

BALTIMORE
PENINSULA

Welcome to
**BALTIMORE
PENINSULA**

**A PLATFORM FOR
PURPOSEFUL GROWTH**

AT THE FOREFRONT OF SMART

Place-making

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 *Consumers*

BALTIMORE PENINSULA

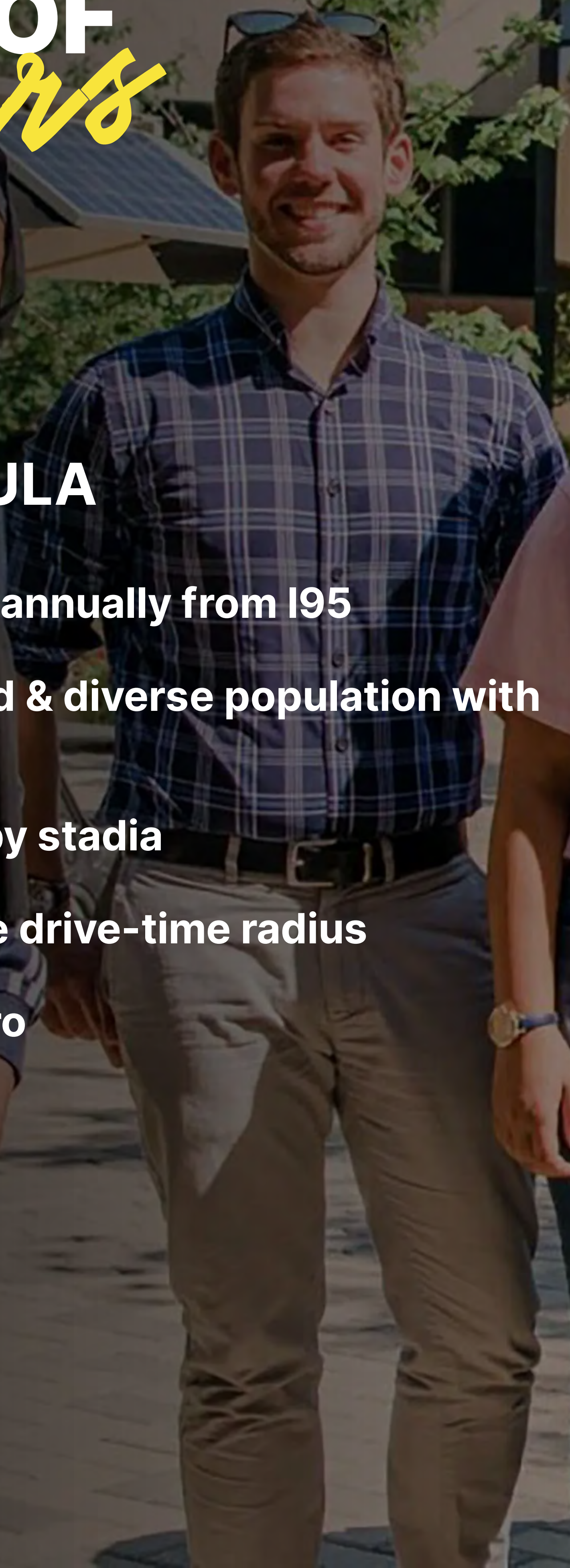
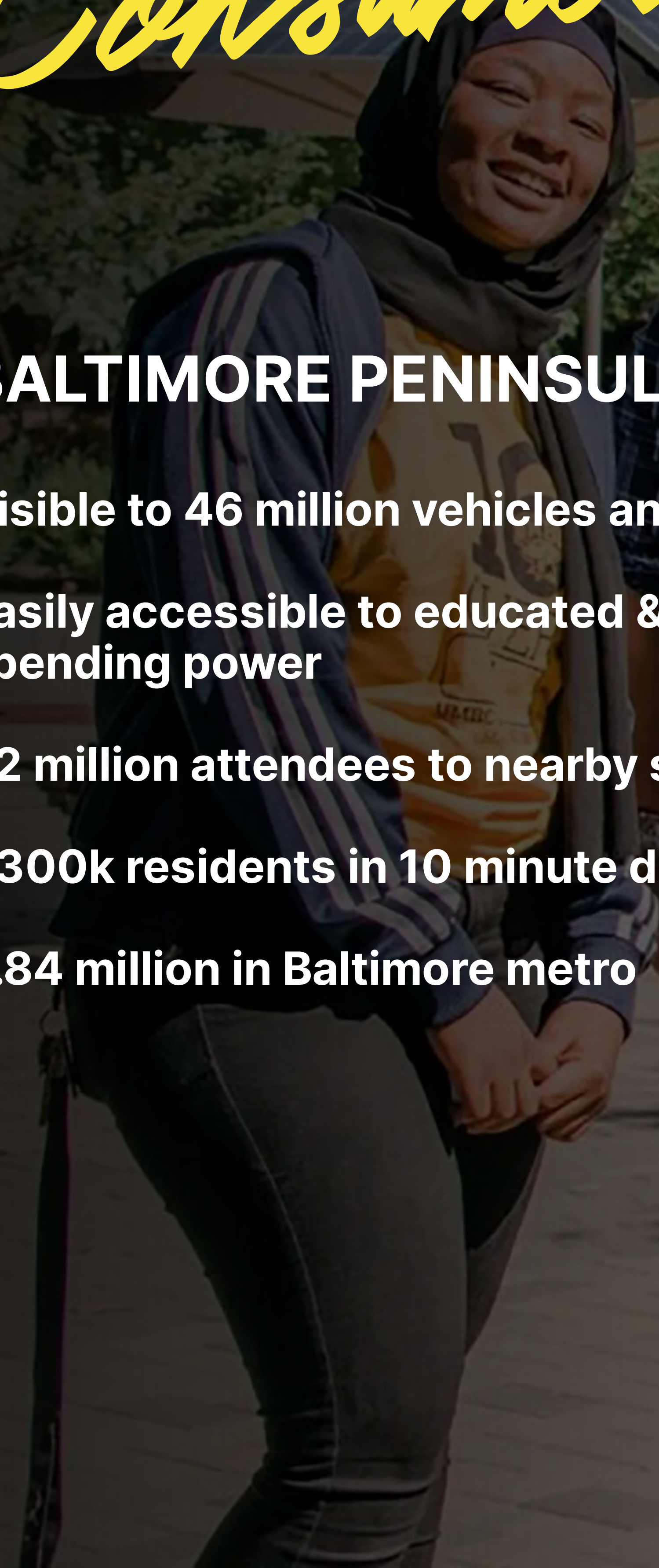
Visible to 46 million vehicles annually from I95

Easily accessible to educated & diverse population with spending power

+2 million attendees to nearby stadia

~300k residents in 10 minute drive-time radius

2.84 million in Baltimore metro



"TRUE CRIT"
CHAMPION CHESTNUT FOX TERRIER
AND MASCOT
PRESENTED TO THE
CITY OF UMBC ON DECEMBER 7, 1987, BY
THE COLLEGE FOOTBALL ASSOCIATION
THE MASCOT AND CHESTNUT FOX TERRIER
WAS ALREADY ASSOCIATED
WITH AMERICAN CHESTNUT CITY

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

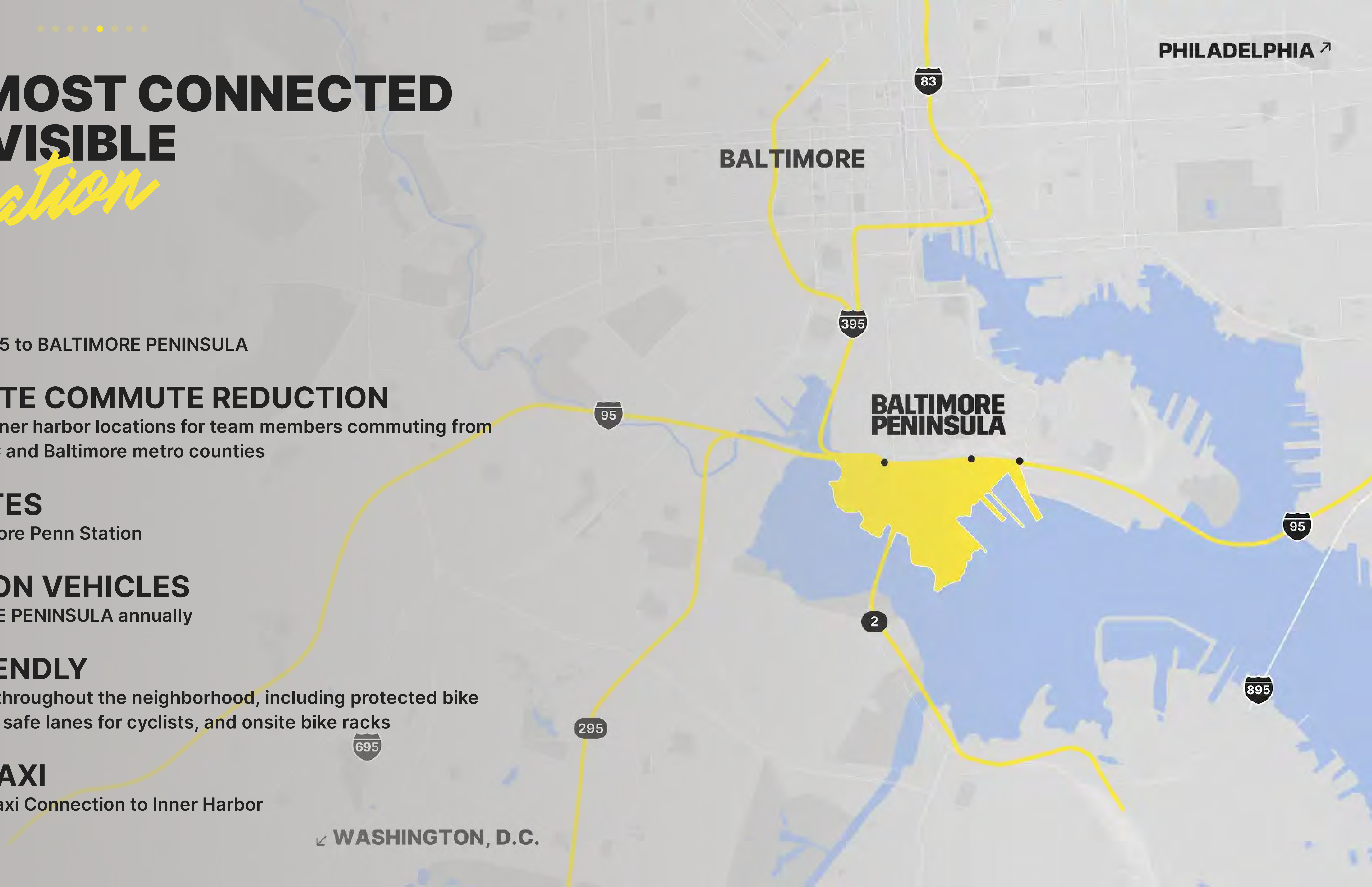
See BALTIMORE PENINSULA annually

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



WELCOME TO *Baltimore*

High quality of life and low cost of living

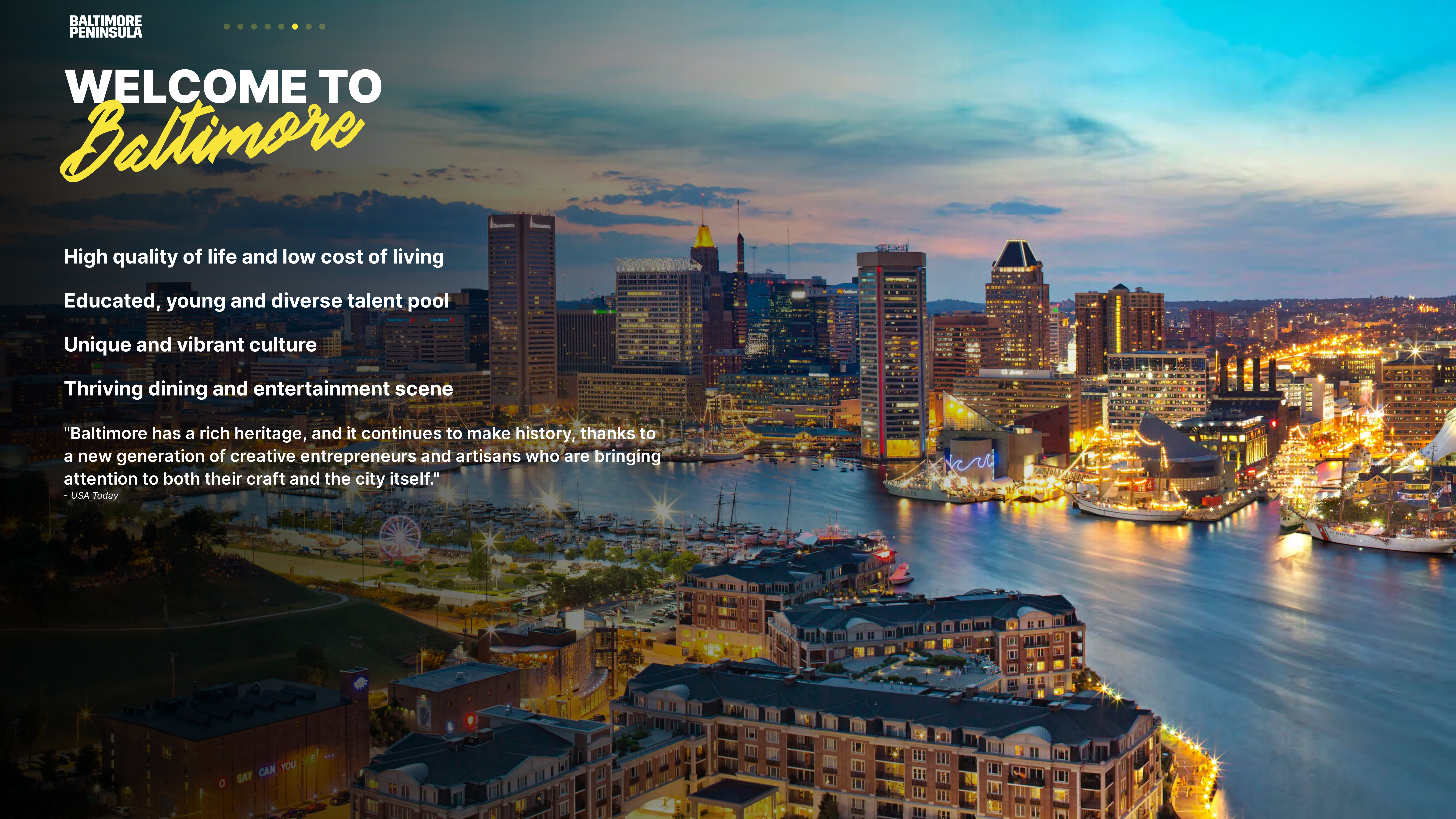
Educated, young and diverse talent pool

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

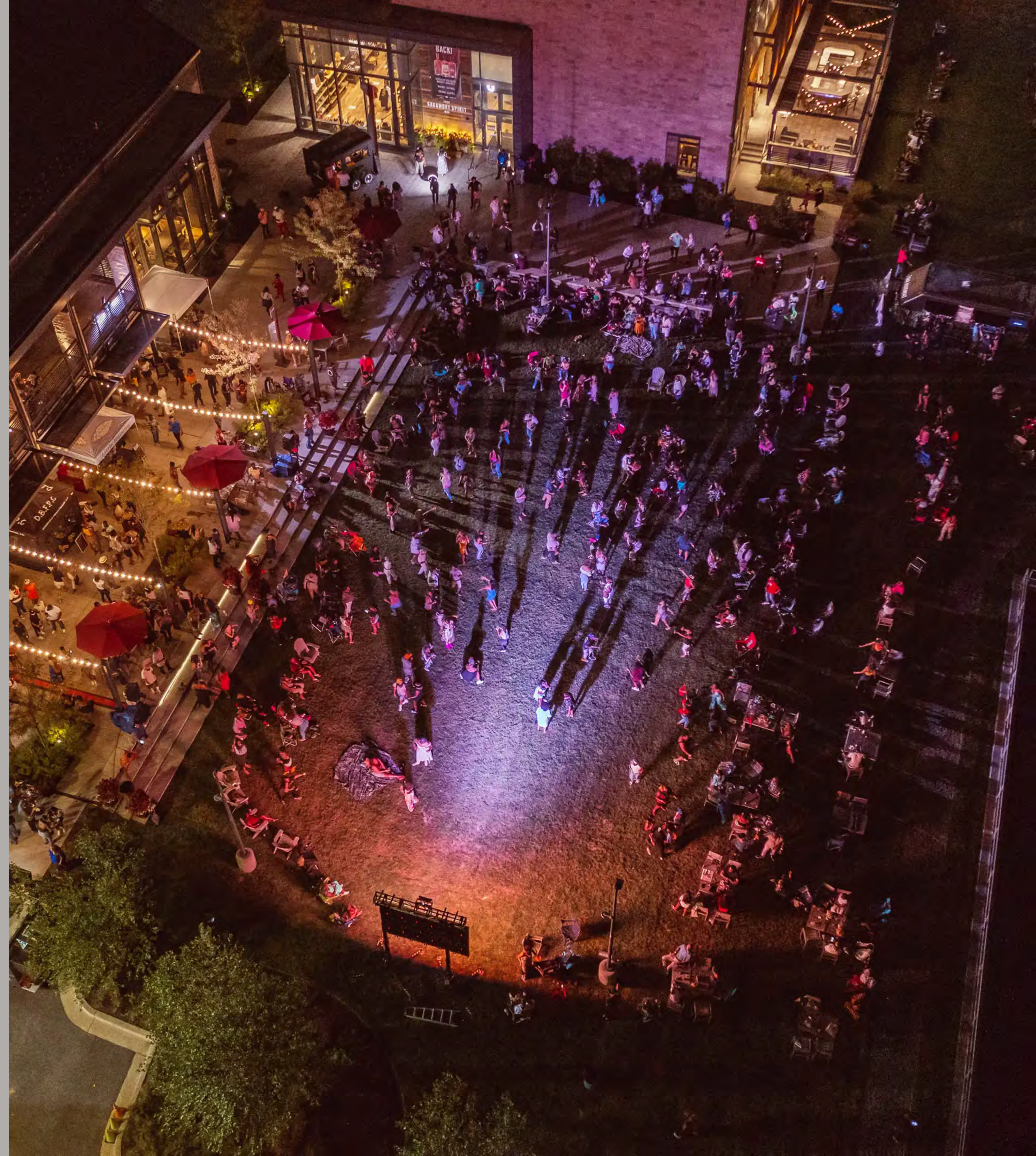
BID

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



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

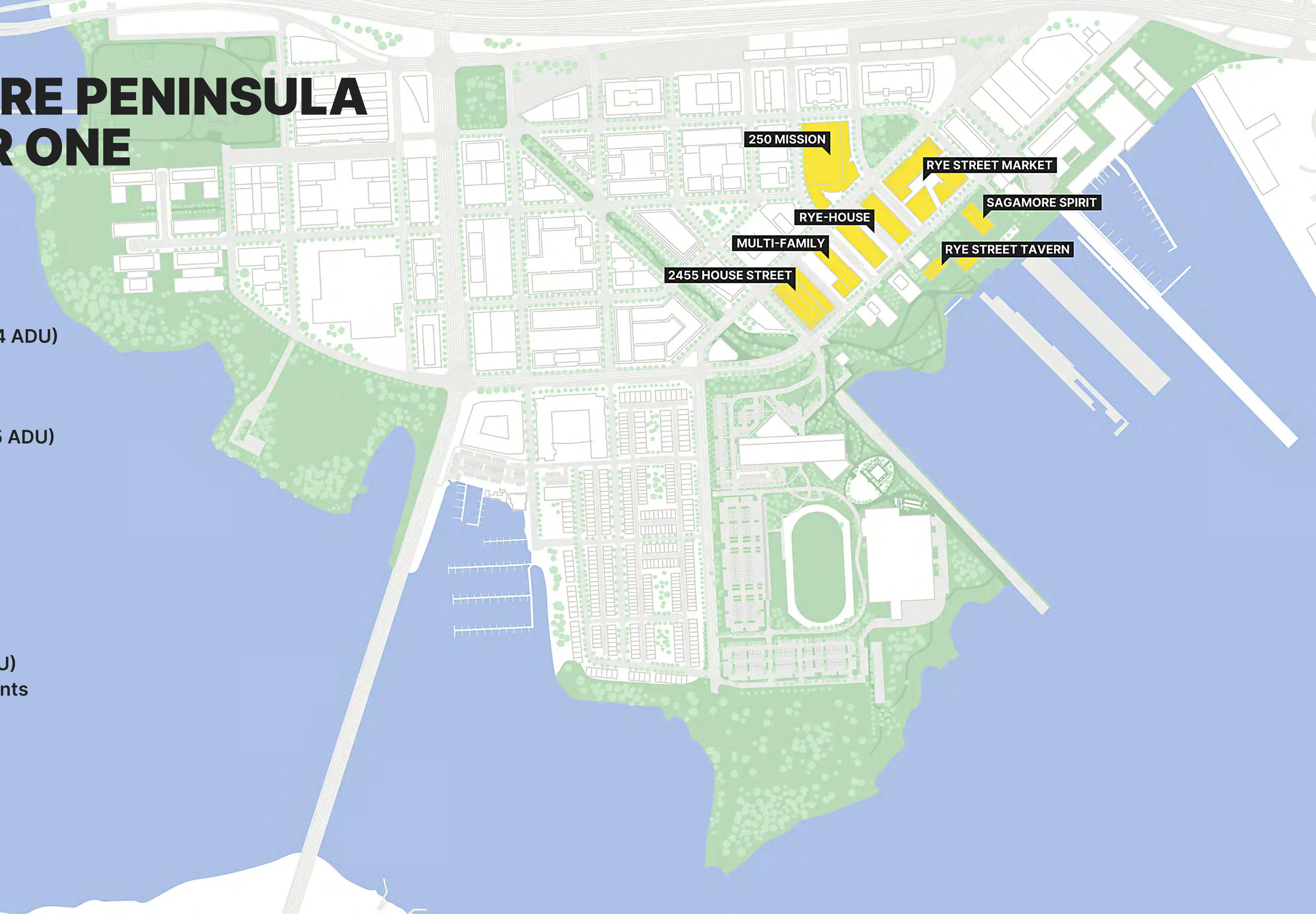
162 luxury apartments (35 ADU)
25,000 RSF retail
1,023 parking spaces

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

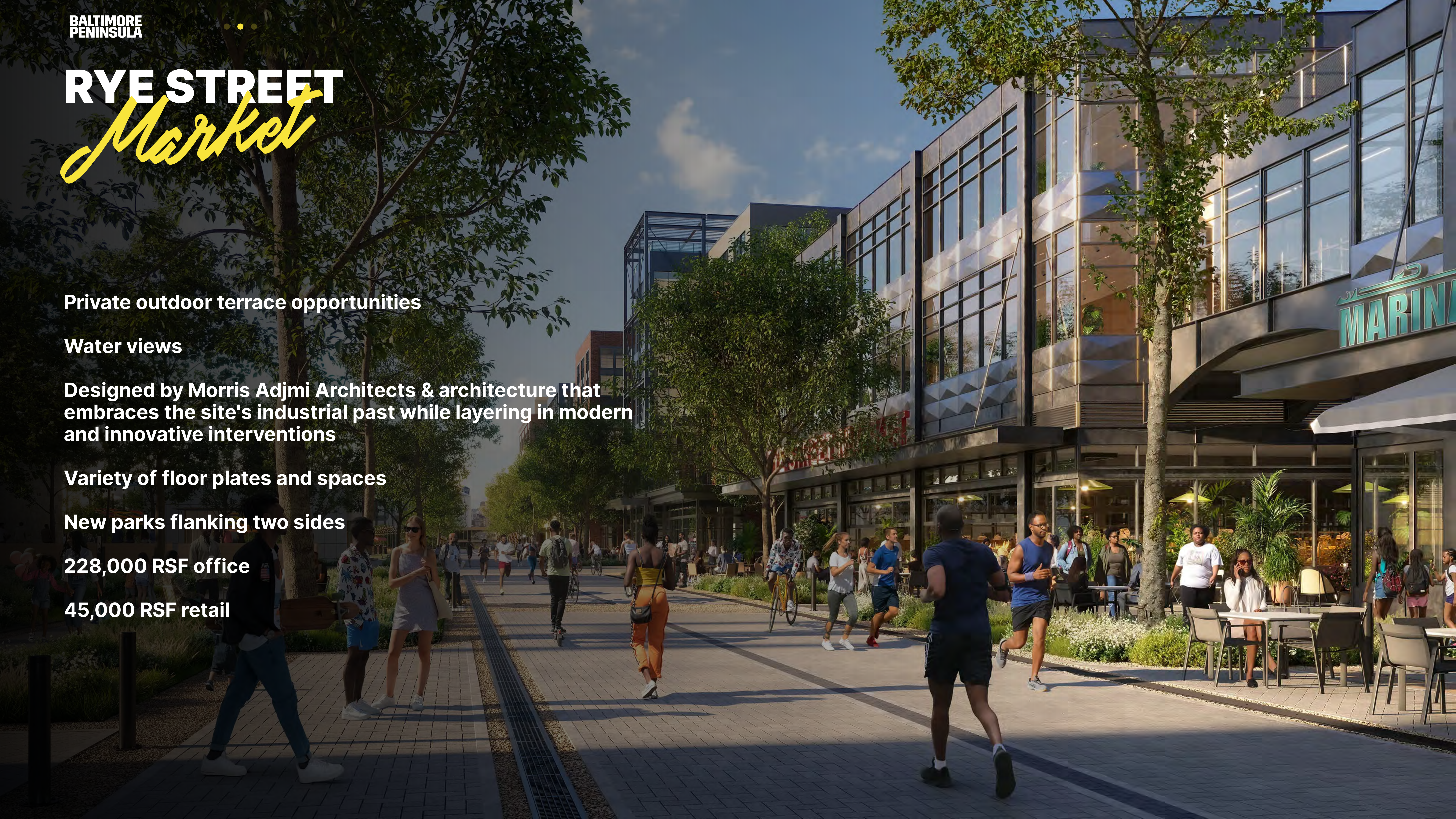
Designed by Morris Adjmi Architects & architecture that embraces the site's industrial past while layering in modern and innovative interventions

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

MARKET SQUARE

The town square of BALTIMORE PENINSULA

Varied food & beverage offerings

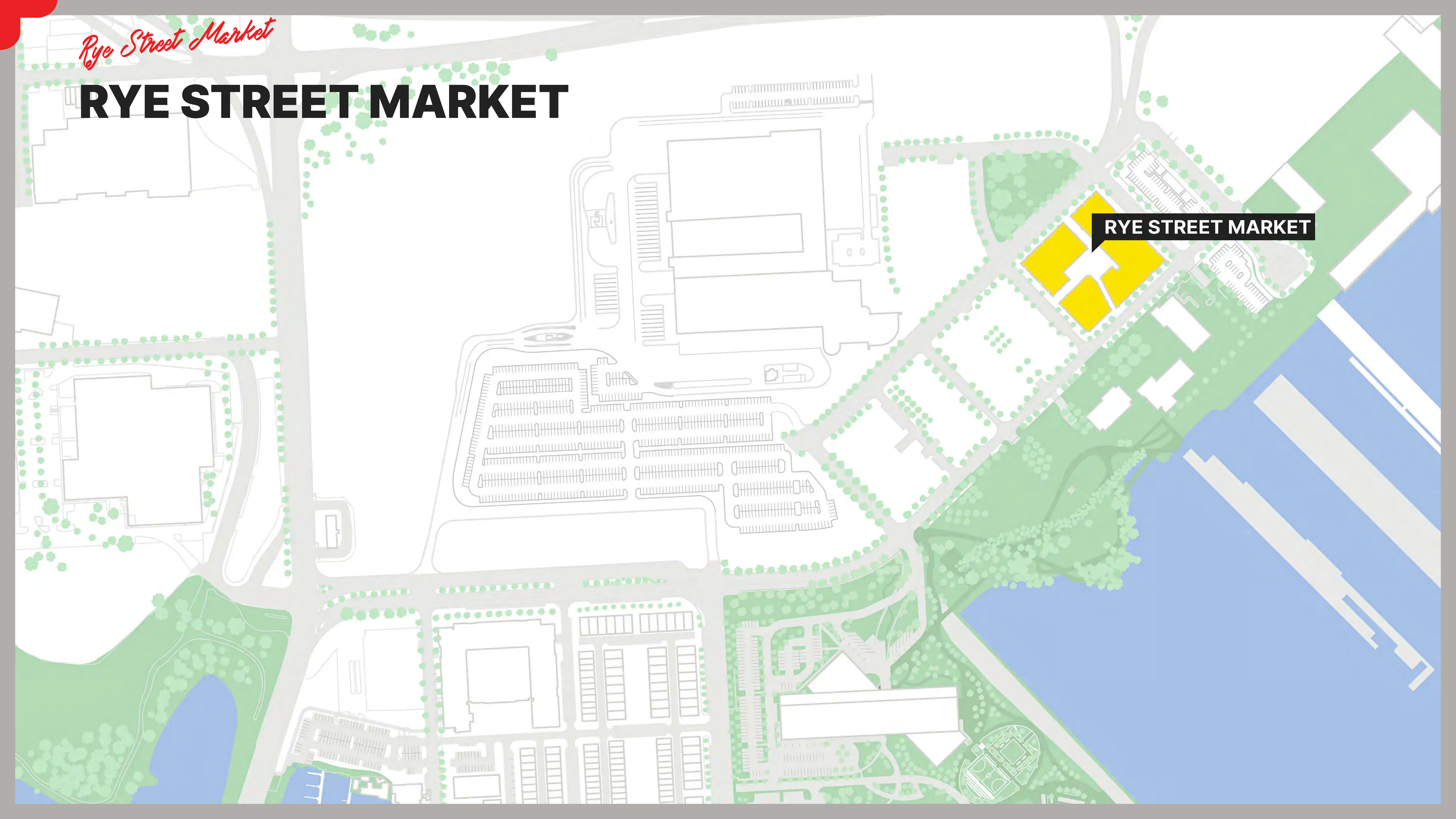
Social gathering space



Rye Street Market

RYE STREET MARKET

RYE STREET MARKET



RYE STREET MARKET

1st Floor

39,370 RSF retail





RYE HOUSE

254 luxury apartments, 54 affordable

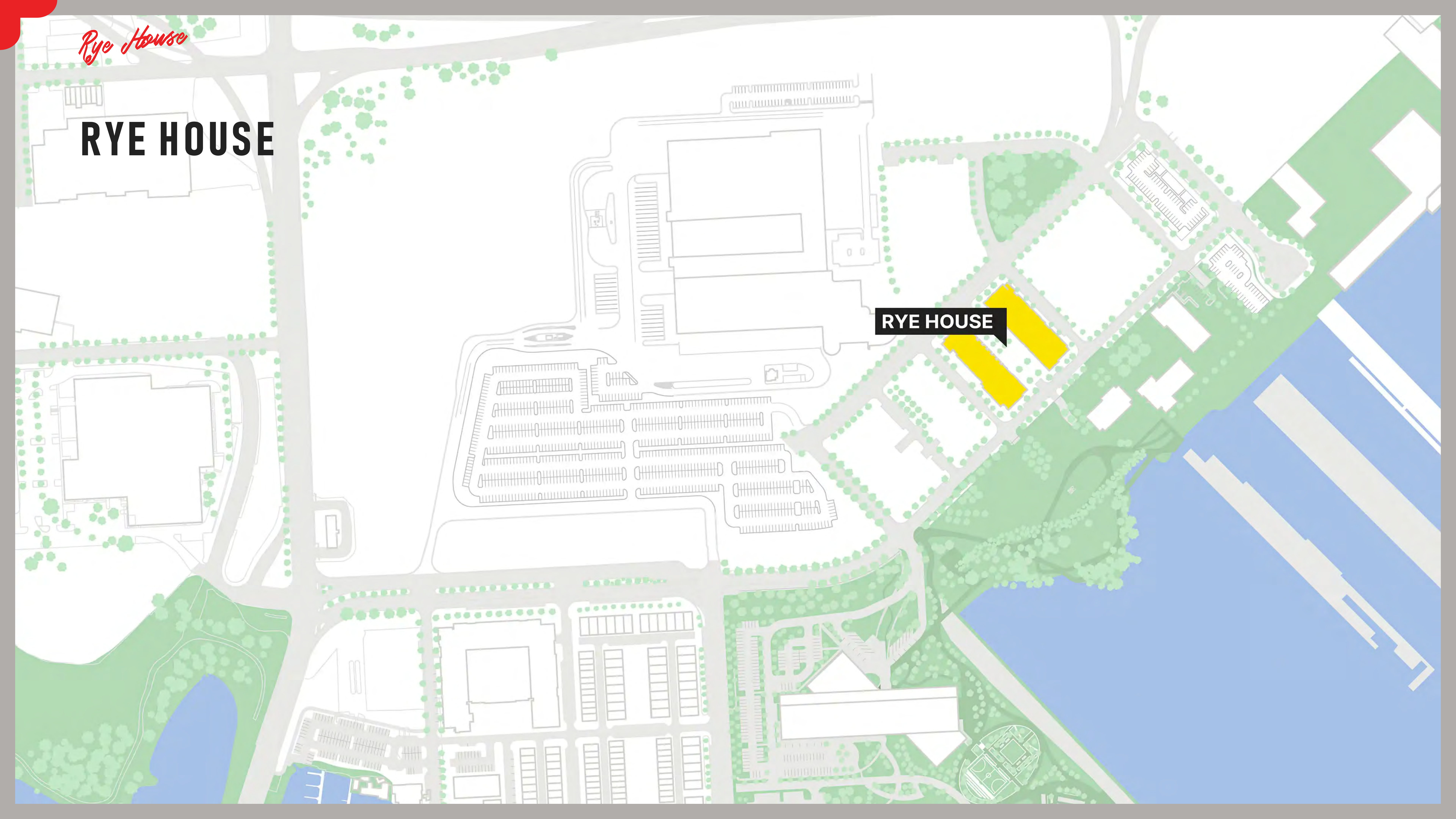
15,556 RSF retail



Rye House

RYE HOUSE

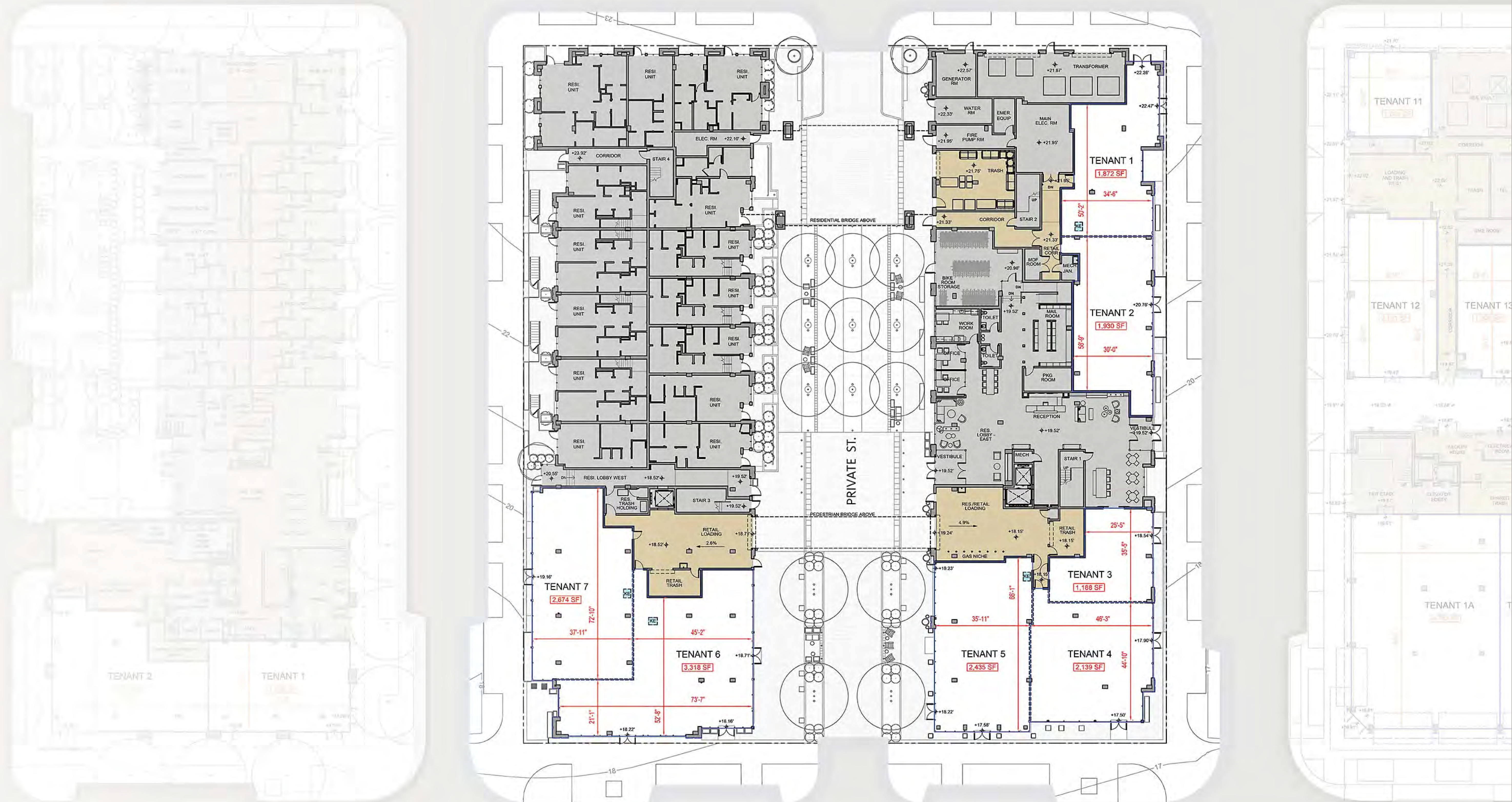
RYE HOUSE



RYE HOUSE

1st Floor

15,556 RSF retail





250 MISSION

162 luxury apartments, 35 affordable

25,000 RSF retail

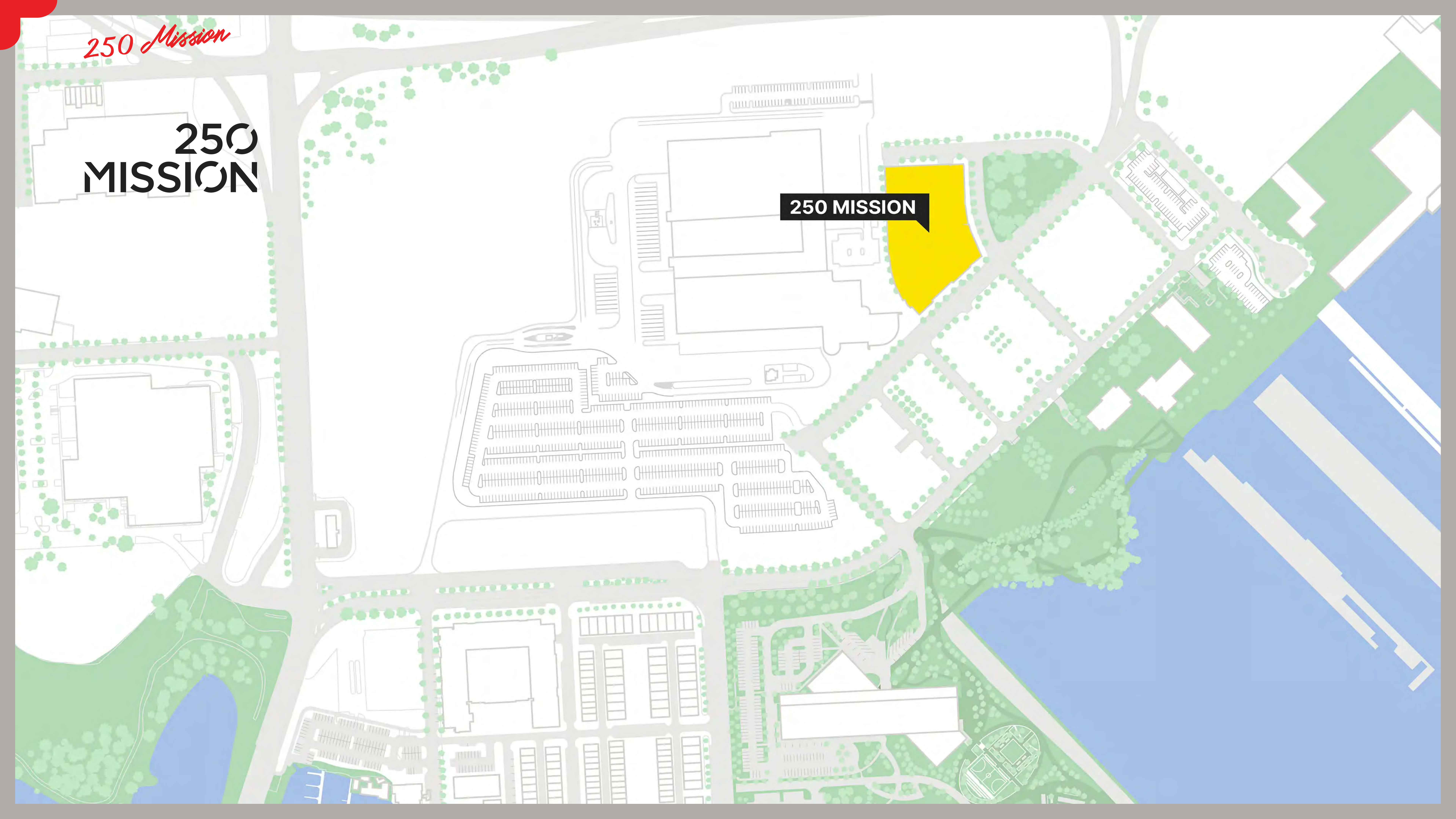
1,023 parking spaces



250 Mission

**250
MISSION**

250 MISSION



250 Mission

250 MISSION

1st Floor

25,000 RSF retail



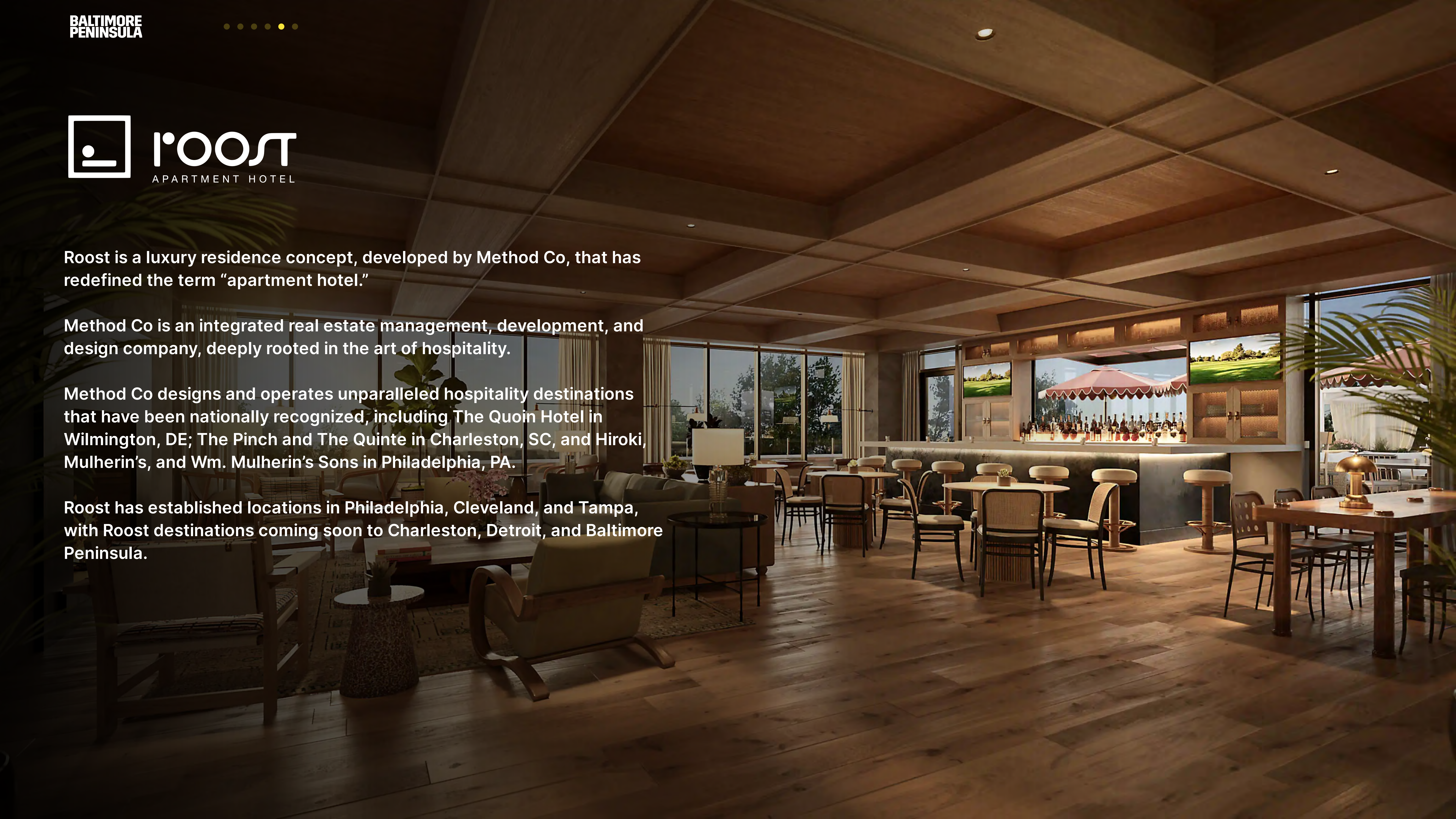


Roost is a luxury residence concept, developed by Method Co, that has redefined the term “apartment hotel.”

Method Co is an integrated real estate management, development, and design company, deeply rooted in the art of hospitality.

Method Co designs and operates unparalleled hospitality destinations that have been nationally recognized, including The Quoin Hotel in Wilmington, DE; The Pinch and The Quinte in Charleston, SC, and Hiroki, Mulherin’s, and Wm. Mulherin’s Sons in Philadelphia, PA.

Roost has established locations in Philadelphia, Cleveland, and Tampa, with Roost destinations coming soon to Charleston, Detroit, and Baltimore Peninsula.



Roost



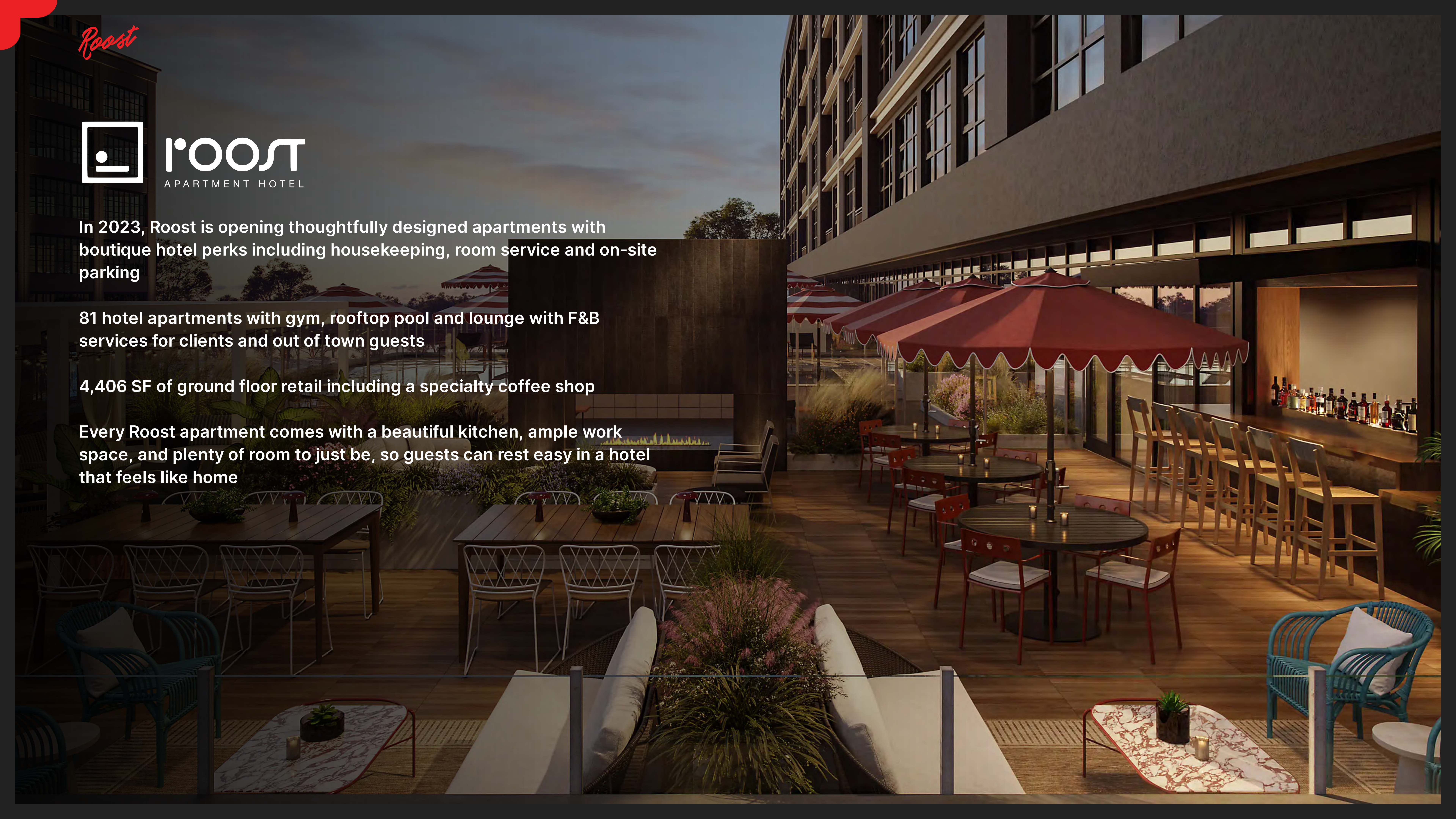
ROOST
APARTMENT HOTEL

In 2023, Roost is opening thoughtfully designed apartments with boutique hotel perks including housekeeping, room service and on-site parking

81 hotel apartments with gym, rooftop pool and lounge with F&B services for clients and out of town guests

4,406 SF of ground floor retail including a specialty coffee shop

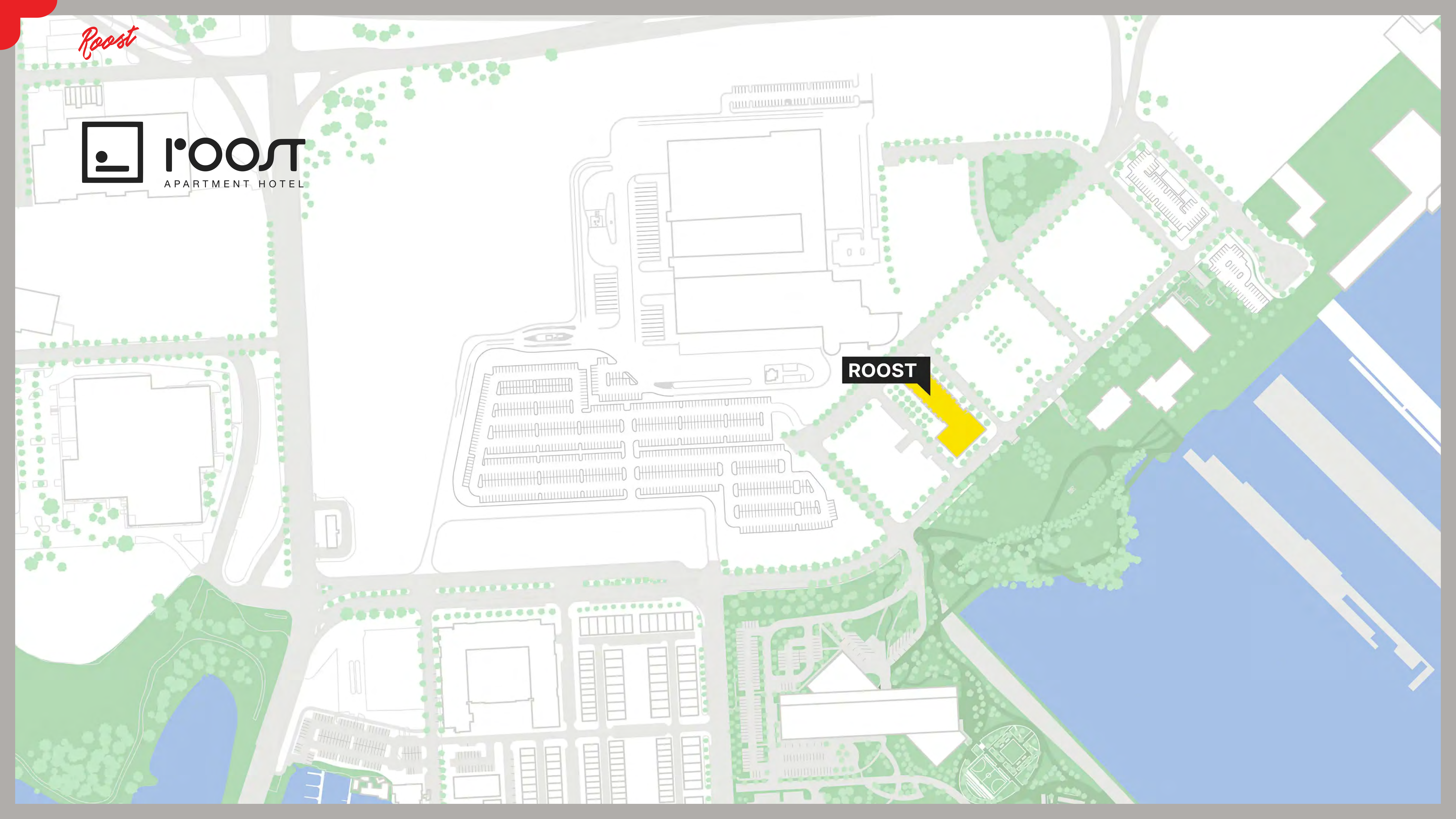
Every Roost apartment comes with a beautiful kitchen, ample work space, and plenty of room to just be, so guests can rest easy in a hotel that feels like home



Roost



ROOST

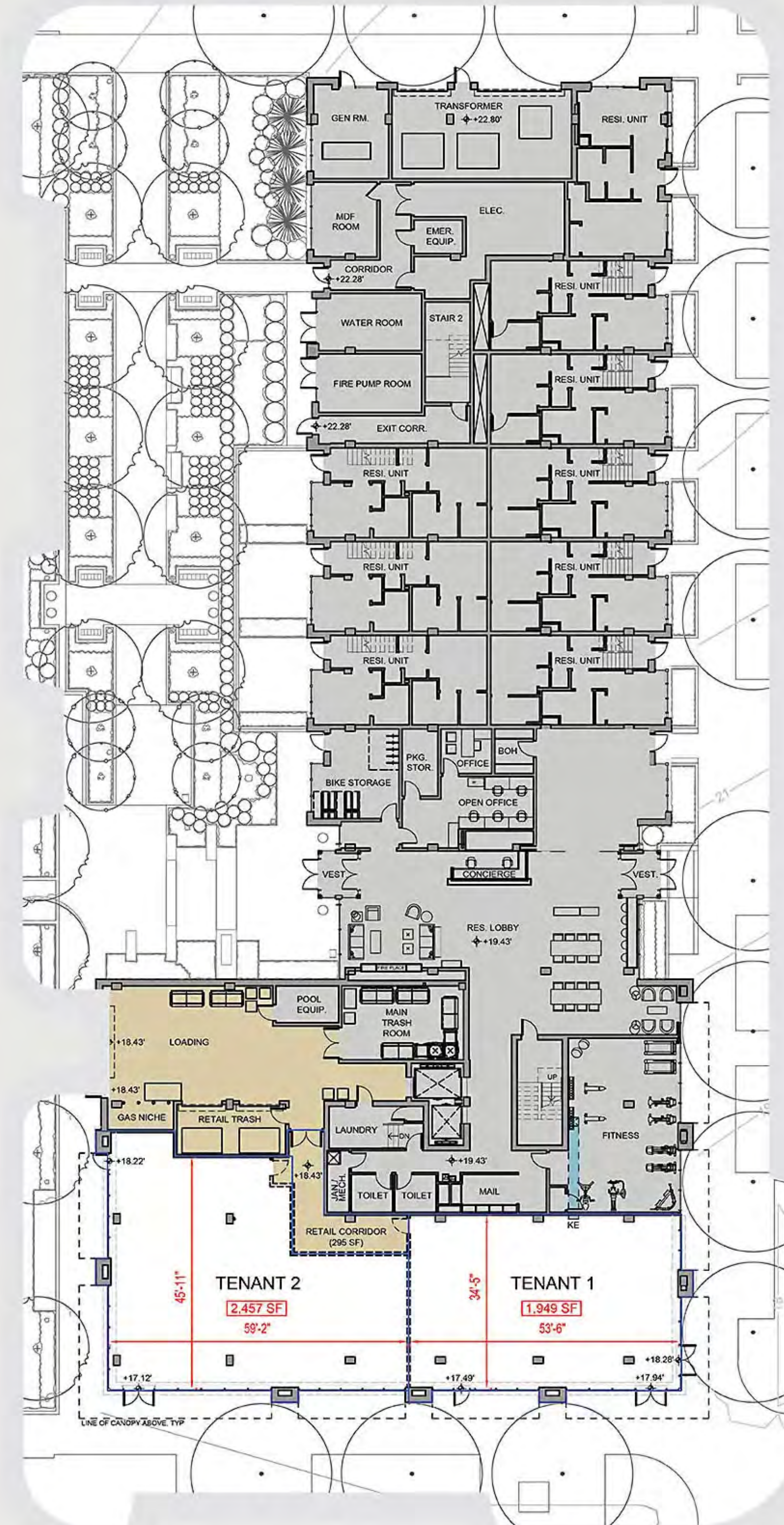


Roost



1st Floor

4,406 RSF retail





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

18,711 RSF retail

CURRENT TENANTS:

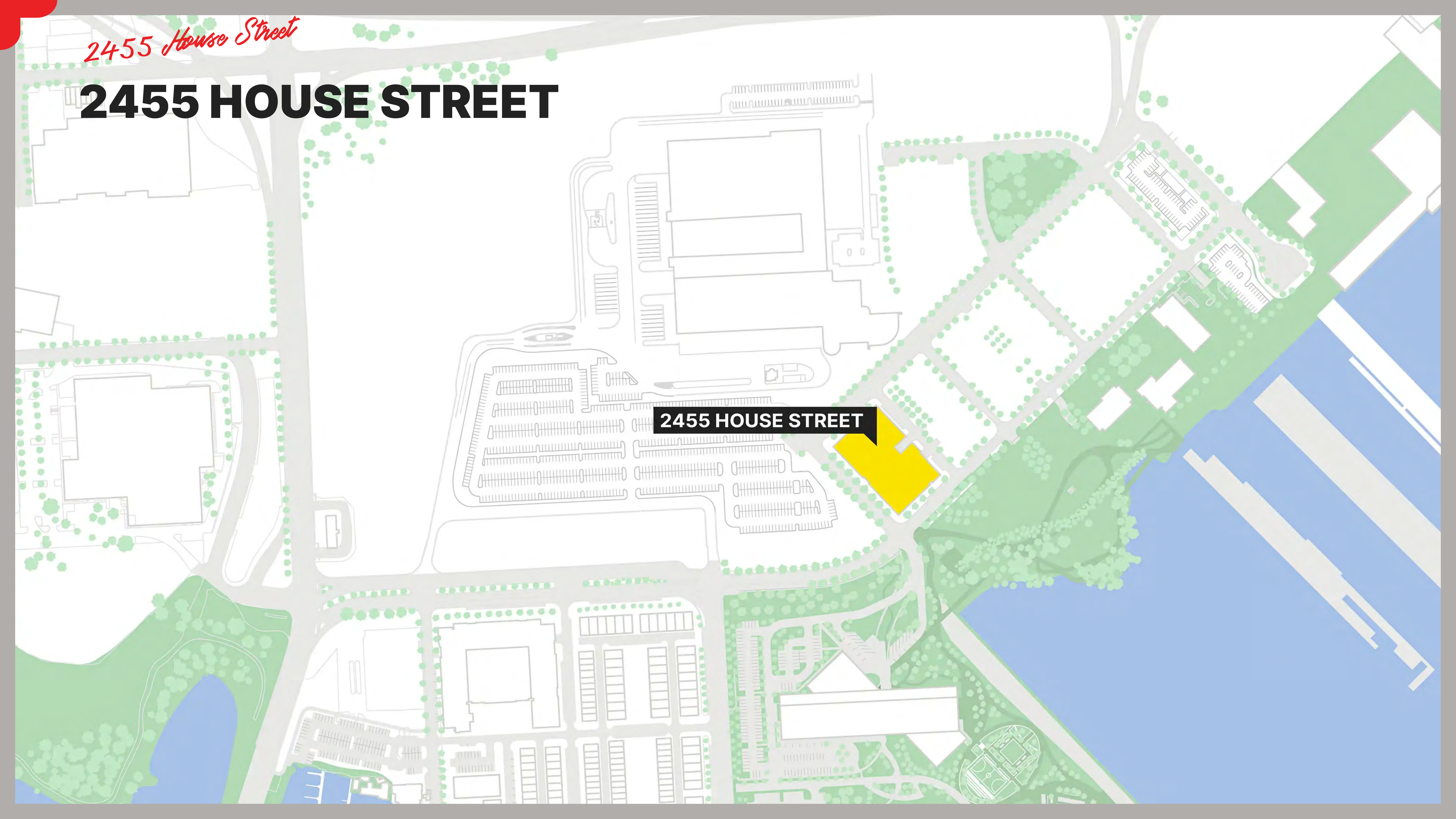
CFG Bank



2455 House Street

2455 HOUSE STREET

2455 HOUSE STREET



2455 House Street

2455 HOUSE STREET

1st Floor

18,711 RSF retail



Welcome to
**BALTIMORE
PENINSULA**

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