

## A NEW BALTIMORE

Baltimore is a city of inventors, reinventors, researchers, investors, and entrepreneurs. It's a forward-looking environment with the space and spark to innovate and the ability to attract and retain the people who drive that innovation. Harbor Point is a neighborhood designed to inspire.

H A R B O R  
P O I N T



## BALTIMORE IS HARD AT WORK

Baltimore has a deep-rooted blue-collar spirit and pride that will always be instilled in the city's heart. But after years of just being known for its industrial past, the city is emerging as a highly desirable destination for businesses, residents, tourists, retailers, and restaurants.

Johns Hopkins University has been affiliated with 37 Nobel Prize winners. DLA Piper, the biggest business law firm in the world, calls Baltimore their headquarters. Under Armour's innovative campus and headquarters are constantly growing along the waterfront.

We have nationally known tech incubators, championship-winning sports teams, top universities, a beautiful harbor, and an amazing amount more to offer. And as one of the East Coast's most prominent waterfront locations, Harbor Point will integrate with the city's rich history while creating a new center of growth, innovation, and pride for the people of Baltimore.

# BALTIMORE

MARYLAND

MSA  
CONTAINS  
**2.8 MIL**  
PEOPLE

NUMBER  
**THREE**  
TOP 10 HARBORS

**2<sup>nd</sup>**

LARGEST SEAPORT  
IN THE MID-ATLANTIC

**#1** HOSPITAL  
IN THE  
NATION  
**JOHNS HOPKINS**

U.S. News & World Report

**21.3 MIL**  
VISITORS IN 2012 SPENDING  
**\$4.4 BIL**

BEST  
CITIES #  
TO FIND  
WORK **5**

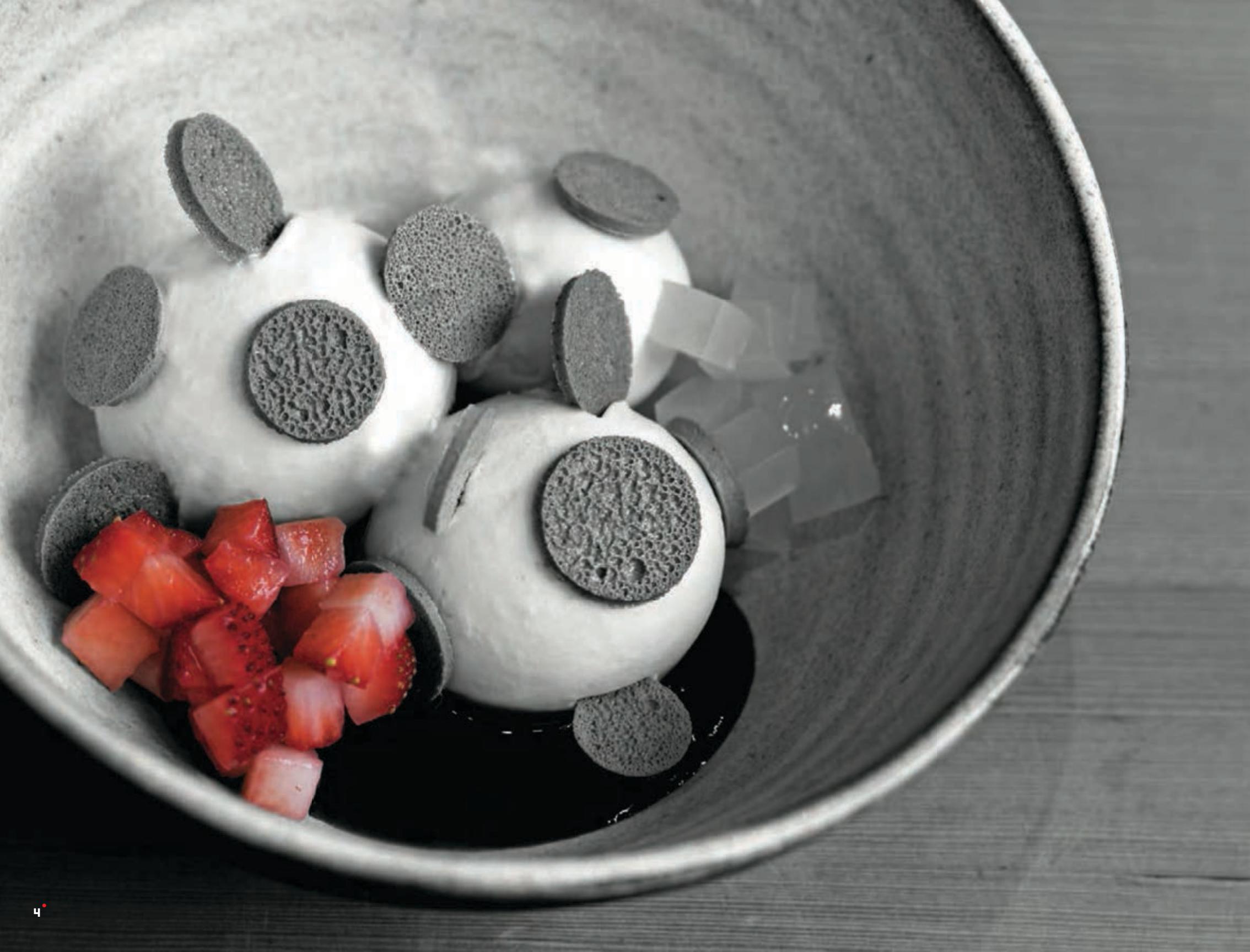
**UMBC**  
#1 UP AND COMING NATIONAL UNIVERSITY

U.S. News & World Report

UNIVERSITY OF  
MARYLAND  
**#14** IN  
PUBLIC  
COLLEGES

BEST CITIES TO FIND  
**TECH &**  
BIOPHARMACEUTICAL  
JOBS

Forbes



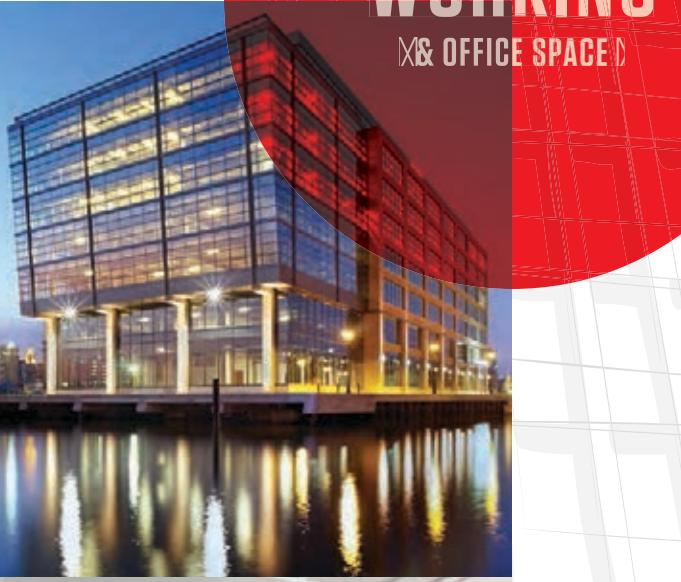
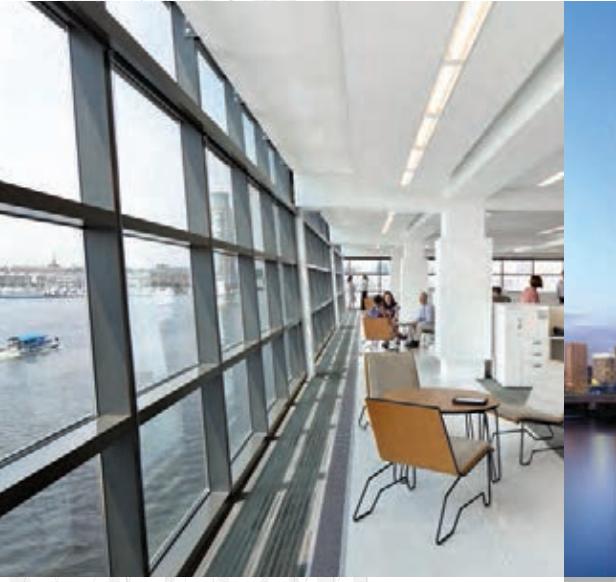
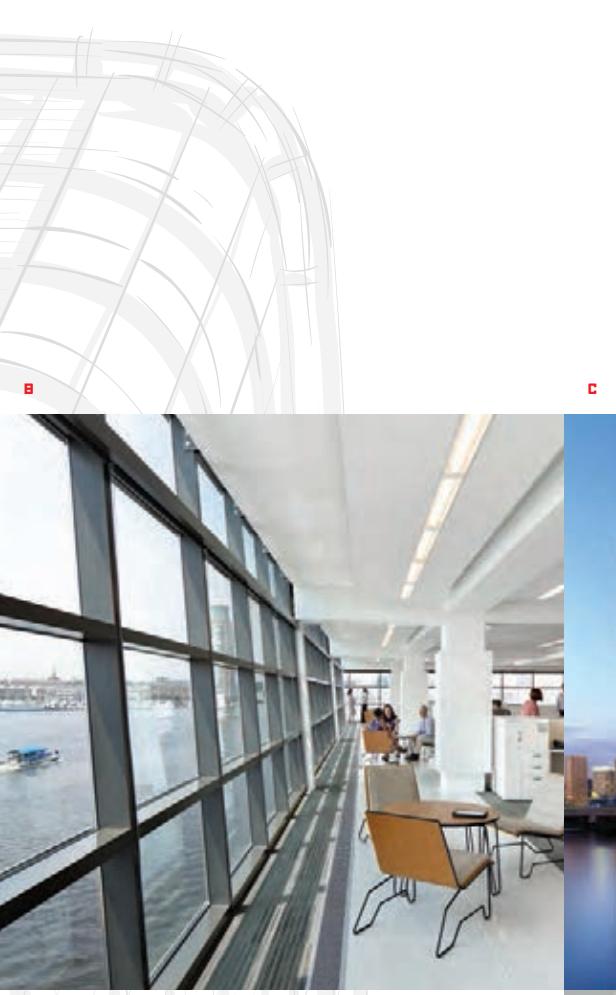
## THE BEST OF ALL EPICUREAN WORLDS

With its rich mix of homegrown restaurateurs, world-renowned chefs, and high-profile celebrities, Baltimore is emerging as a genuine player on the national dining scene. It's a city that has fielded seven

A red circle containing the text "DINING & RESTAURANTS" is overlaid on the top-left image.

**DINING & RESTAURANTS**

**A** Cinghiale  
**B** Wit & Wisdom  
**C** LAMILL Cafe  
**D** PABU

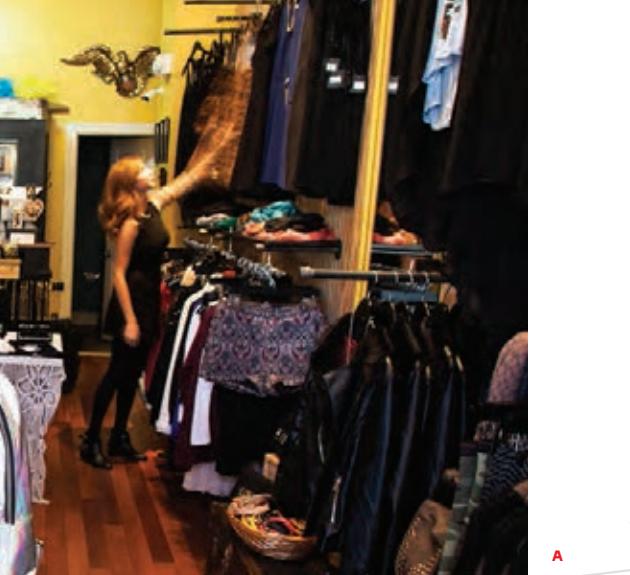


A 100 International Drive Cafeteria  
B Johns Hopkins Medicine International  
C Thames Street Wharf  
D Morgan Stanley



## A CLASS OF ITS OWN

Every inch of Harbor Point's 1.6 million square feet of LEED® certified, Class A office space is designed for maximum efficiency, sustainability, and productivity. It's an incomparable combination of stunning water views, an energetic urban neighborhood, and high-tech office space that promotes high-level thinking, planning, creating, collaborating, and decision making.



## 200,000 SQUARE FEET OF RENAISSANCE

The best retail synergy exists when well-curated national and local brands coexist and thrive in an exciting environment, creating a welcoming and captivating scene for residents and visitors alike. In Baltimore, the scene is taking shape with Under Armour, Lululemon, Anthropologie, J. Crew, and other top national brands. There's a resurgence of great shopping in the city, and Harbor Point will be directly at the center of it.



A

B

C

D

## SHOPPING X & RETAIL



- A Brightside Boutique
- B Patrick Sutton Home
- C Under Armour Brand House
- D Anthropologie

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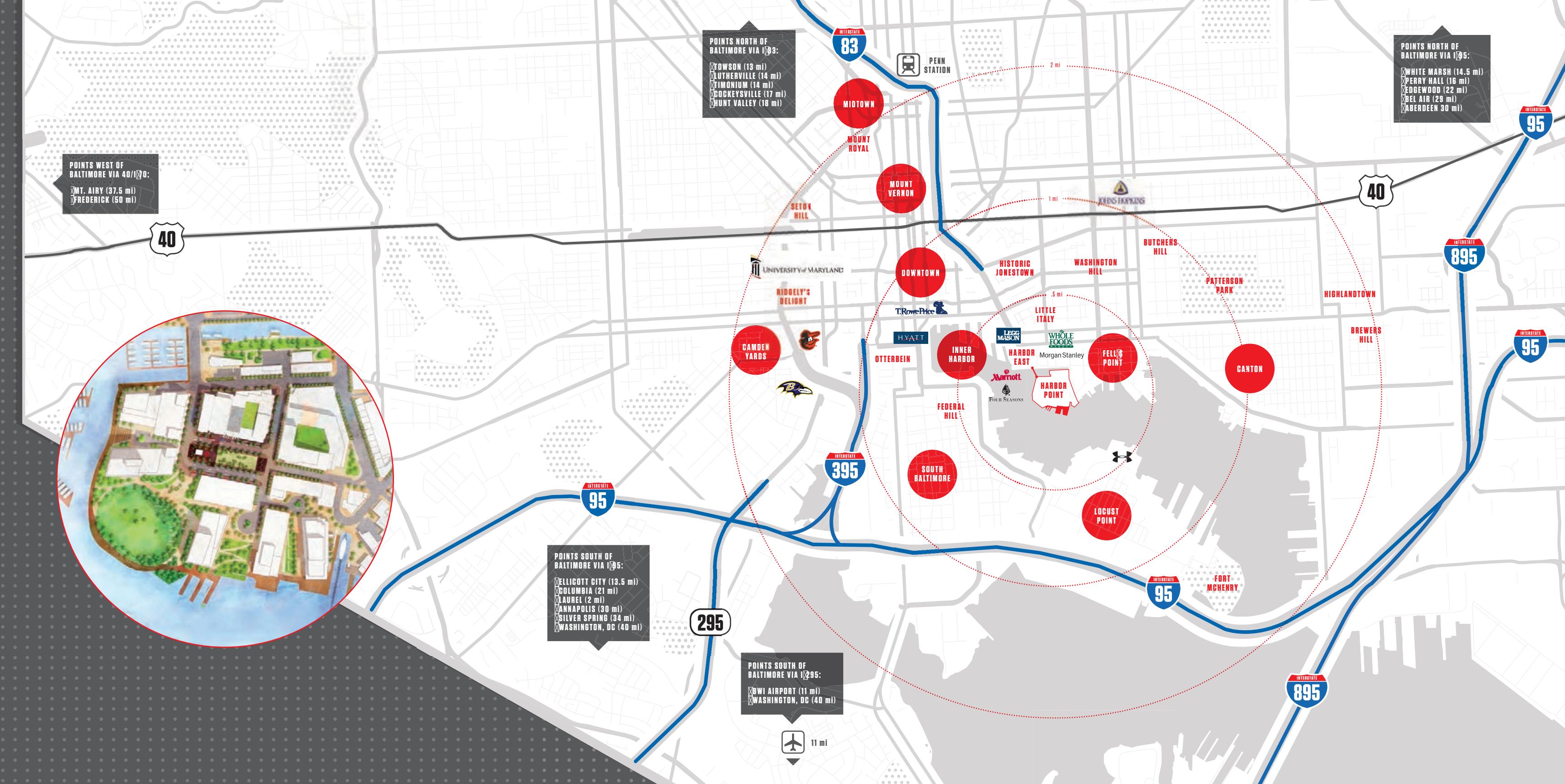
## THE CENTER OF CONNECTIVITY

Harbor Point not only connects people to its own exciting space and amenities, but its central location provides easy access to everything else in the city.

The eclectic, historic neighborhoods, world-renowned universities, groundbreaking medical research institutions, cultural venues, arts district, and sports stadiums are all just minutes away.

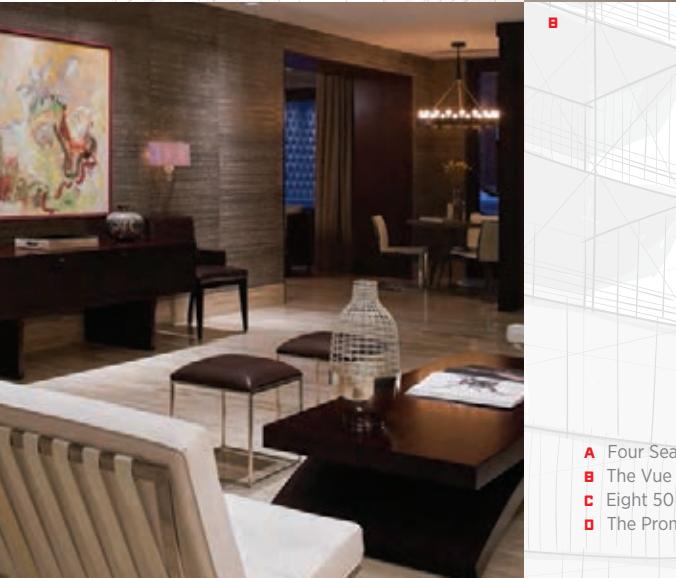
Inter-city travelers can cruise up (or down) I-95 or hop on a train at the nearby Amtrak station and be in the middle of the huge commercial and cultural centers of Washington, D.C., Philadelphia, and New York.

H A R B O R • P O I N T



## SEE BEYOND THE GREAT VIEWS

Of course, many of the 1,000 smartly designed residences that will make up Harbor Point have amazing views of the water and cityscape. But for those times in between vista-gazings,



A Four Seasons Residences  
B The Vue  
C Eight 50 Aliceanna  
D The Promenade





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A

## ROOM TO LIVE

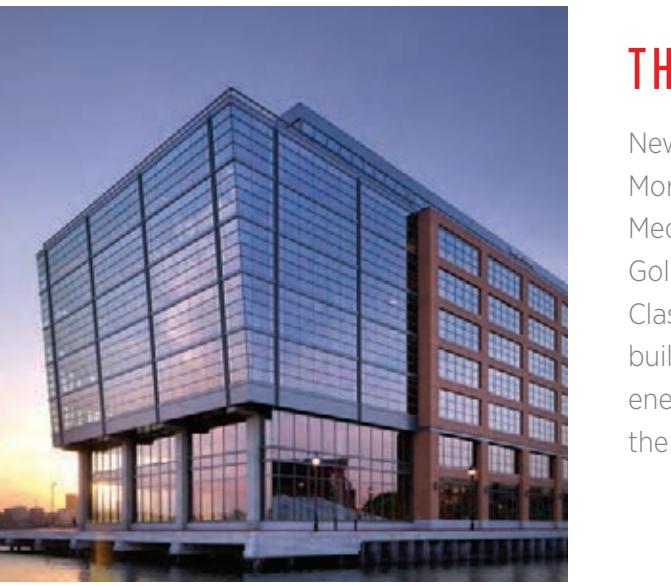
Harbor Point's 9.5 acres of open space (including a 4.5-acre waterfront park) will be a vibrant hub of activity that encompasses a central plaza, bike paths, and the continuation of the 7.5-mile promenade that runs along the harbor.

With a variety of green spaces, office workers, diners, families, runners, tourists, kids, and residents alike will all use the areas differently, creating an ever-changing landscape of people and events. It will thoroughly redefine Baltimore's connection to its waterfront.

A circular graphic with the word "PUBLIC" and "SPACES & AMENITIES" inside, set against a background of architectural drawings and photographs of public spaces.

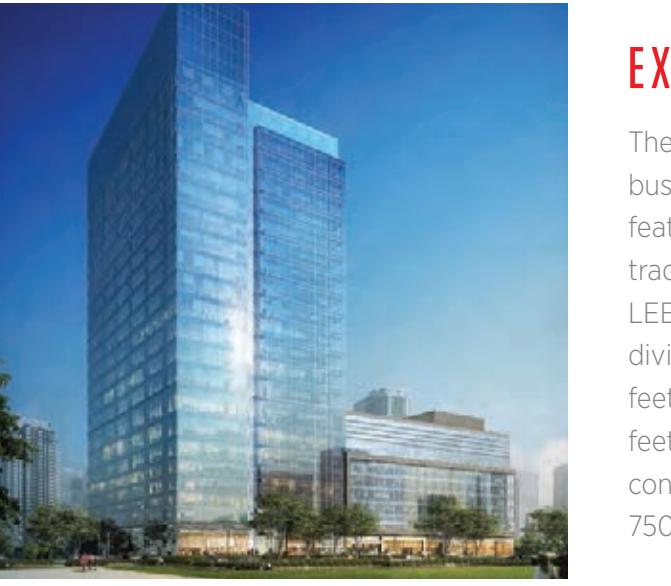
- A 650 S. Exeter St.
- B Mt. Vernon Square
- C Marriott Waterfront Promenade
- D Piercell Park

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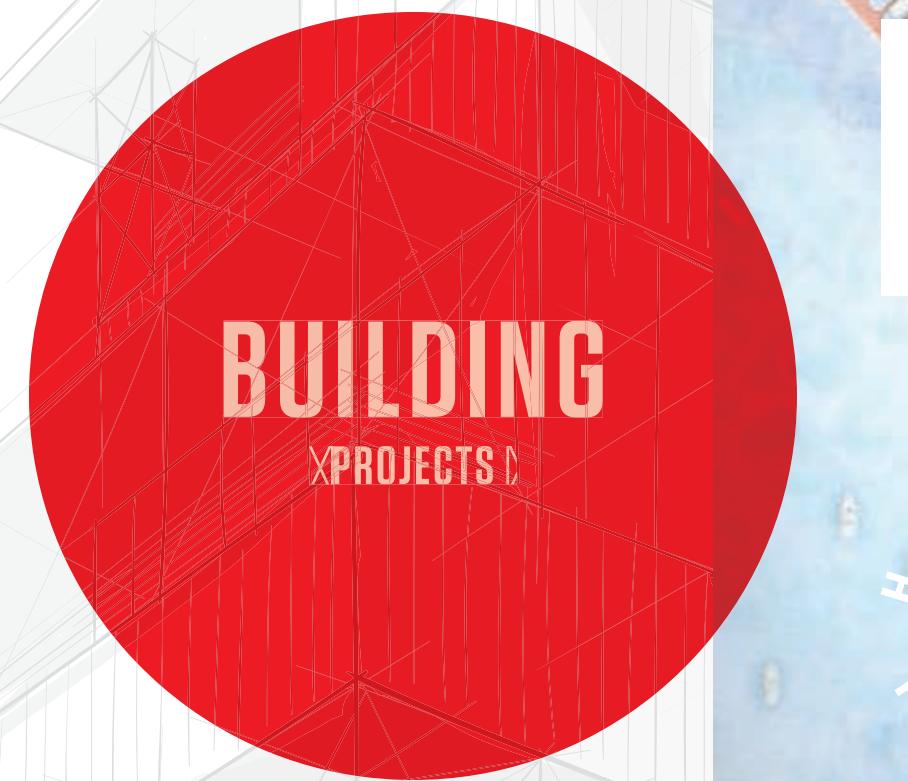
## THAMES STREET WHARF

New York-based investment manager Morgan Stanley and Johns Hopkins Medicine International occupy this LEED Gold core and shell, 270,000-square-foot, Class A office building. As the first project built in Harbor Point, it sets the tone for energy efficiency and sustainability for the entire neighborhood.



## EXELON TOWER

The headquarters of Exelon's Constellation business unit (a Fortune 100 company) features a 24-hour, 65,000-square-foot trading floor as its hub and heart. The LEED Gold-certified building is efficiently divided with more than 415,000 square feet of Class A offices, 40,000 square feet of street-level retail, more than 100 contemporary apartment units, and a 750-car garage.





## SUSTAINABLE NEIGHBORHOOD DEVELOPMENT

Harbor Point will incorporate sustainability on a neighborhood scale and strive to be a resource efficient, engaging part of the city. Among other things, we will be home to smart buildings that capture and reuse energy and water; offer a viable range of transportation options; and provide open spaces for people and natural areas for wildlife.

**LEED GOLD CERTIFICATION  
ON ALL BUILDINGS**

**AT LEAST 50% RECYCLING OF LEFTOVER BUILDING MATERIALS**

**GREEN ROOFS ON ALL BUILDINGS**

**HARVEST & REUSE STORM WATER & GREYWATER**

**2,000 LINEAR FEET OF WATERFRONT WALKWAY**

CONNECTS HARBOR EAST & FELTON POINT

**LIVING SHORELINE OF NATIVE MARSH GRASSES & PLANT SPECIES**



## AN EXCITING URBAN RENAISSANCE.

Harbor Point is a natural extension of Baltimore's resurgence on the national landscape as a vital, forward-thinking new urban center. Our contemporary mixed-use neighborhood connects people and ideas in a modern, livable, workable urban environment. The city is growing and Harbor Point is building the future.

H A R B O R  
P O I N T

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