

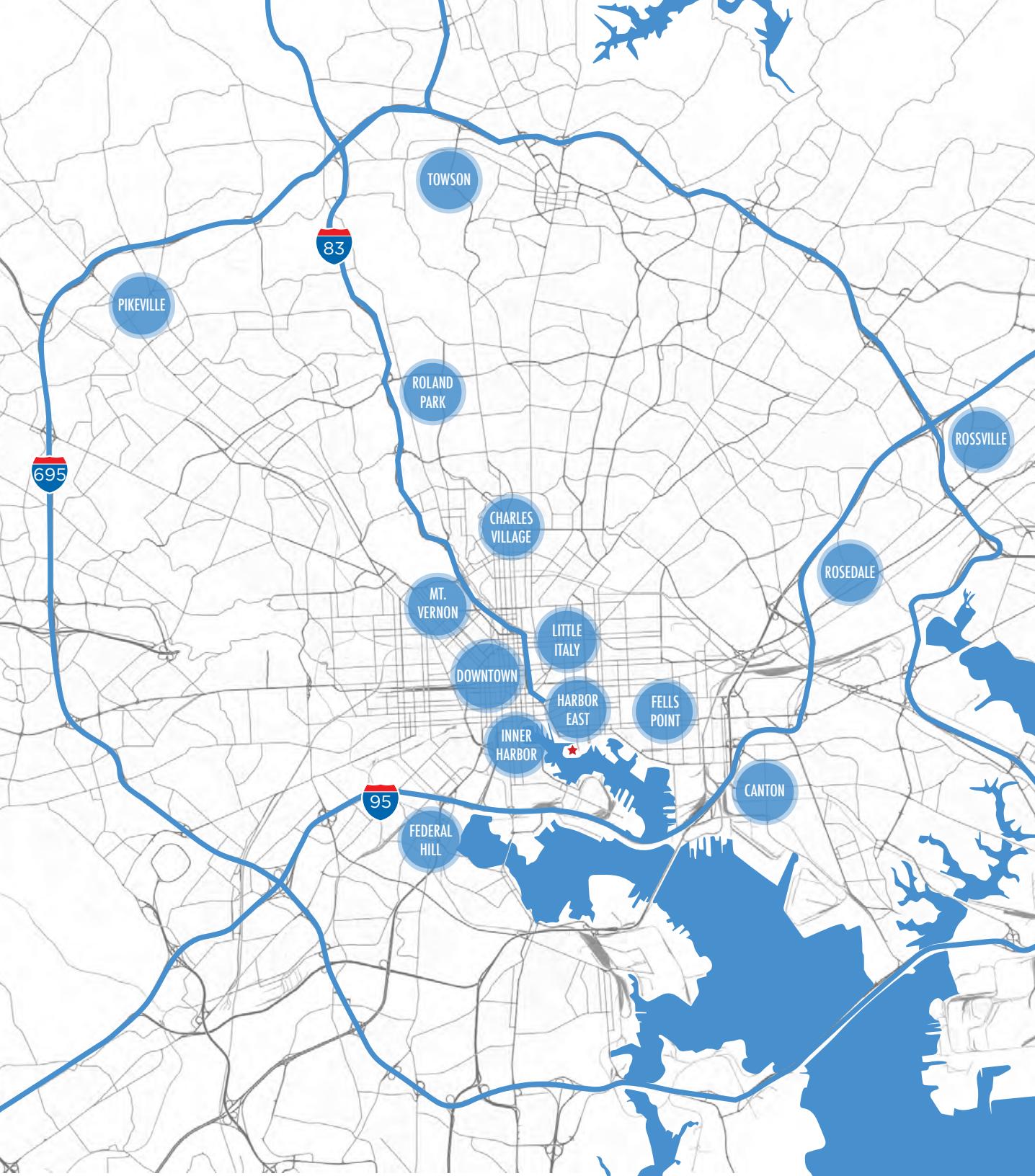
# HARBOR POINT





## A WATERFRONT DESTINATION

Located in Baltimore between Harbor East and historic Fells Point, Harbor Point will be a vibrant, highly integrated neighborhood showcasing the city's impressive urban renaissance. With a focus on sustainability and innovation, Harbor Point's 3 million square feet of mixed-use space will create an amenity rich environment unparalleled in the Baltimore MSA. The 27 acre neighborhood will feature best in class retail and restaurants set amongst thoughtfully designed buildings surrounded by 9.5 acres of waterfront parks and a promenade along the waters edge.



MSA CONTAINS  
2.8 MIL  
PEOPLE

10<sup>th</sup>  
MOST WALKABLE  
CITY CENTER  
[WALK SCORE 66]

2ND  
LARGEST  
SEAPORT  
IN THE  
MID-ATLANTIC

One of the  
TOP 15  
BEST WATERFRONT  
CITIES IN  
THE WORLD

#1  
HOSPITAL IN THE  
NATION -  
JOHNS HOPKINS

23.9 MIL  
VISITORS IN 2013  
SPENDING  
\$5.15 BIL

#5  
BEST CITIES TO  
FIND WORK

NUMBER  
3  
TOP 10 HARBORS

**PHASE I - Summer 2016**

**EXELON BUILDING**

- 443,000 SF of office
- 65,000 SF 24-hour trading floor
- 103 residential units
- 40,000 SF of retail

**THAMES STREET WHARF (existing)**

- 277,035 SF office building

**POINT STREET APARTMENTS**

- 285 residential units
- 20,000 SF of Retail

**PHASE II - 2017**

**PARCEL A**

- 365 residential units
- 48,550 SF retail

**PARCEL B**

- 280,000 SF office

**PARCEL C**

- 350 room hotel
- 25,000 SF retail

**PHASE III - 2018 - 2020**

**PARCEL D**

- 80,000 SF office
- 200 residential units
- 40,000 SF retail

**PARCEL E**

- 280,000 SF office
- 156 residential units
- 10,000 SF retail

**PARCEL F**

- 280 residential units
- 12,000 SF retail



**195,550**  
SQ FT  
RETAIL

**910**  
RESIDENTIAL  
UNITS

**1.6 million**  
SQ FT  
OFFICE

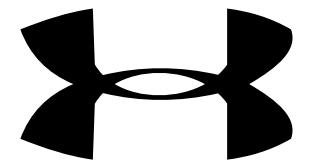
**220,000**  
SQ FT  
HOTEL

**3,2000**  
TOTAL PARKING  
SPACES



ARHAUS®

J.CREW



UNDER ARMOUR

WHOLE FOODS  
M A R K E T

LANDMARK  
THEATRES

ANTHROPOLOGIE

View coming into Harbor Point  
on Central Avenue





EET GRILL

DOCK STREET GRILL

MODERN

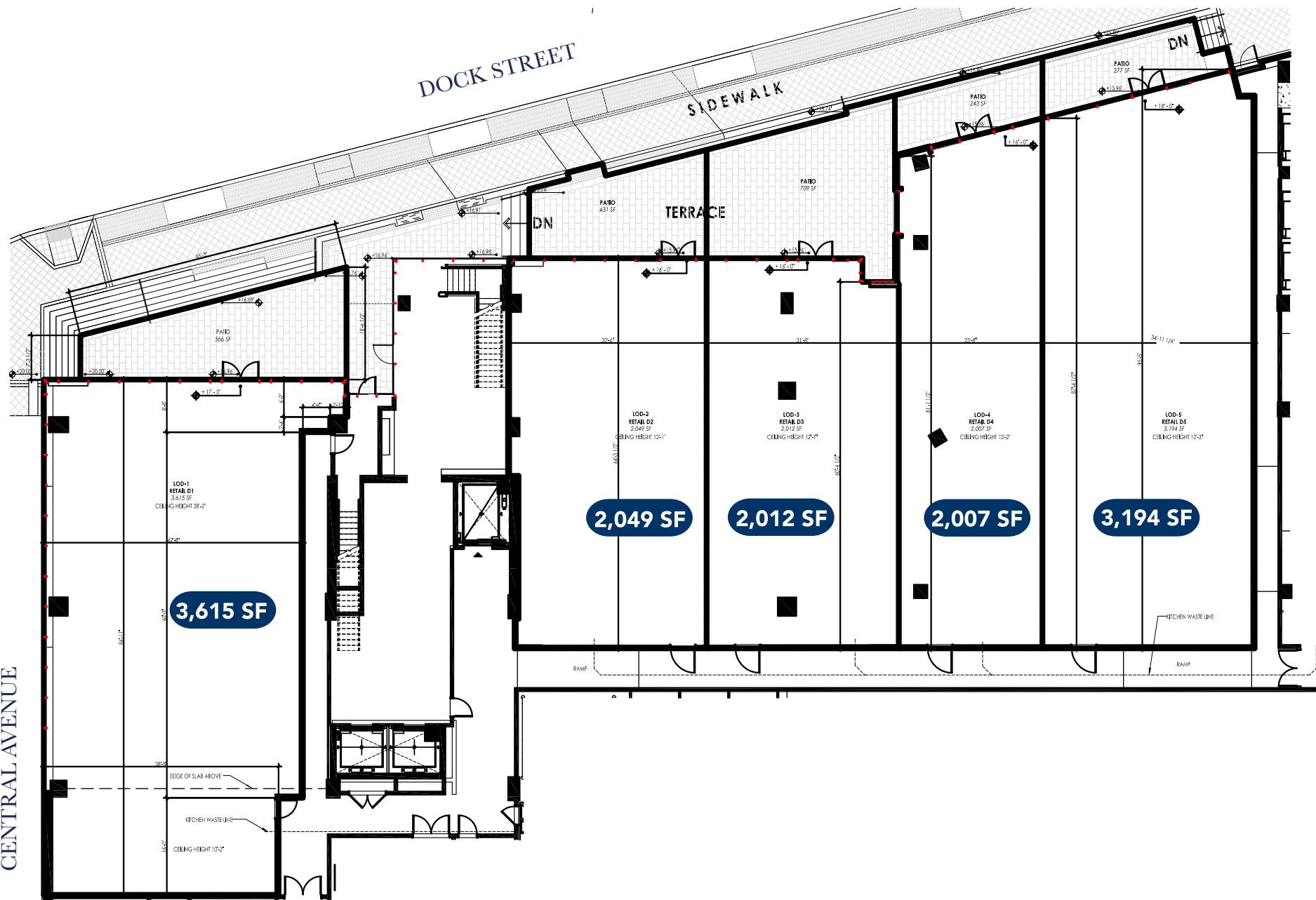
FITTINGS

# EXELON BUILDING

Dock Street Retail Spaces



View of Dock Street and  
Central Avenue Corner

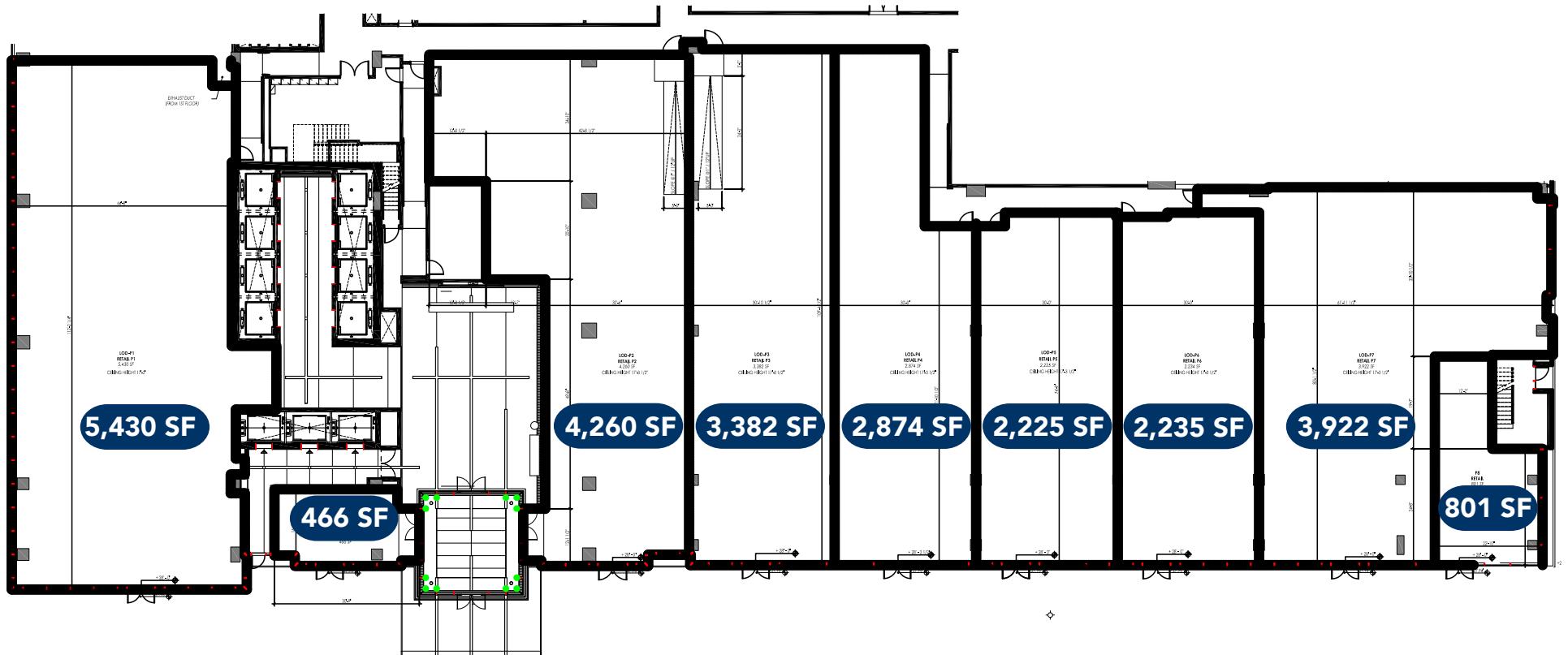


A rendering of the Exelon Building, a modern skyscraper with a glass facade, set against a clear blue sky. The building features a prominent cantilevered corner on its left side. In the foreground, there is a landscaped area with trees and a paved walkway where people are walking. To the right of the main building, a lower, rectangular glass structure represents the Central Plaza Retail Spaces.

# EXELON BUILDING

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←  
Central Plaza Retail Spaces

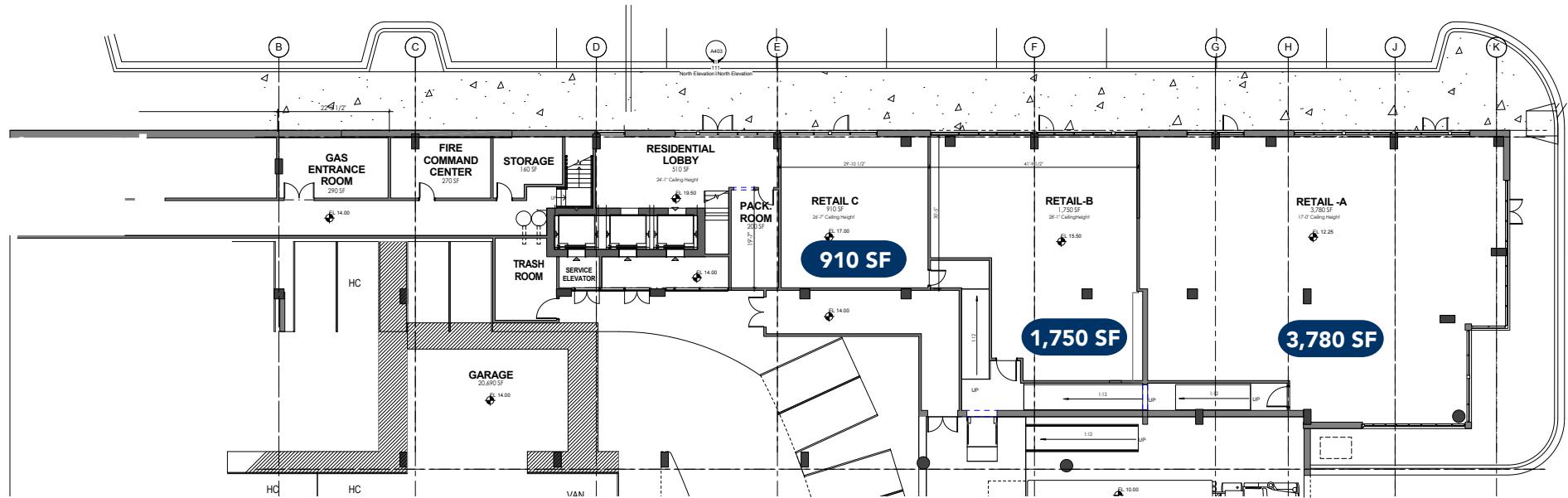


# POINT STREET APARTMENTS

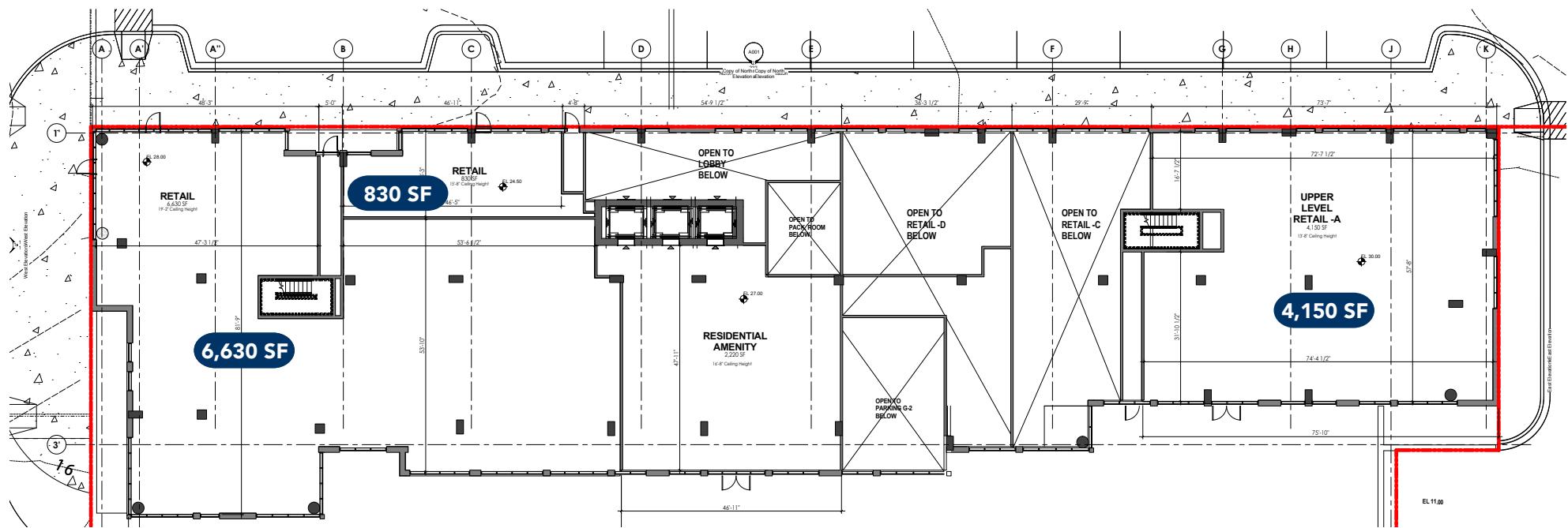
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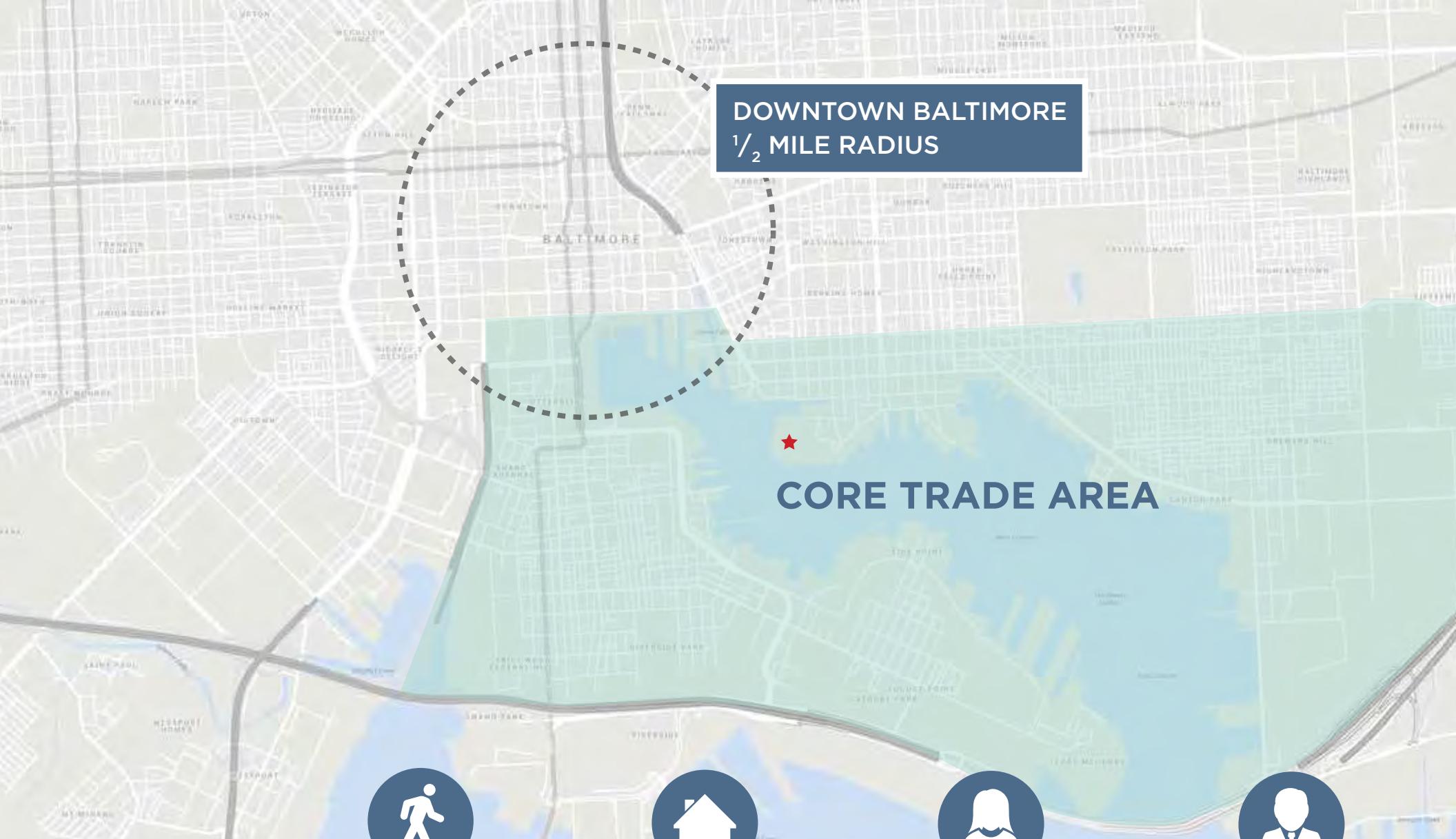


# Ground Level



# Upper Level





## CORE TRADE AREA



Population

**39,481**



Avg. HH  
Income

**\$90,736**



Median  
Age

**33.8**

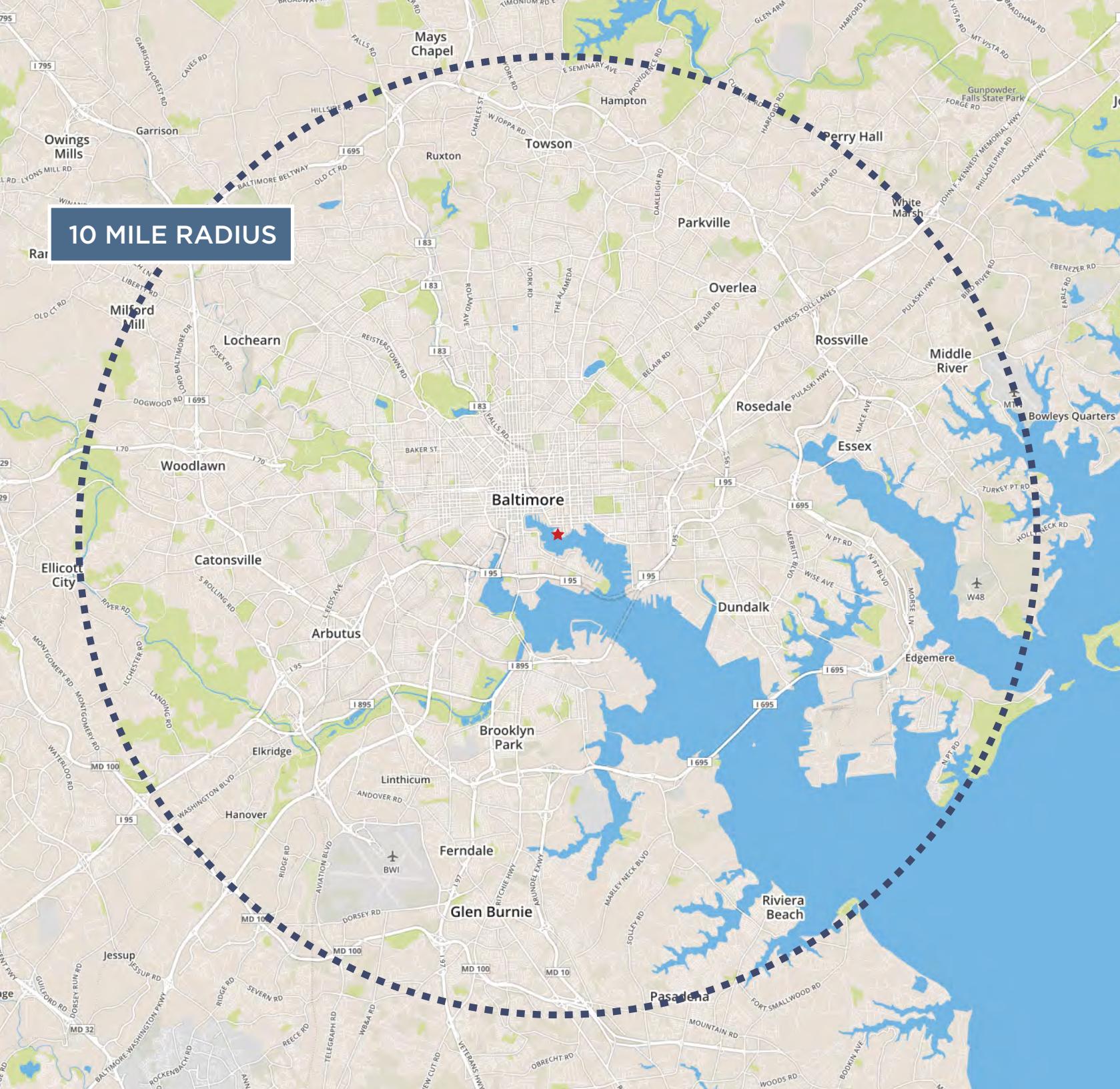


Daytime  
Population

**65,793**

in Downtown Baltimore  
(within 10 minutes walk)

# 10 MILE RADIUS



10 MILE RADIUS



Population

**1,240,575**



Avg. HH Income

**\$64,581**



Median Age

**36.7**



Daytime Population

**638,185**



# KLNBretail

Commercial Real Estate Services

Mike Pratt  
(202) 420 - 7765  
[mpratt@klnb.com](mailto:mpratt@klnb.com)

Jennifer Price  
(202) 420 - 7768  
[jprice@klnb.com](mailto:jprice@klnb.com)