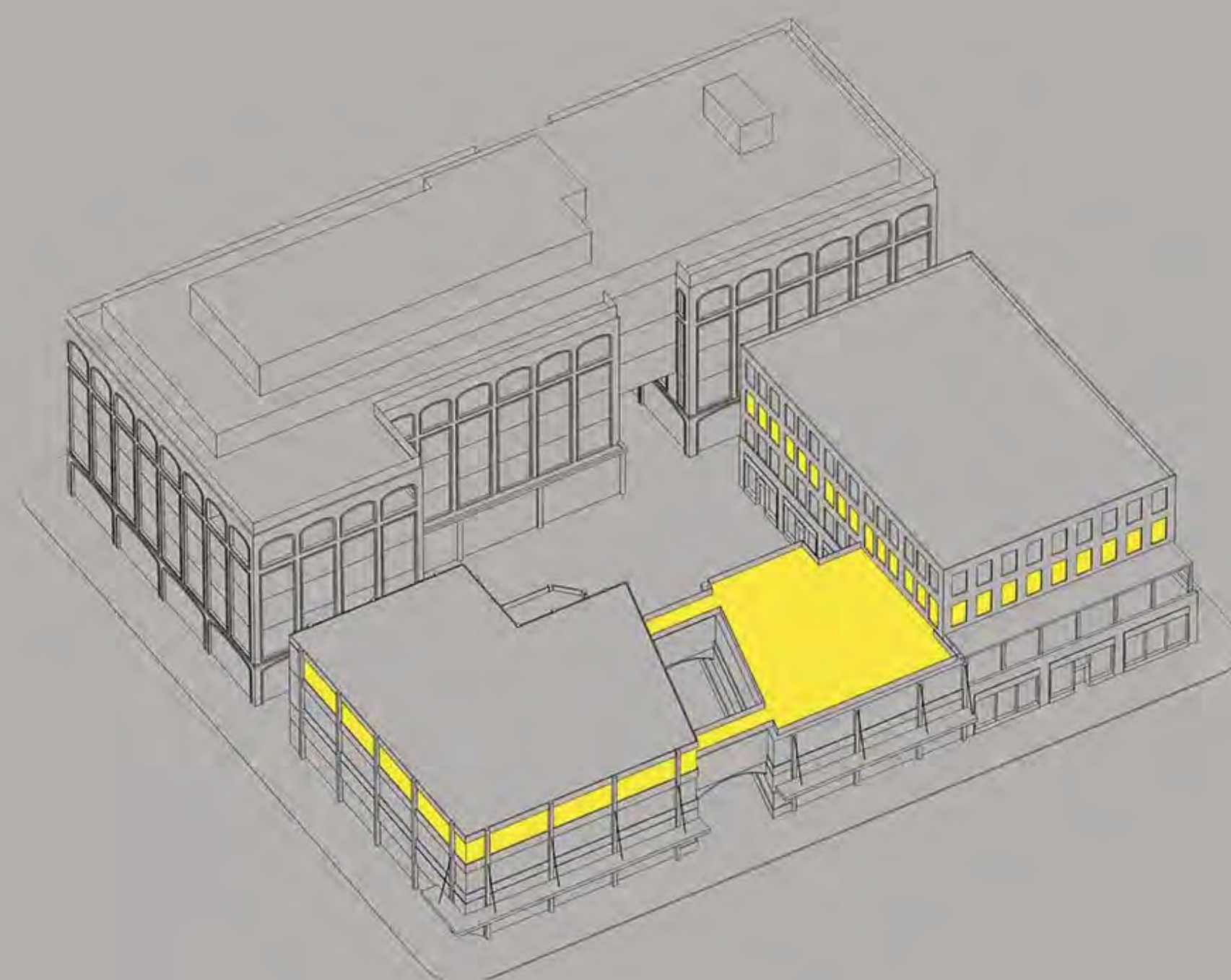




Floor 3 S

# RYE STREET MARKET SOUTH

3rd Floor  
21,746 RSF  
5,796 Outdoor SF

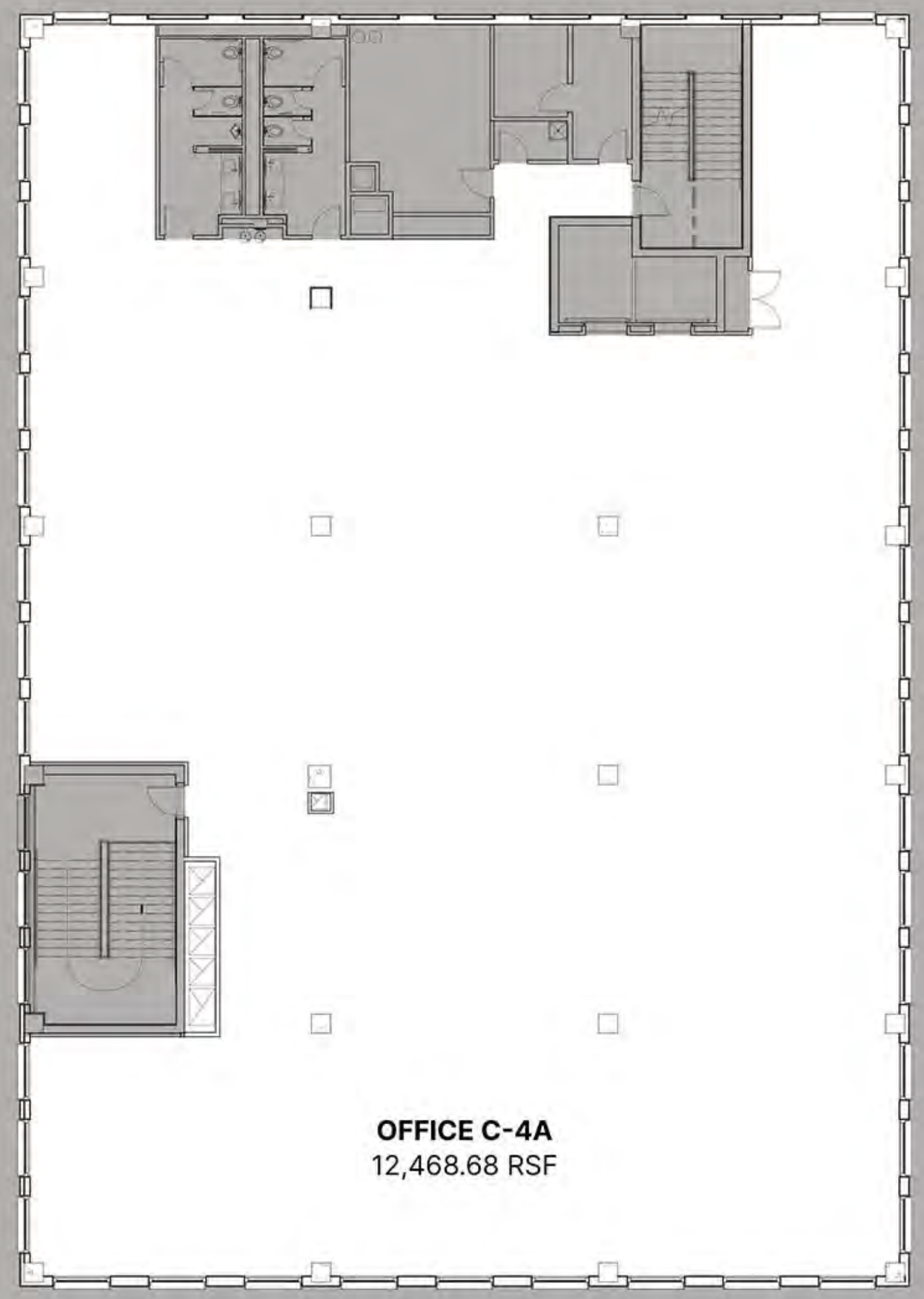
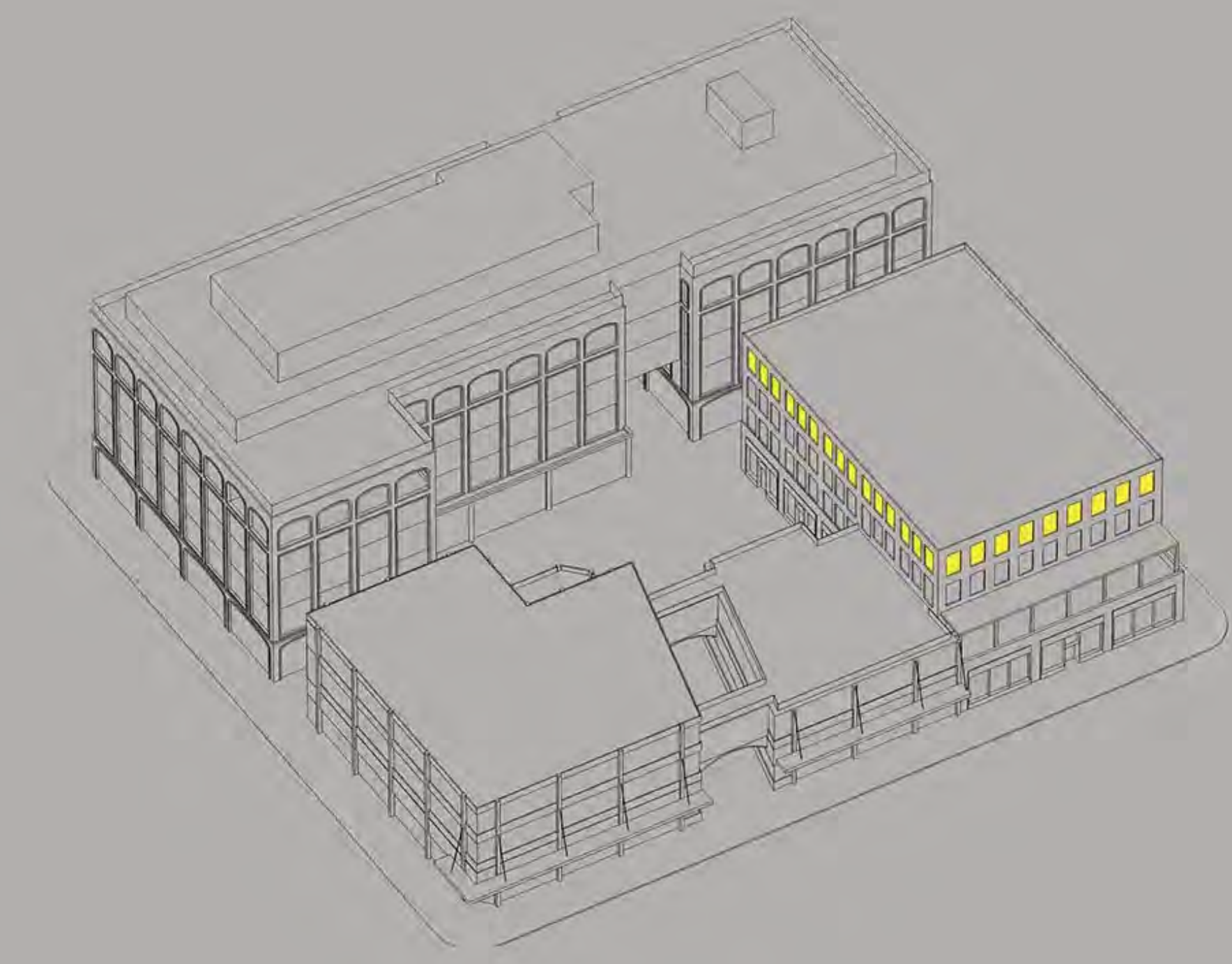




Floor 4 S

# RYE STREET MARKET SOUTH

4th Floor  
12,469 RSF



EAST BUILDING



# 2455 HOUSE STREET

Amenity-rich with large outdoor terraces

Large, flexible floor plates

Water views

Architecture inspired by the Baltimore's industrial heritage

221,500 SF trophy office building

212,000 RSF office

9,500 RSF retail





*2455 House Street*

# 2455 HOUSE STREET

2455 HOUSE STREET





*2455 House Street*

# A FULL PENTHOUSE OF AMENITIES

Shared conference center

Event space & wet bar

Multiple outdoor terraces

**FITWELL-certified**

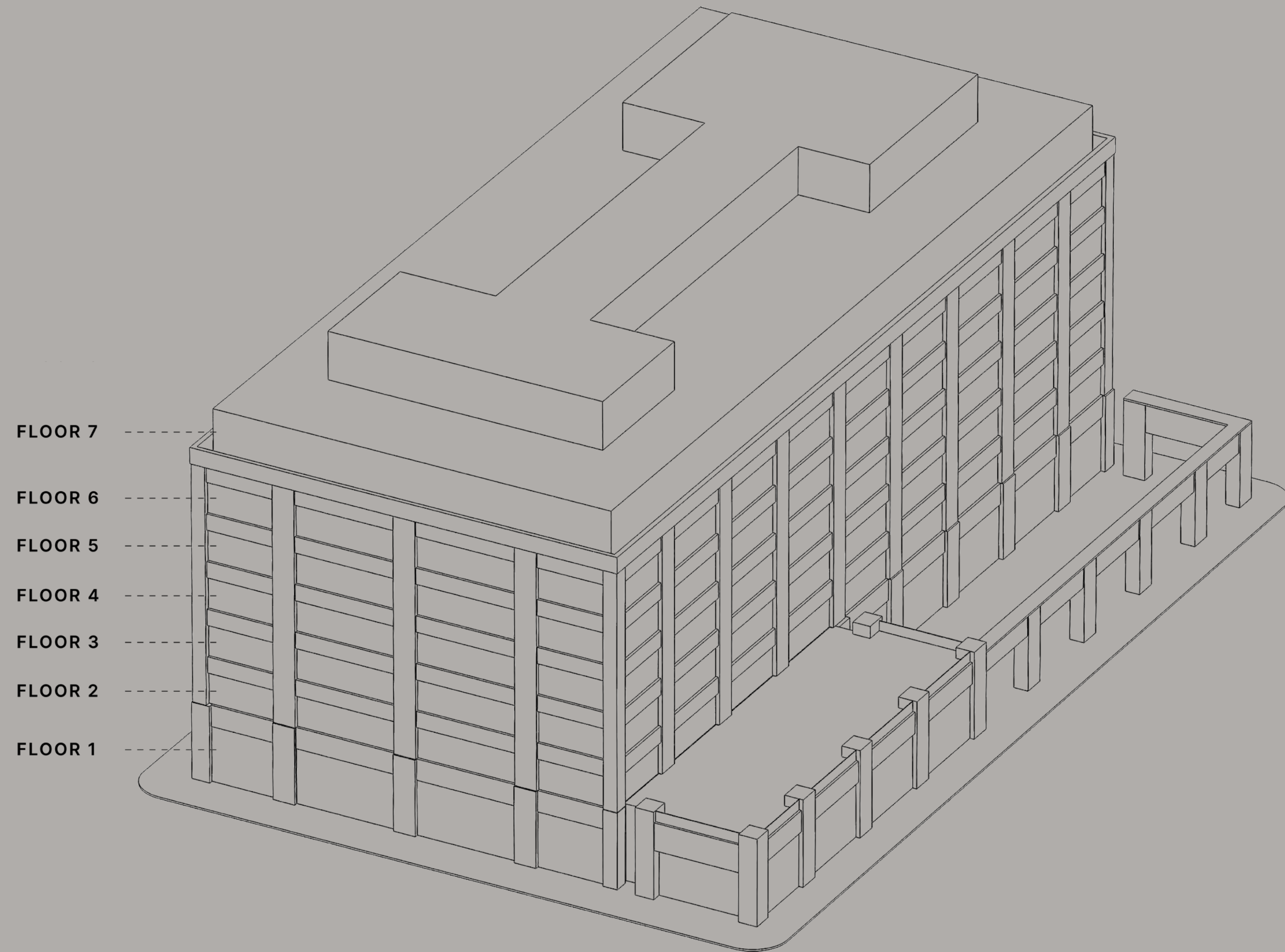
Fitwel is the world's leading certification system for buildings and communities that optimizes projects to support health





*2455 House Street*

# 2455 HOUSE STREET

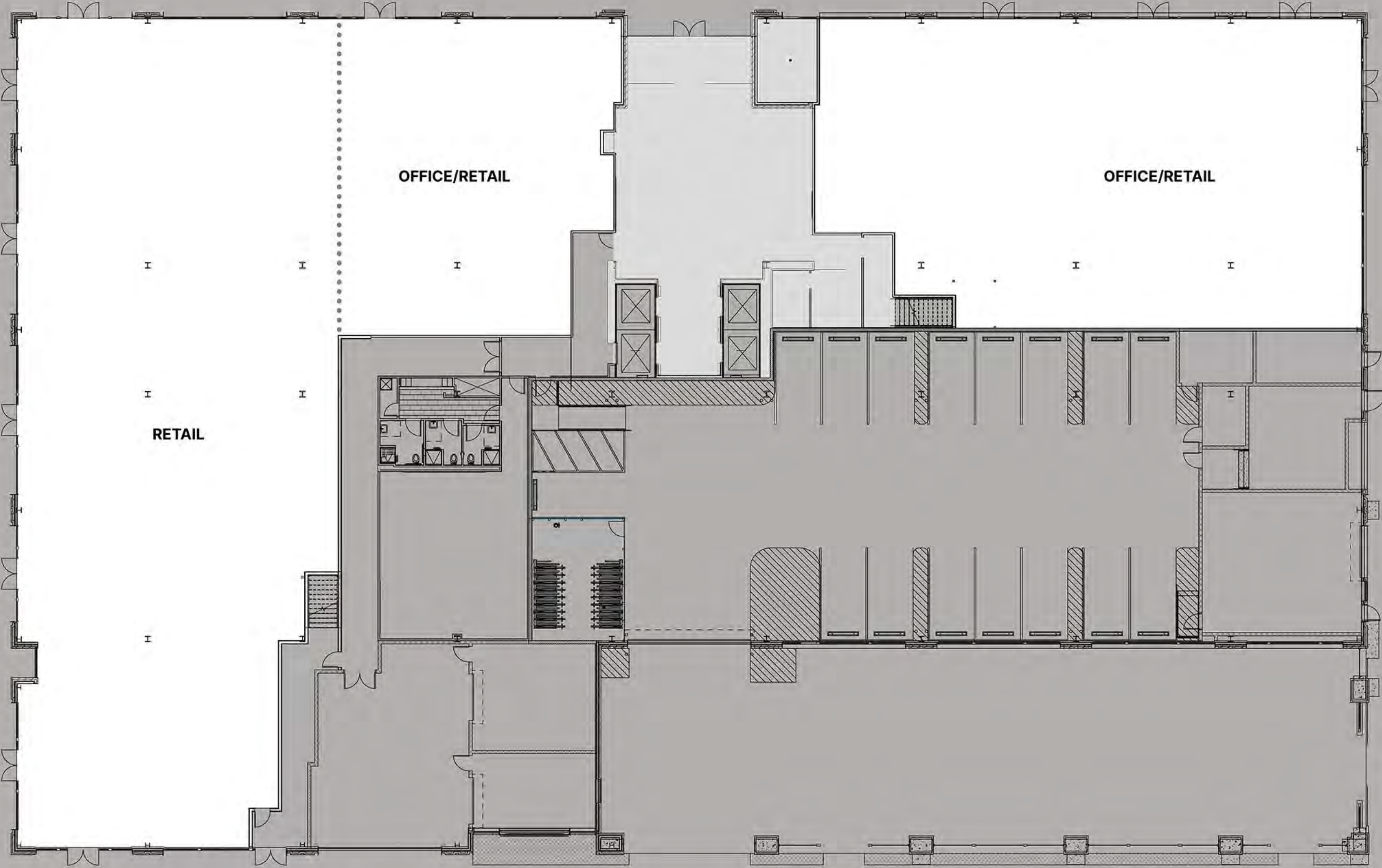
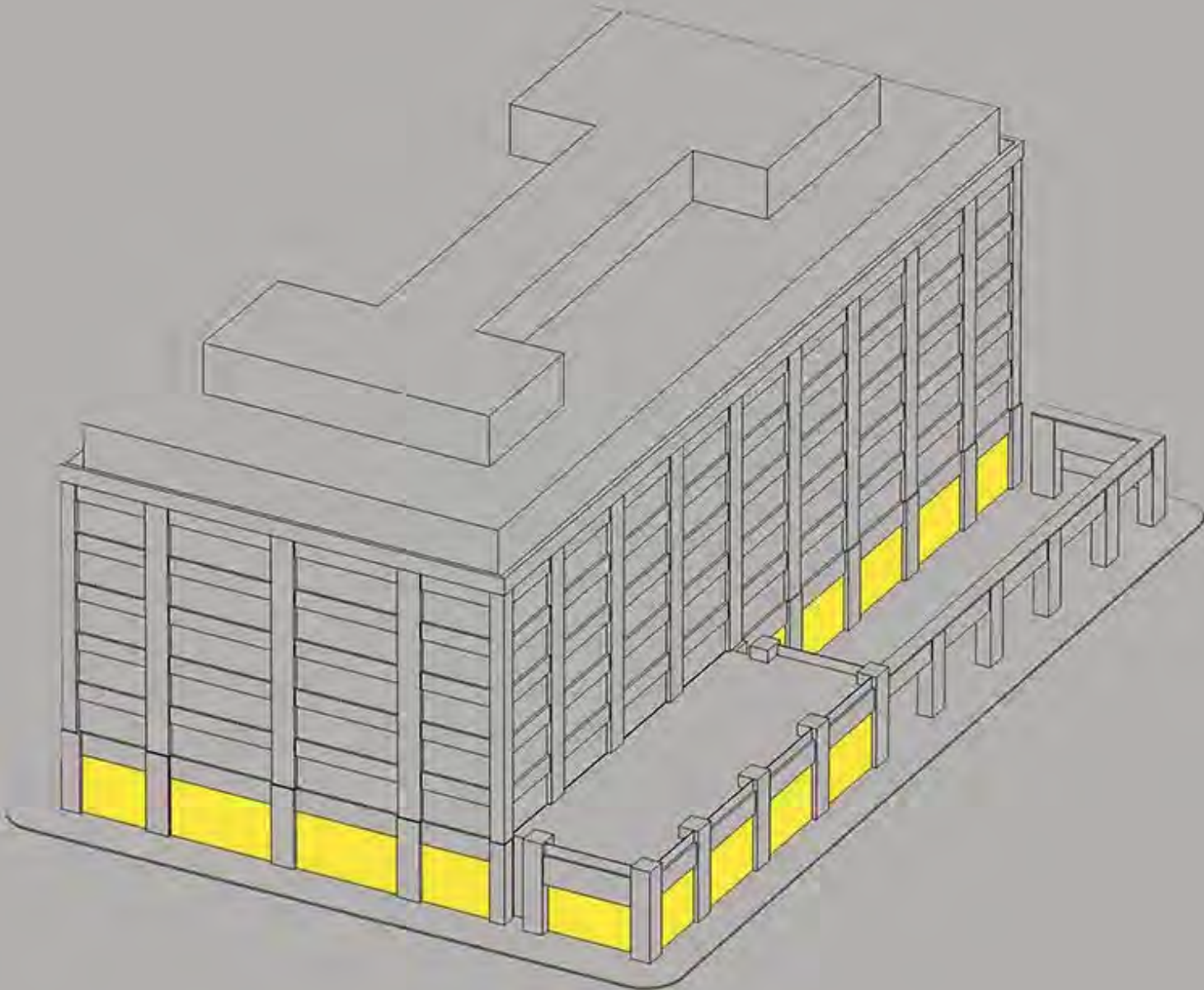




*Floor 1*

# 2455 HOUSE STREET

1st Floor  
9,500 RSF retail

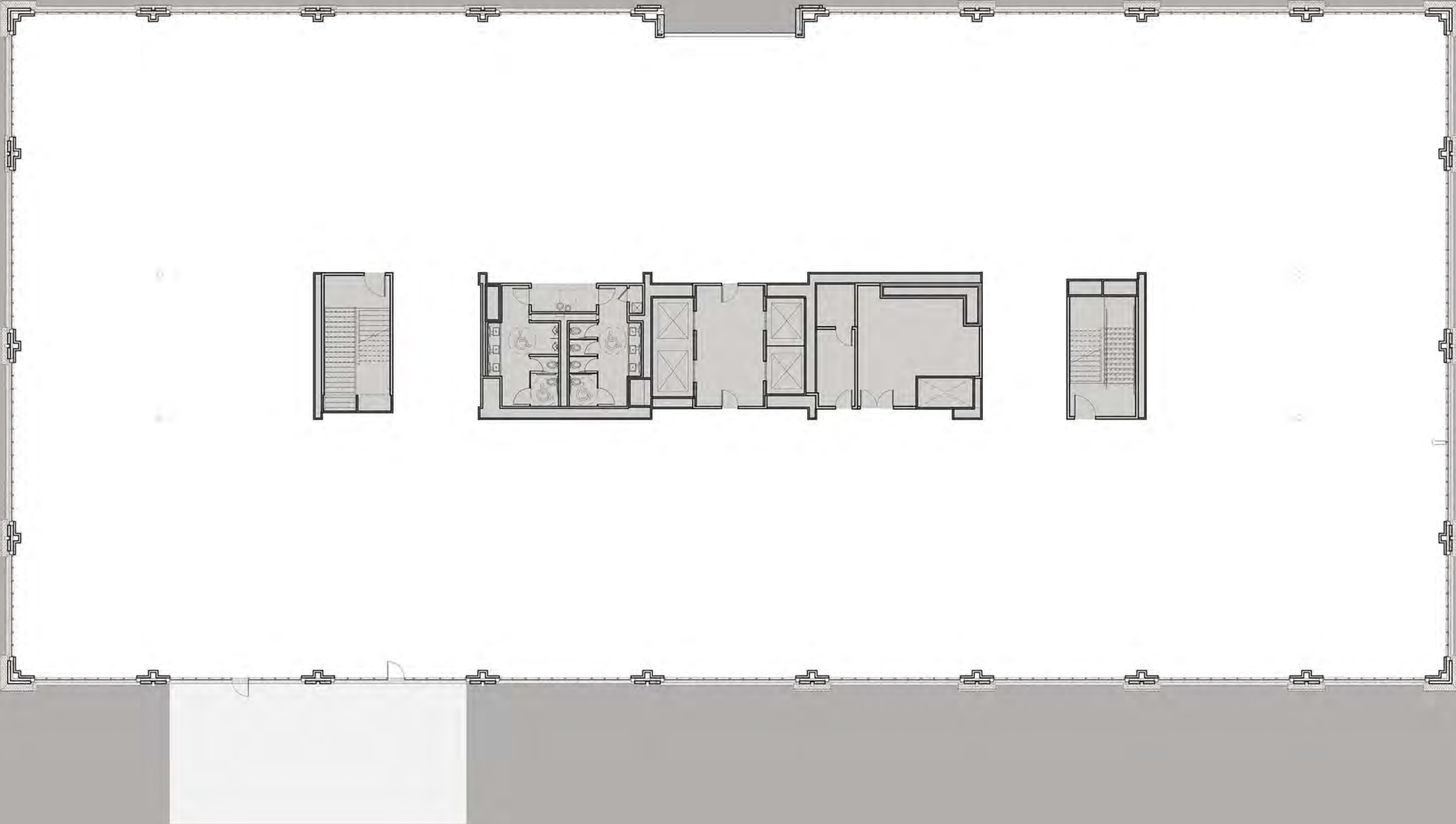
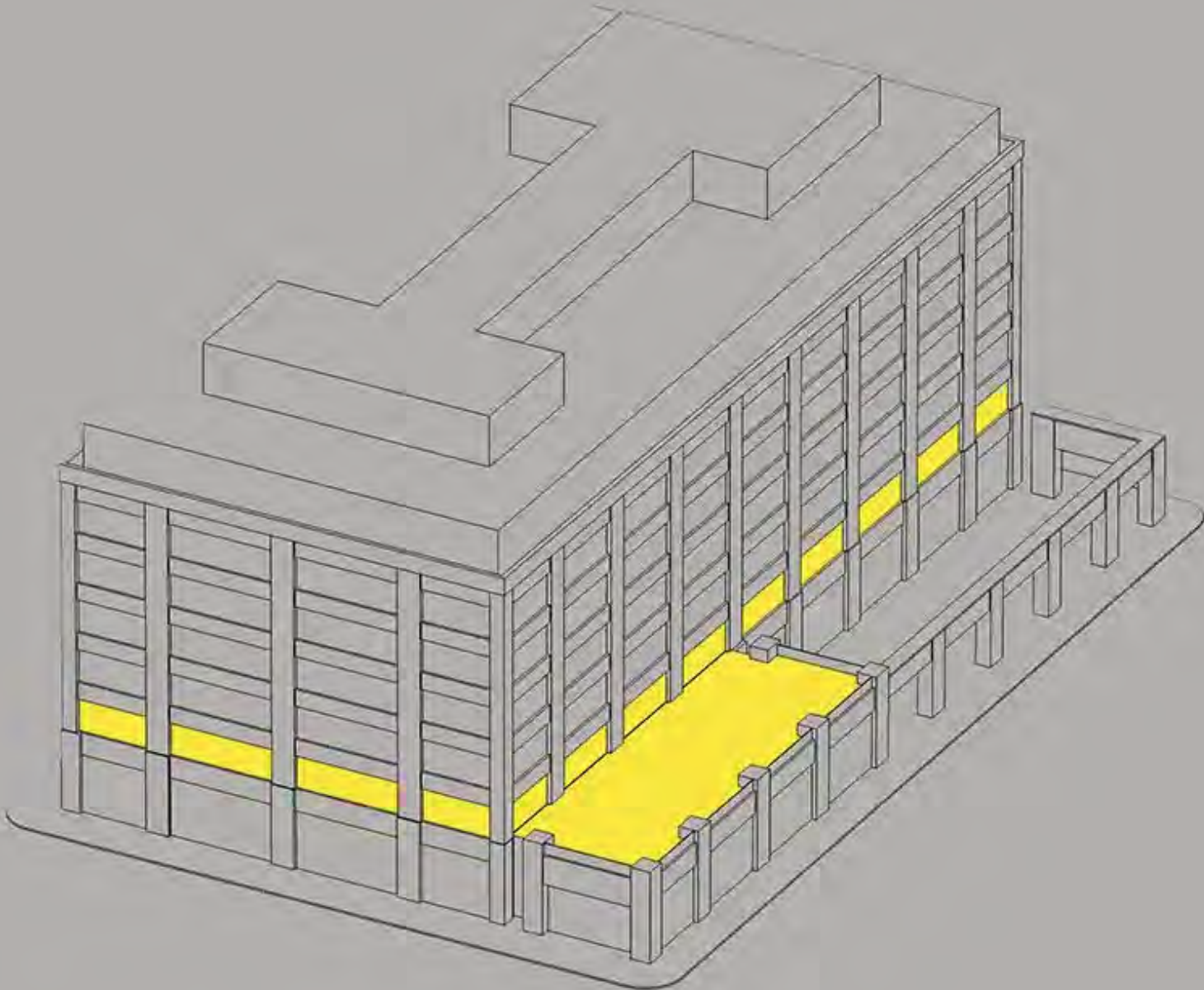




Floor 2

# 2455 HOUSE STREET

2nd Floor  
33,271 SF  
1,427 SF Outdoor

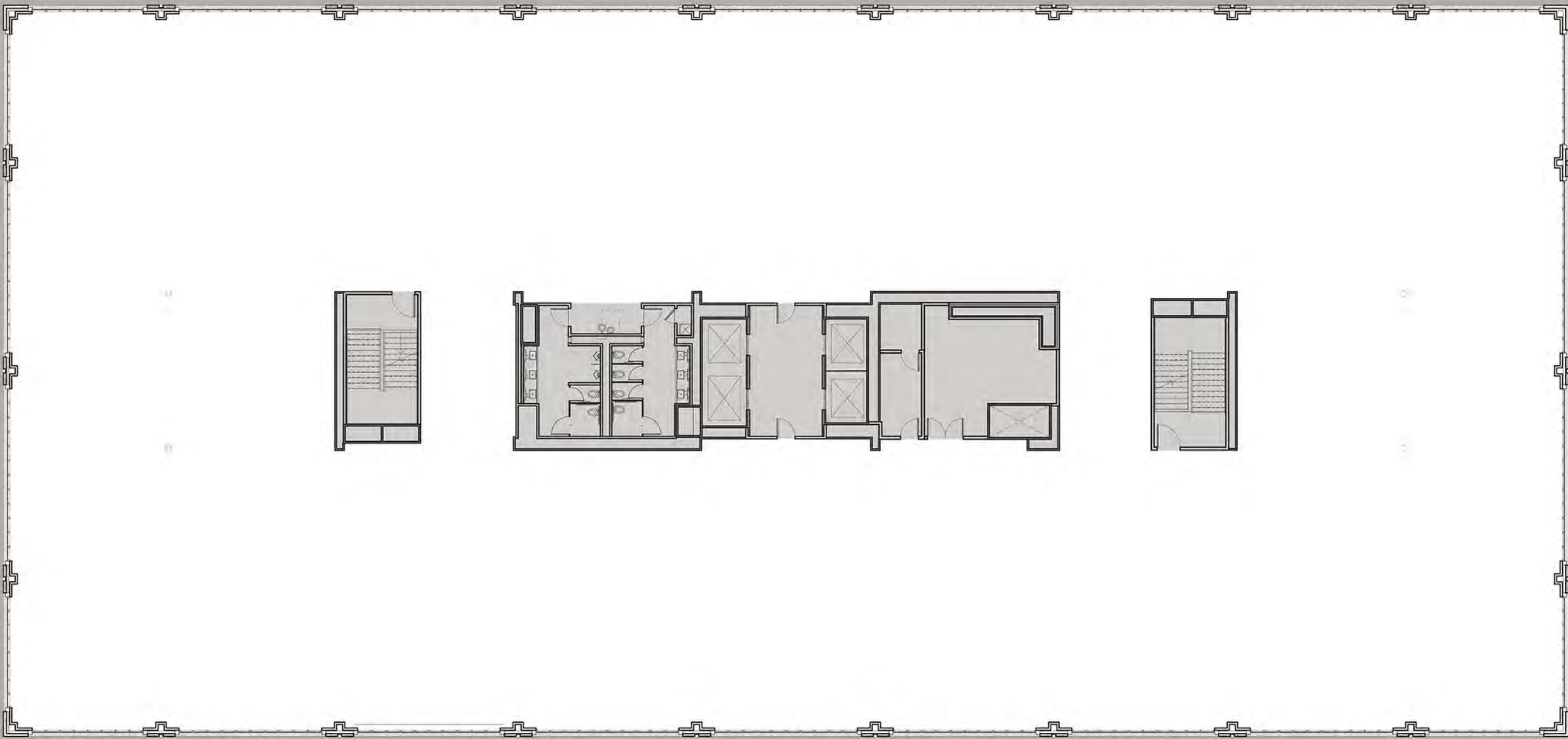
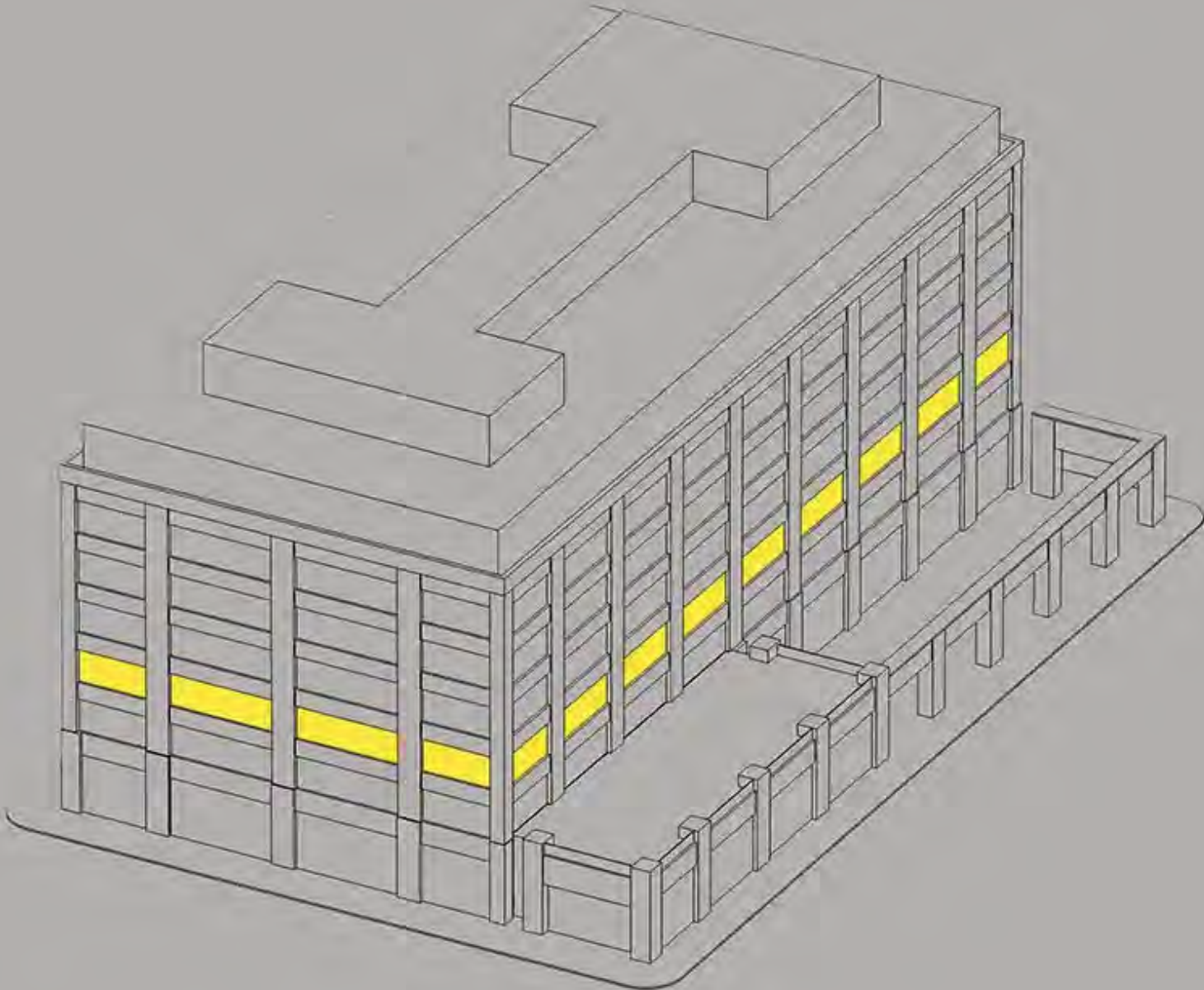




*Floor 3*

# 2455 HOUSE STREET

3rd Floor  
33,383 SF

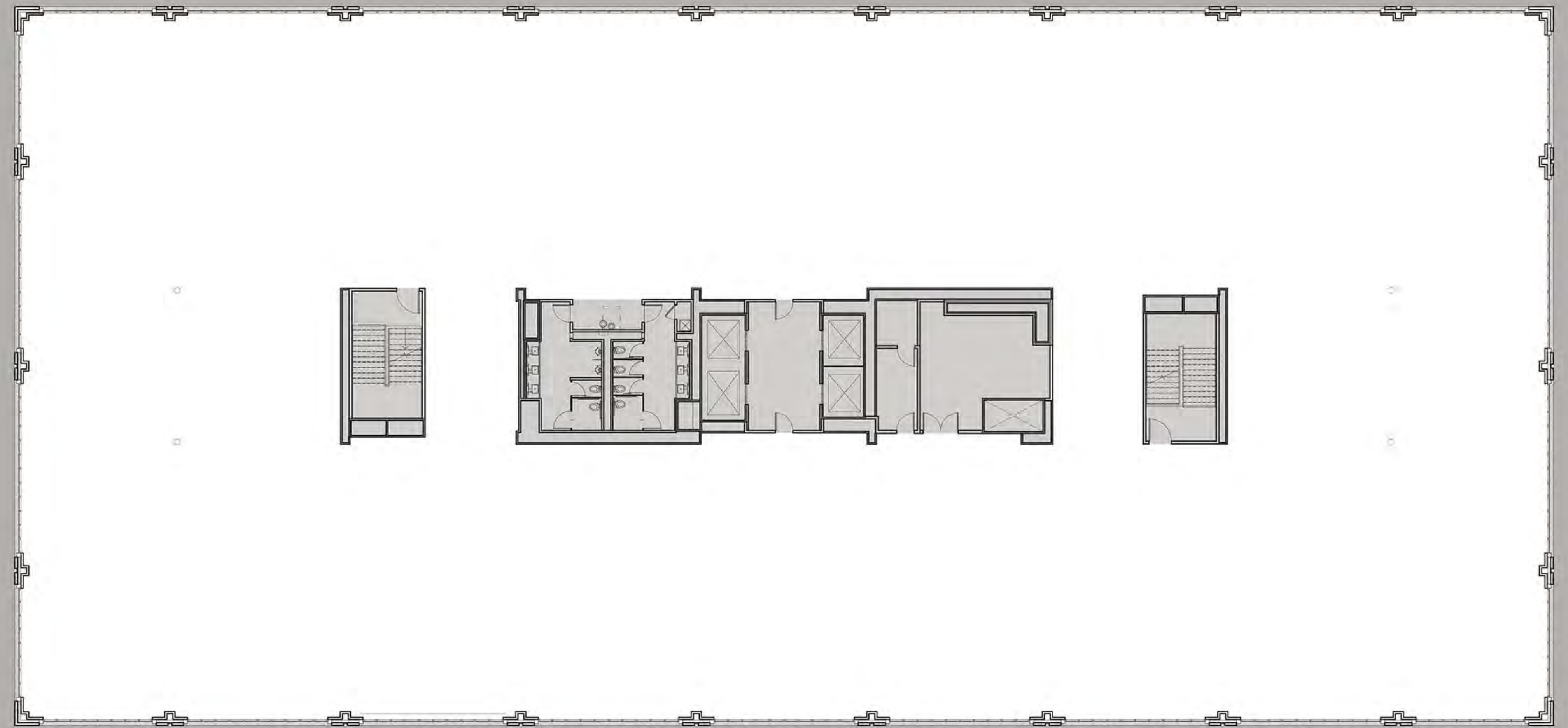
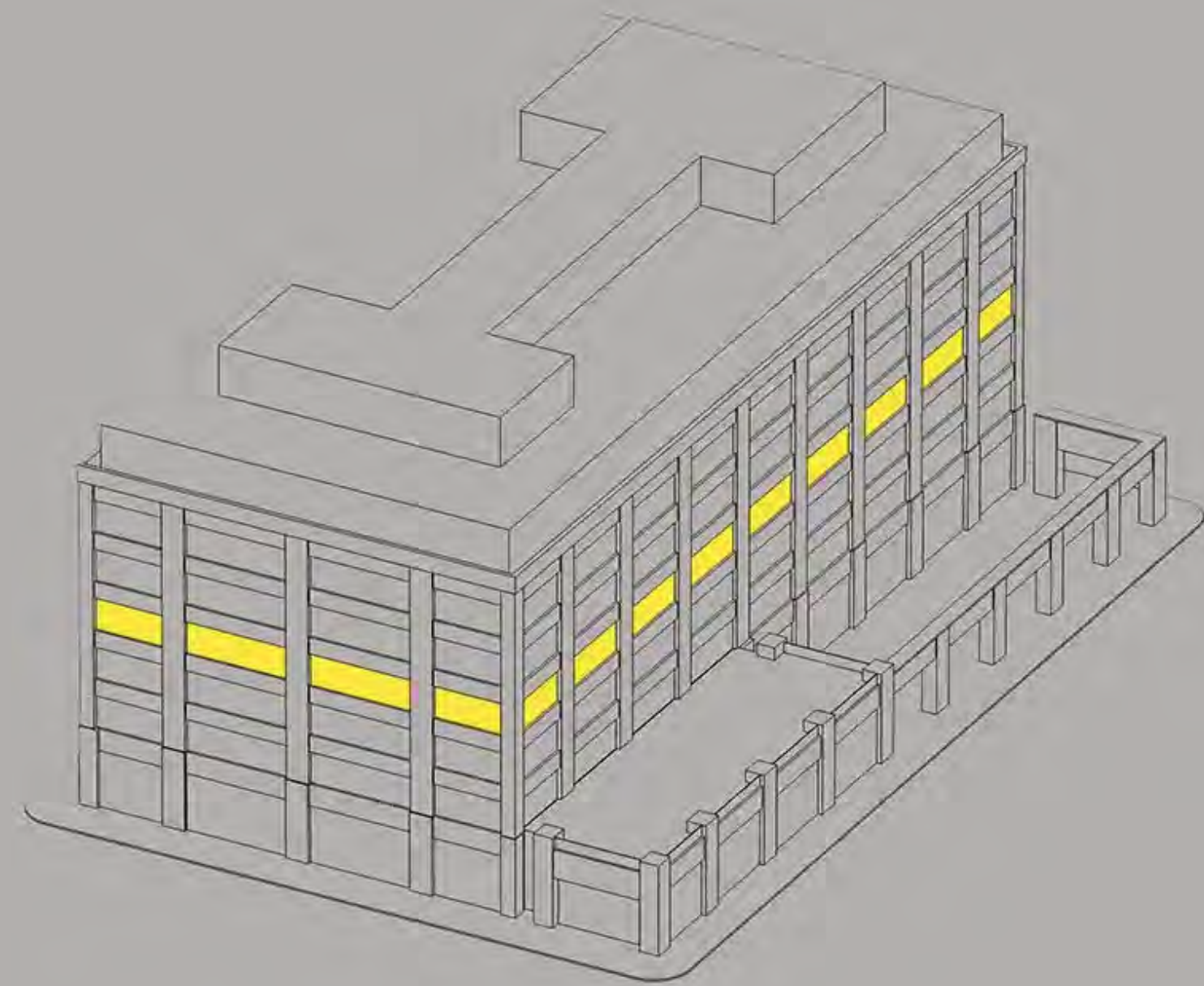




*Fb 4*

# 2455 HOUSE STREET

4th Floor  
33,383 SF

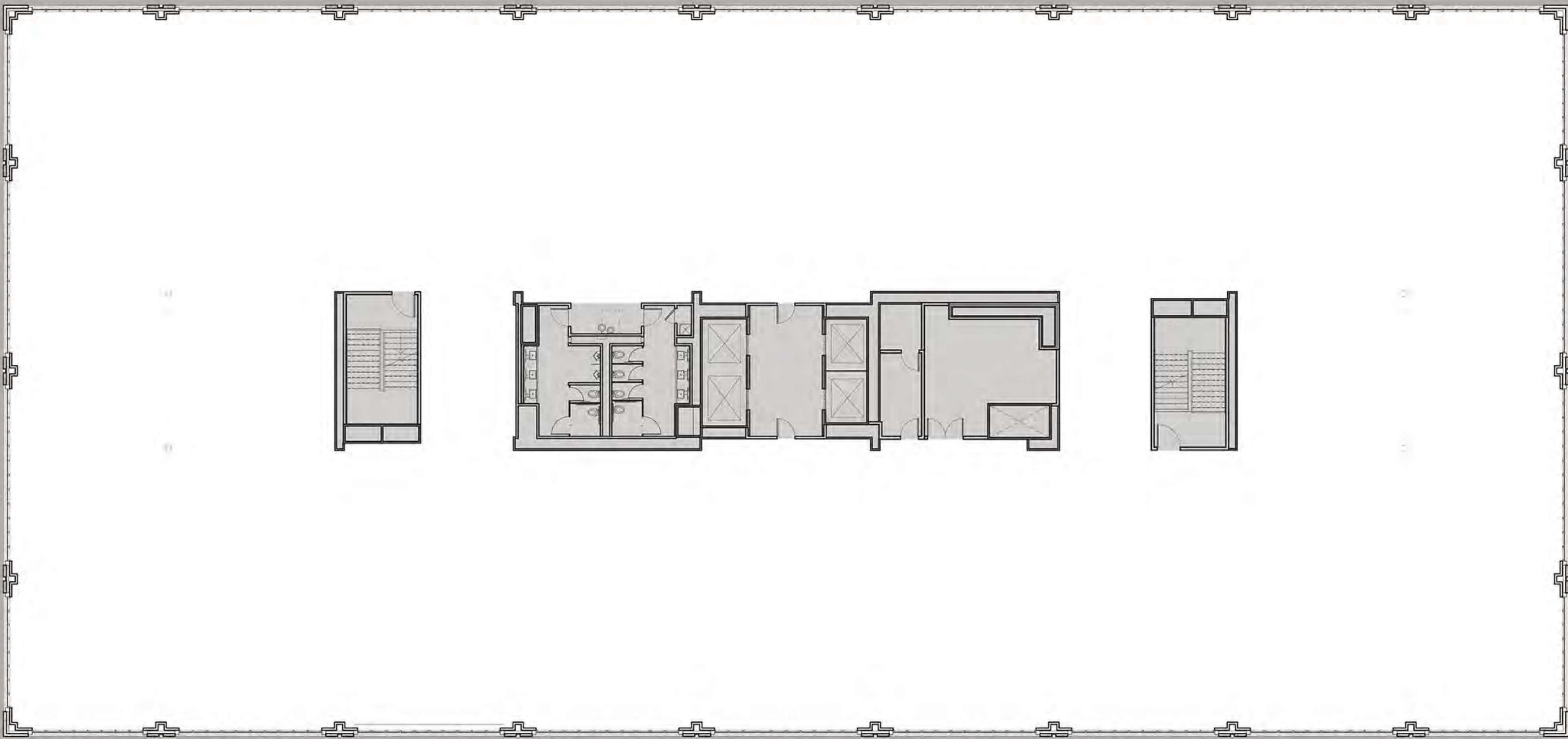
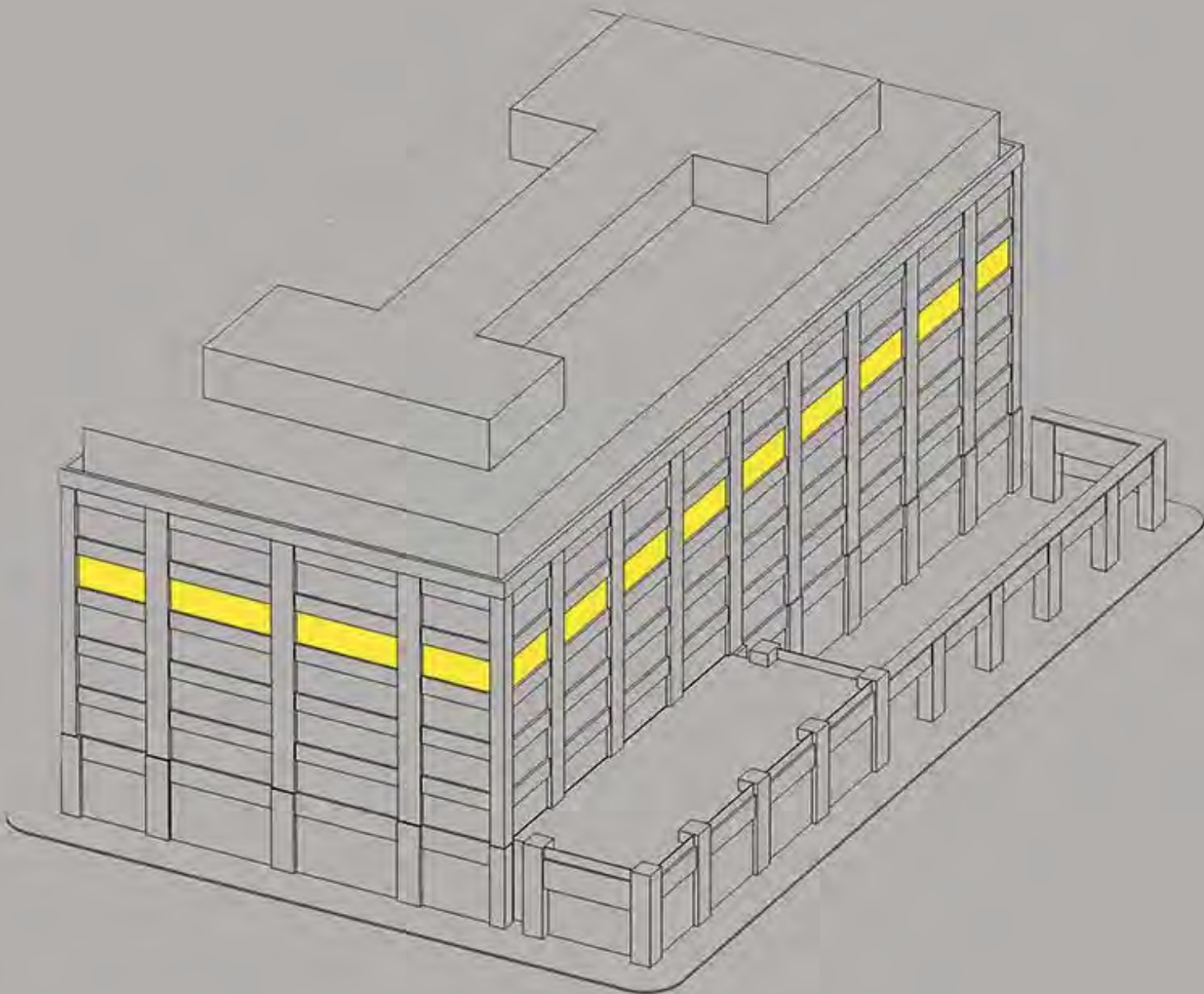




*Floor 5*

# 2455 HOUSE STREET

5th Floor  
33,383 SF

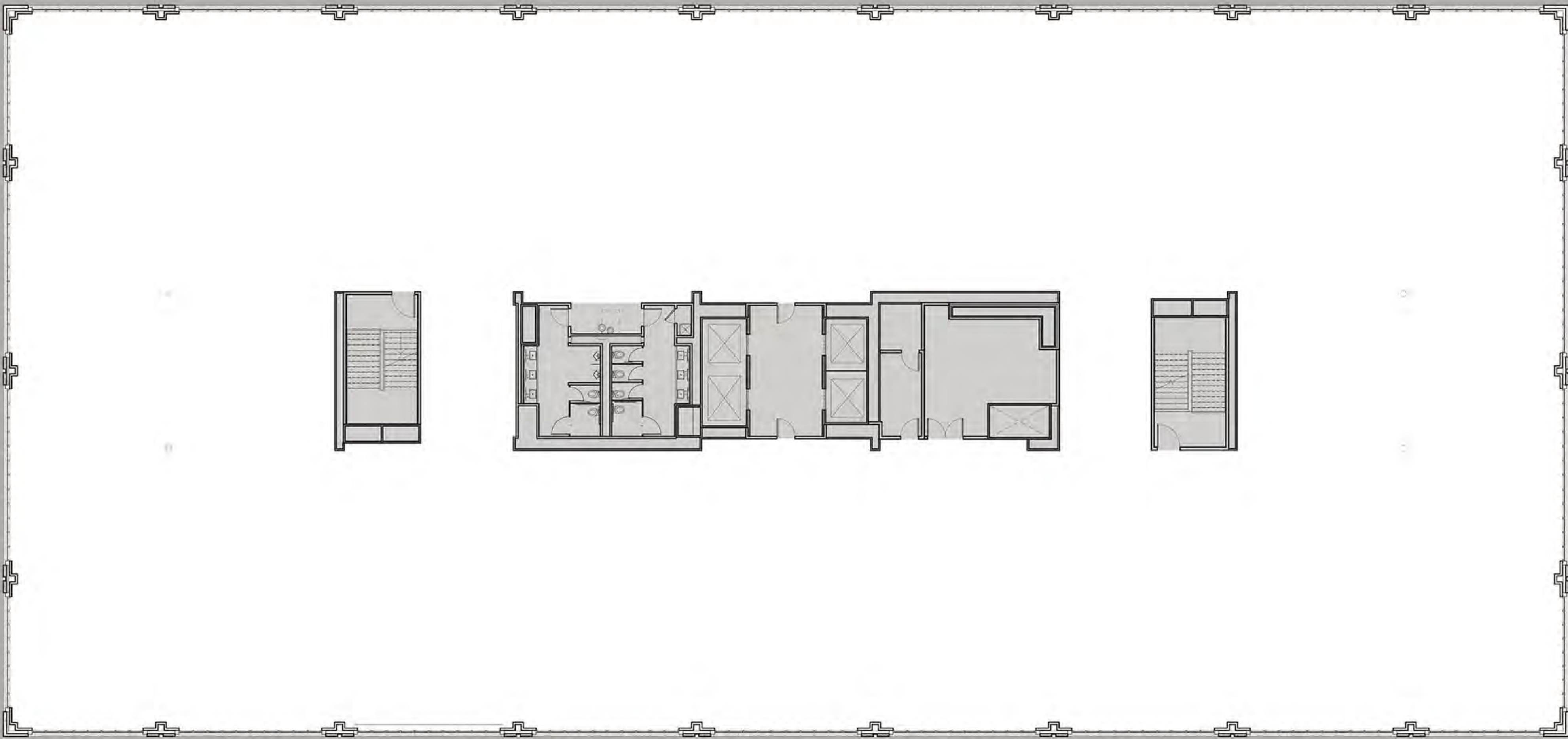
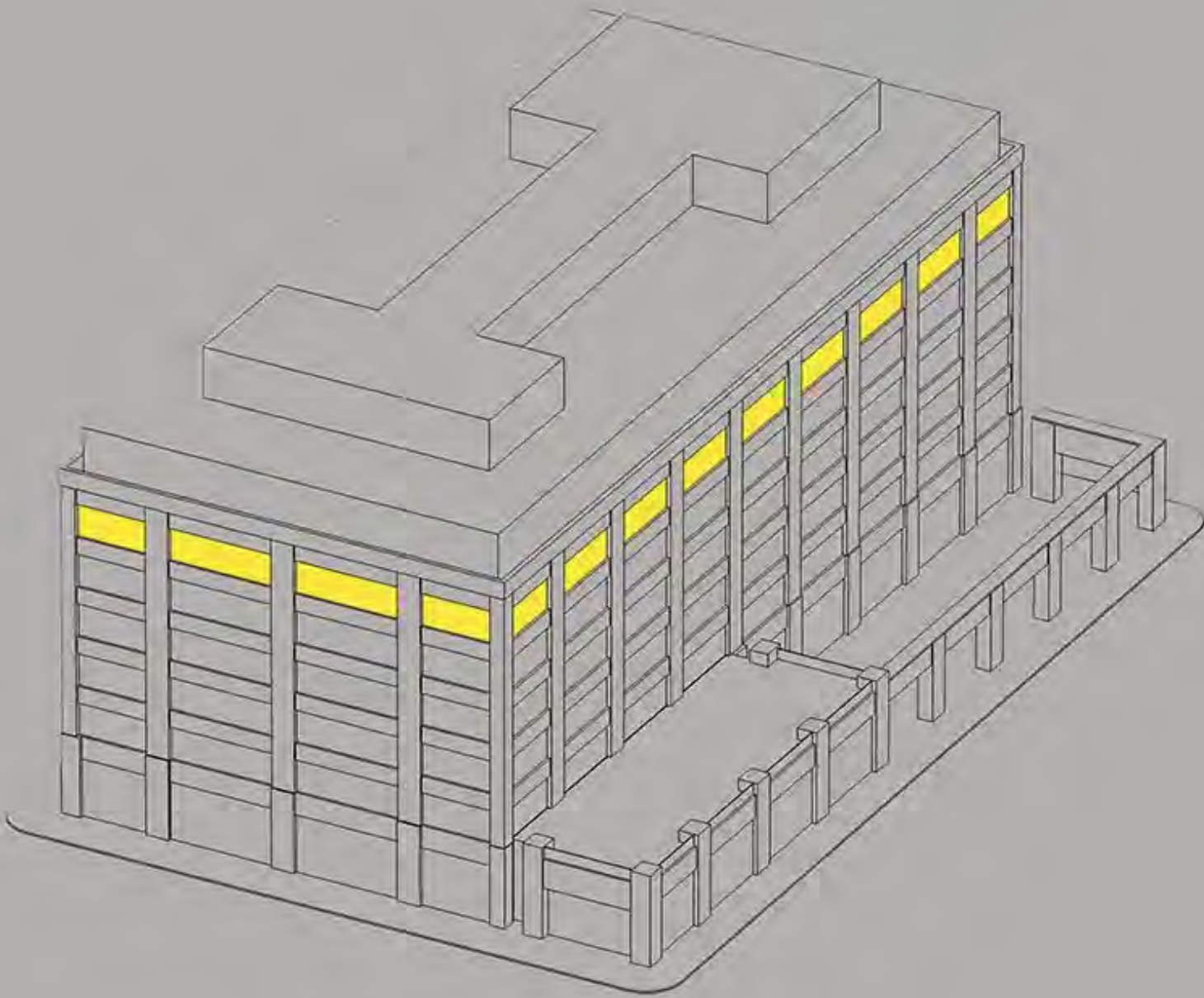




Floor 6

# 2455 HOUSE STREET

6th Floor  
33,383 SF

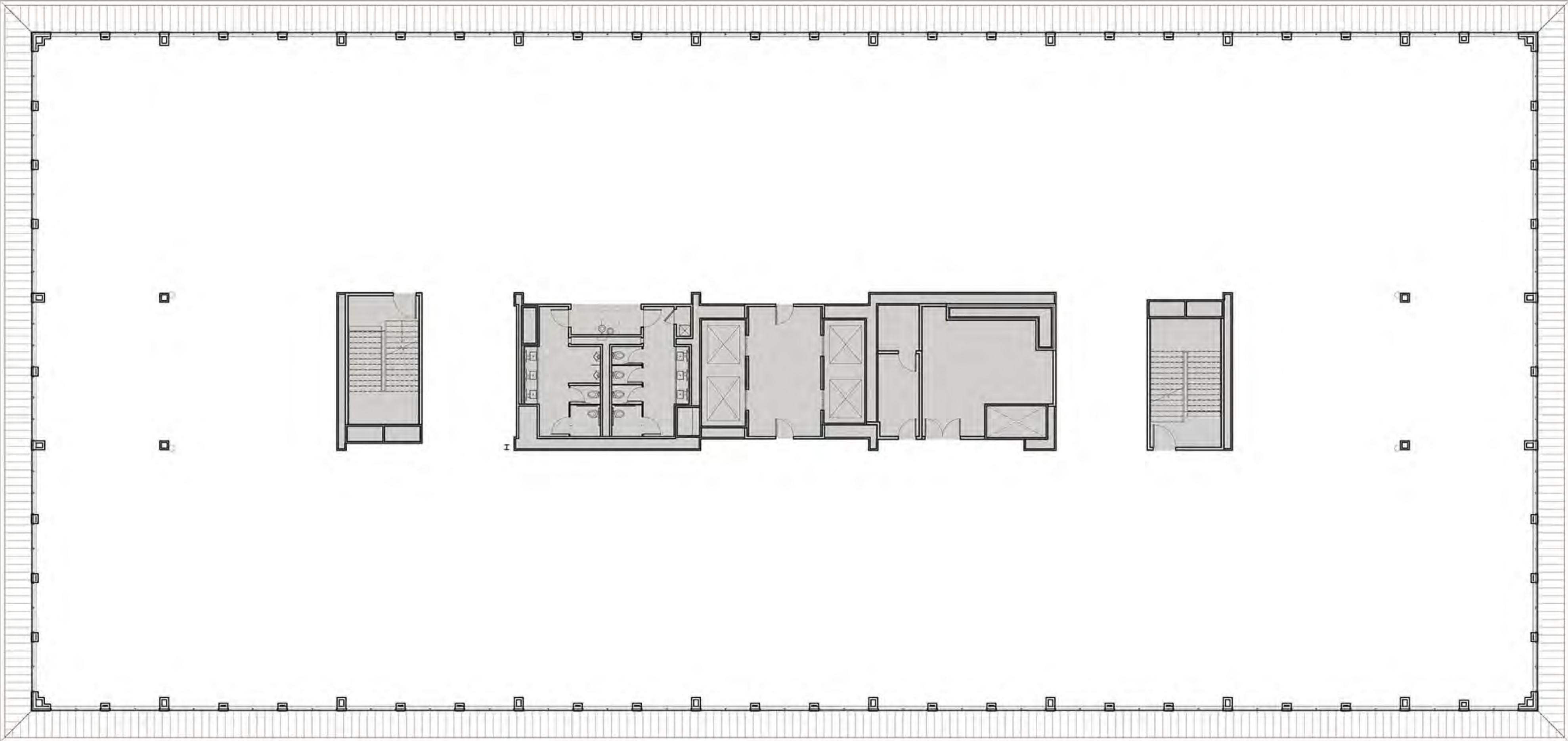
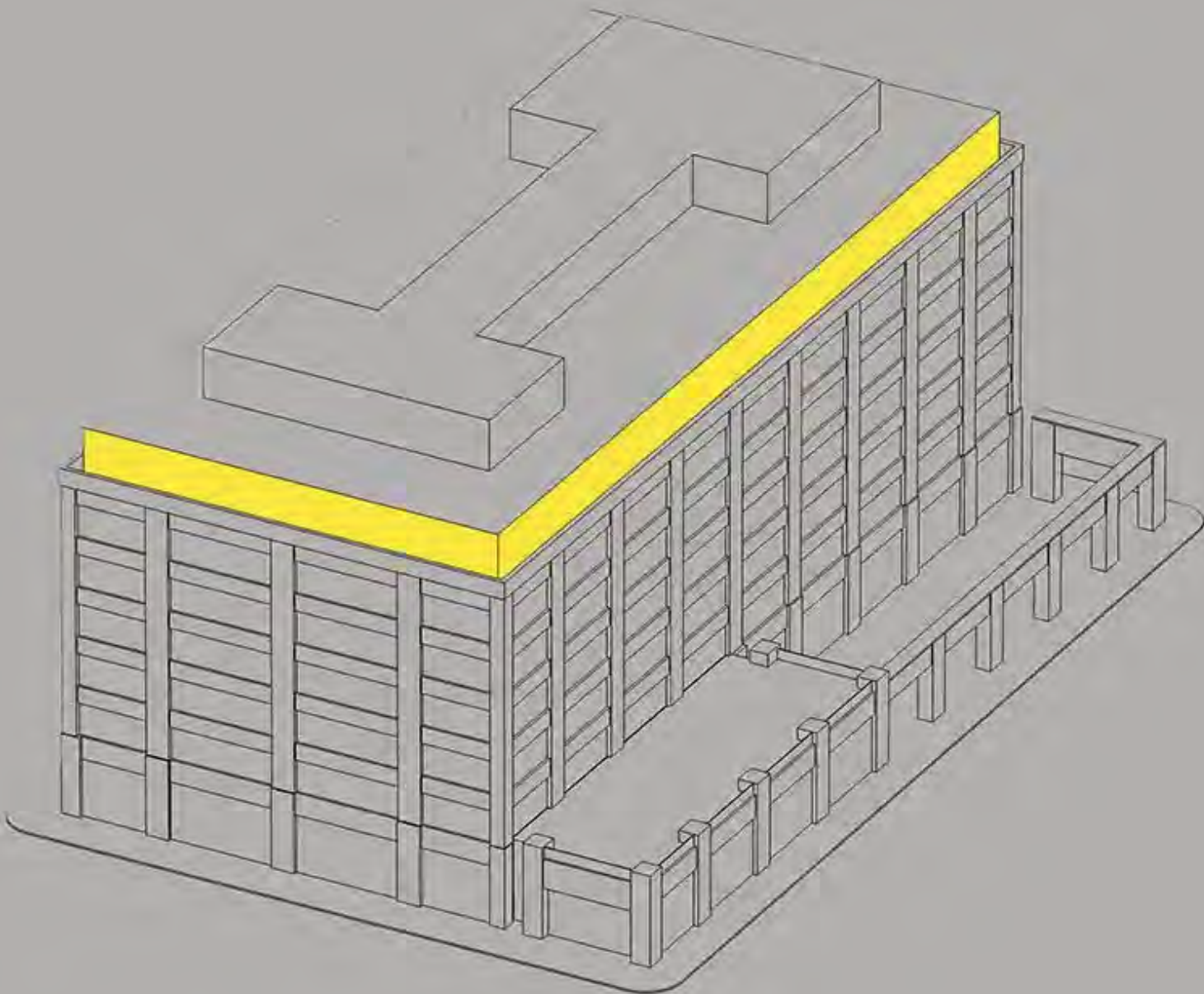




Floor 7

# 2455 HOUSE STREET

7th Floor  
30,522 SF





*Welcome to*  
**BALTIMORE  
PENINSULA**

**OFFICE LEASING INQUIRIES**

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