



# *Our Harborplace*

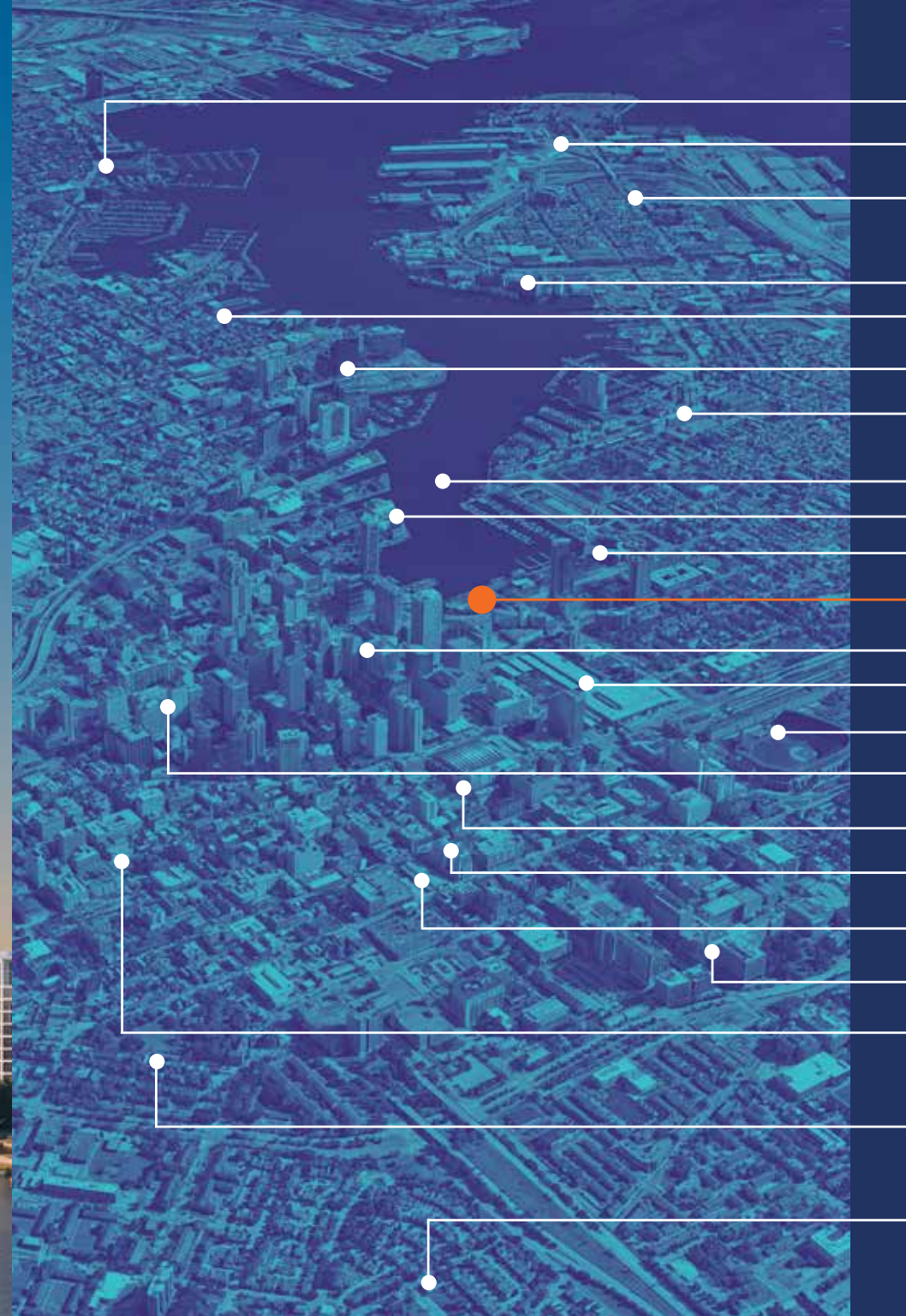


BALTIMORE, MARYLAND  
[OURHARBORPLACE.COM/THEPLAN](http://OURHARBORPLACE.COM/THEPLAN)



# THE INNER HARBOR IS THE HEART OF DOWNTOWN BALTIMORE

Anchored by Harborplace and the waterfront promenade, the Inner Harbor acts as the cultural epicenter of the city and has long welcomed the local community and out-of-town explorers.



- CANTON
- FORT MCHENRY
- LOCUST POINT
- DOMINO SUGAR
- FELLS POINT
- HARBOR EAST
- FEDERAL HILL
- INNER HARBOR
- NATIONAL AQUARIUM
- MARYLAND SCIENCE CENTER
- Harborplace*
- DOWNTOWN
- CONVENTION CENTER
- ORIOLE PARK AT CAMDEN YARDS
- BALTIMORE CITY HALL
- CFG BANK ARENA
- BROMO ARTS DISTRICT
- LEXINGTON MARKET
- UNIVERSITY OF MARYLAND, BALTIMORE
- MOUNT VERNON
- SETON HILL
- HARLEM PARK

## HARBORPLACE IS BALTIMORE'S WATERFRONT ANCHOR

The reimagined space will be a world-class waterfront destination where residents and visitors can experience cuisine, commerce, culture, public green spaces, and all the best that Baltimore has to offer.

- Over 300,000 SF of Commercial space for retail, dining, and conferences
- Approx. 18.7 Acres of public space
- Approx. 900 Residential units



## BALTIMORE'S REGIONAL CONNECTIVITY



**BALTIMORE HAS THE OPPORTUNITY TO CAPITALIZE ON ITS UNIQUE LOCATION WITHIN THE NORTHEAST CORRIDOR.**

## DEMAND DRIVERS & WORKFORCE

Baltimore boasts a dynamic and highly educated workforce, fueled by an entrepreneurial culture and its strategic Mid-Atlantic location, linking the city to over one-third of the nation's population within hours via highways, ports, railroads, and an international airport. This exceptional connectivity attracts residents, businesses, and travelers alike, providing abundant opportunities for growth and success.



**BY RAIL**

**20 MINUTES TO WASHINGTON, D.C.**

**1 HOUR TO PHILADELPHIA**

**2 HOURS TO NEW YORK CITY**



**BY AIR**

**1 HOUR, 20 MINUTES TO BOSTON**

**2 HOURS TO ATLANTA**

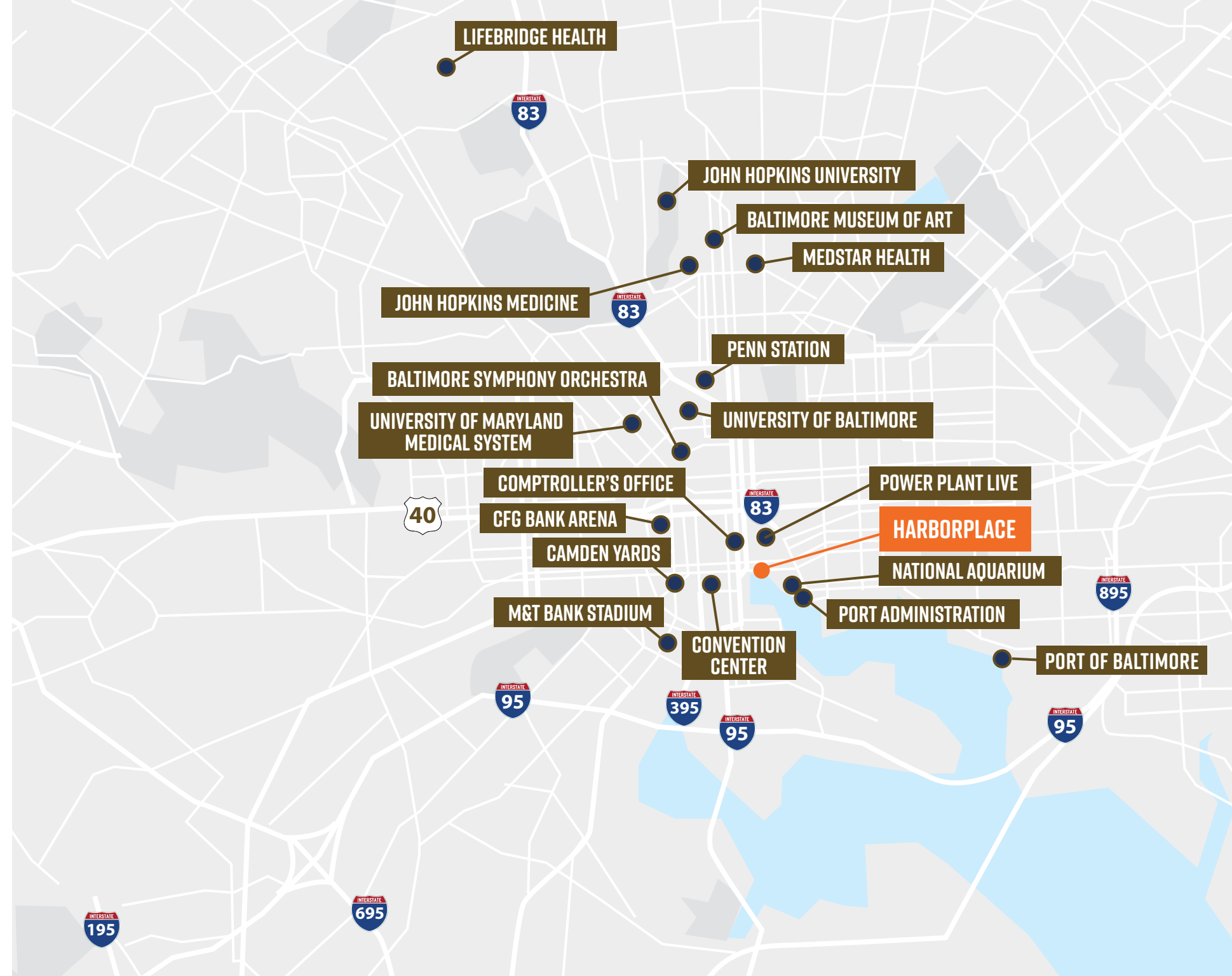
**2 HOURS TO CHICAGO**

## BALTIMORE CITY: EXCEPTIONAL OPPORTUNITY & CONNECTION

THE BALTIMORE METROPOLITAN STATISTICAL AREA (MSA) IS HOME TO 2.8 MILLION PEOPLE.

- Key employment sectors include life sciences, healthcare, government (federal, state, and local), and professional services.
- Baltimore is home to Maryland's only law and medical schools, making it a hub of "Eds and Meds" with a highly educated workforce.
- Federal employees are a fundamental part of Baltimore's workforce, emphasizing the region's strong connectivity to the nation's capital with more than 60 federal agencies and research labs within 30 miles.
- The largest employers include Johns Hopkins Health System Corporation, University of Maryland Medical System, MedStar Health, and Lifebridge Health with an estimated 68,000 employees.

While Baltimore's industry continues to grow, this city also knows how to play. Arts and entertainment, abound in the city, with millions of visitors flocking to its renowned museums, aquariums, and arenas each year. It's no wonder over 26 million tourists travel to Baltimore annually.



# BULLISH ON BALTIMORE

## OVERALL BALTIMORE

- **8th** fastest-growing GDP in the country among counties with at least **\$50 billion** in GDP
- **\$8 billion** worth of infrastructure and transformative development planned or currently underway
- Downtown Baltimore is the fastest growing neighborhood in the City and **12th** in downtown populations among major U.S. metros
- Home of **NFL & MLB 2023 Divisional Champions**

## TRANSIT & TRAVEL

- Port of Baltimore – **1st in the U.S.** in handling automobiles, light trucks, farm and construction machinery
- Penn Station – **8th busiest Amtrak station** with **\$7 billion** redevelopment underway
- **27 million** annual passengers served by Baltimore/Washington International airport

## EMPLOYMENT

- **13th** in downtown employment among major U.S. metros
- Washington, D.C./Baltimore is the **#3 largest market** for life sciences research talent
- Johns Hopkins University – **#2 in Biomedical**
- Johns Hopkins Medicine – **#5 hospital in the U.S.**
- Baltimore is the **#17 city for tech talent** employment

## TOURISM & PLAY

- **26 million** tourists annually
- Oriole Park – **45K+ capacity**
- M&T Bank Stadium – **71K+ capacity**
- National Aquarium **\$1M** annual visitors
- Baltimore Museum of Art **200K+ annual visitors**
- Baltimore Convention Center hosts **125 annual events**

# DOWNTOWN BALTIMORE INVESTMENT

2018 - 2028 | \$6.5 BILLION

## PLANNING

\$3,151,750,000

### ENTERTAINMENT/HOSPITALITY

- 1) **Chesapeake Shakespeare Company\***  
7 S. Calvert St
- 2) **Harbor Point Park**  
Caroline & Thames St
- 3) **Horizon House (Prime Rib)**  
1101 N. Calvert Street
- 4) **M&T Bank Stadium**  
1101 Russell St
- 5) **Maryland Science Center\***  
601 Light St
- 6) **National Aquarium\***  
501 E. Pratt St
- 7) **Oriole Park at Camden Yards\***  
333 W. Camden St
- 8) **Port Discovery Children's Museum\***  
35 Market Place
- 9) **Pride of Baltimore\***  
1240 Key Hwy
- 10) **Reginald F. Lewis Museum\***  
830 E. Pratt St
- 11) **SquashWise**  
601 N. Howard St
- 12) **The Peale\***  
225 Holliday Street
- 13) **USS Constellation\***  
301 E. Pratt St

### HOUSING

- 14) **900 Fleet**
- 15) **Fidelity & Deposit Building**  
210 N. Charles St
- 16) **Jonestown Mews**  
921-923 E. Baltimore St

### MULTI-USE

- 17) **300 E. Pratt St**
- 18) **Dwell on Park**  
400-414 Park Ave
- 19) **Harborplace**  
200 E. Pratt
- 20) **Mayfair Place**  
502-506 N. Howard St

- 21) **Old Towne Mall / Perkins Homes**  
1101 Hillen St
- 22) **The Compass**  
Howard & Lexington St

### PUBLIC INVESTMENT

- 23) **Bard Building\***  
710 E. Lombard St
- 24) **Baltimore Convention Center\***  
1 W. Pratt
- 25) **DOB CIP State Funds\***  
Various Locations
- 26) **Inner Harbor Promenade**
- 27) **UMB School of Social Work**  
600 W. Lexington St
- 28) **Warner Street District Streetscaping**

## UNDER CONSTRUCTION

\$1,864,800,000

### ENTERTAINMENT/HOSPITALITY

- 1) **CFG Arena**  
201 W. Baltimore St
- 2) **Hippodrome Theatre**
- 3) **M&T Bank Pavilion**
- 4) **The Paramount**  
1300 Warner St

### HOUSING

- 4) **1234 McElderry**
- 5) **19 E. Fayette St**
- 6) **222 St. Paul Pl**
- 7) **506 S. Central Ave**
- 8) **7 W. Eager St Development**
- 9) **733-737 W. Pratt St**
- 10) **Crook Horner**  
301-305 N. Howard St
- 11) **Downtown 107 Apartments**  
300 W. Fayette St
- 12) **Guardian House**  
17-23 S. Gay St
- 13) **The Anne**  
1400 Aliceanna St
- 14) **The Plaza**  
1 S. Calvert St

- 15) **The Whitney**  
600 S. Caroline St
- 16) **The Xander**  
600 N. Howard St
- 17) **Vivo Living**  
101 W. Fayette St

### MULTI-USE

- 18) **T. Rowe Price Headquarters & Point Park**  
1307 Point St
- 19) **Allied | Harbor Point North & South Tower**  
900 S. Caroline St

### PUBLIC INVESTMENT

- 20) **Ladder Co. 6**  
1227 S. Hanover St
- 21) **UMB Biopark**  
4 N. Martin Luther King Jr Blvd
- 22) **Rash Field Phase II\***  
300 Key Hwy.
- 23) **UMMC Cancer Center**  
22 S. Greene St
- 24) **Penn Station**  
1500 N. Charles St

## COMPLETED

\$1,569,950,000

### ENTERTAINMENT/HOSPITALITY

- 1) **Canopy by Hilton Baltimore**  
1201 Wills St
- 2) **Cross Street Market**  
1065 S. Charles St
- 3) **Hammerjacks**  
1300-1320 Russell St
- 4) **Hotel Revival**  
101 W. Monument St
- 5) **Hotel Ulysses**  
2 E. Read St
- 6) **Lexington Market**  
400 W. Lexington Street
- 7) **SpringHill Suites Baltimore**  
400 W. Fayette St
- 8) **Topgolf**  
1411 Warner St
- 9) **Tru by Hilton**  
411 S. Central Ave

### HOUSING

- 10) **114 N. Howard St Apartments**
- 11) **115 W. Hamburg St**
- 12) **1238 Light Street Apartments**
- 13) **21 S. Calvert Apartments**
- 14) **22 Light Street**
- 15) **416 N. Howard St**
- 16) **6 S. Calvert St**
- 17) **906-910 Trinity St**
- 18) **Appraisers' Building Residences**  
103 S. Gay St
- 19) **Avalon Harbor East**  
555 President St
- 20) **Bainbridge Federal Hill**  
1110 Key Hwy
- 21) **Baltimore Loft Apartments**  
8 E. Fayette St
- 22) **Banner Hill Apartments**  
611 S. Charles St

- 23) **Calvert Street Lofts**  
816-824 N. Calvert St
- 24) **City House Charles**  
6 E. Eager Street
- 25) **Harbor Hill Apartments**  
301 Warren Ave
- 26) **Luminary at One Light**  
5-11 Light St
- 27) **Paca House**  
116 N. Paca St
- 28) **Prosper on Fayette**  
100-104 N. Eutaw St
- 29) **Redwood Campus Center**  
300 W. Redwood St

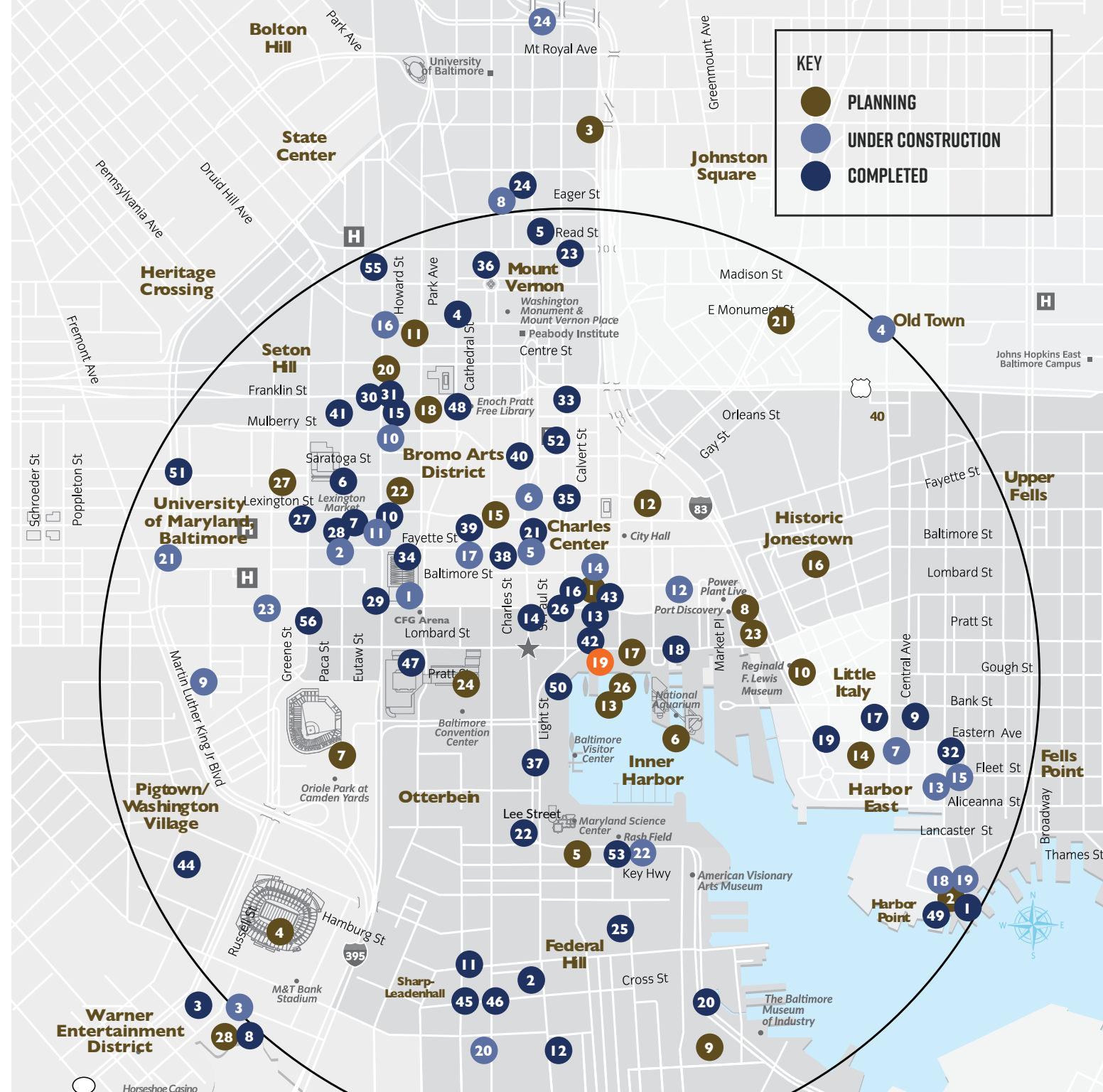
- 30) **SJ2 Apartments**  
319 W. Franklin St
- 31) **St. James Place Expansion**  
301 W. Franklin St
- 32) **The Caroline**  
520 S. Caroline St
- 33) **The Courtland**  
419 St. Paul St
- 34) **The Genesis**  
9 N. Howard St
- 35) **The James**  
211 St. Paul St
- 36) **The Morrison**  
18 W. Madison St

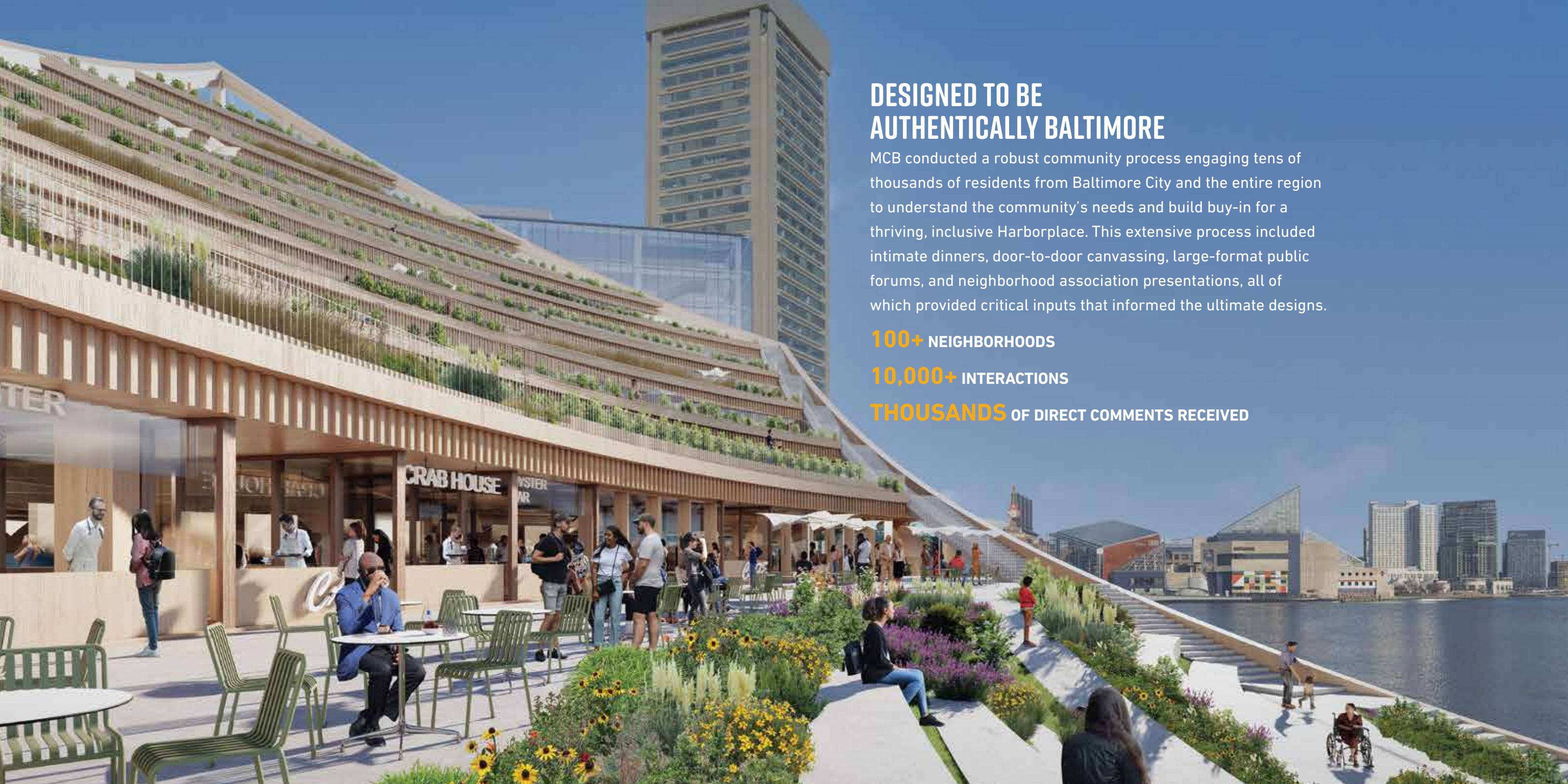
### MULTI-USE

- 37) **414 Light Street**
- 38) **Alertus Technologies**  
10 N. Charles
- 39) **BGE**  
120 W. Fayette St
- 40) **Brown's Arcade**  
322 N. Charles St
- 41) **Four Ten Lofts**  
410 N. Eutaw St
- 42) **Lupin Building / Brookel**  
111 S. Calvert
- 43) **Redwood Exchange**  
233 E. Redwood
- 44) **Store it All Storage**  
1018 S. Paca St
- 45) **Union Brothers Furnitur**  
37 W. Cross St
- 46) **Wheelhouse**  
7 W. Cross St

### PUBLIC INVESTMENT

- 47) **250 W. Pratt St. Plaza**
- 48) **Enoch Pratt Free Librara - Central Library**  
400 Cathedral St
- 49) **Harbor Point Central Pl**  
Wills and Dock St, and Central A
- 50) **McKeldin Square Renova**  
Pratt & Light St
- 51) **Mother Mary Lange Schc**  
200 N. Martin Luther King Jr Blv
- 52) **Preston Gardens Restor**  
St. Paul St, Center to Saratoga
- 53) **Rash Field Phase I**  
300 Key Hwy
- 54) **State Center Relocation**  
Various Buildings
- 55) **UM Midtown Campus**  
827 Linden Ave
- 56) **UMMC Coordinated Car**  
36 S. Paca St





# DESIGNED TO BE AUTHENTICALLY BALTIMORE

MCB conducted a robust community process engaging tens of thousands of residents from Baltimore City and the entire region to understand the community's needs and build buy-in for a thriving, inclusive Harborplace. This extensive process included intimate dinners, door-to-door canvassing, large-format public forums, and neighborhood association presentations, all of which provided critical inputs that informed the ultimate designs.

**100+** NEIGHBORHOODS

**10,000+** INTERACTIONS

**THOUSANDS** OF DIRECT COMMENTS RECEIVED





# SITE OVERVIEW

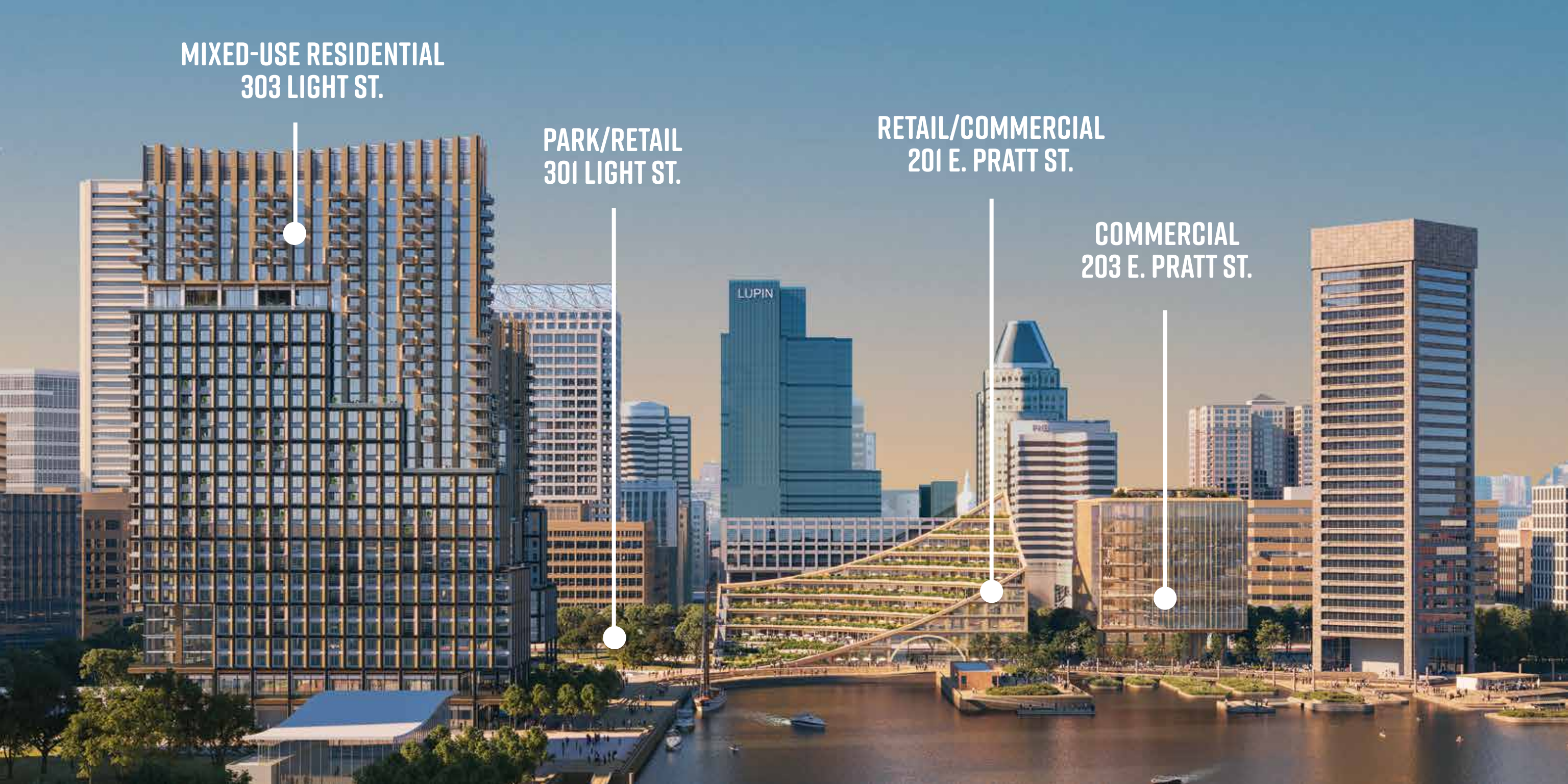


MIXED-USE RESIDENTIAL  
303 LIGHT ST.

PARK/RETAIL  
301 LIGHT ST.

RETAIL/COMMERCIAL  
201 E. PRATT ST.

COMMERCIAL  
203 E. PRATT ST.



## 201 E. PRATT ST. "THE SAIL"

THE PLACE WHERE BALTIMORE CELEBRATES ITS DIVERSE CULTURE AND ENGAGES WITH THE WATER IN AN ICONIC SETTING.

- Use: Retail, Predominately Food and Beverage
- ~200,000 SF
- 50,000 SF of publicly available roof terraces "rooftop park"

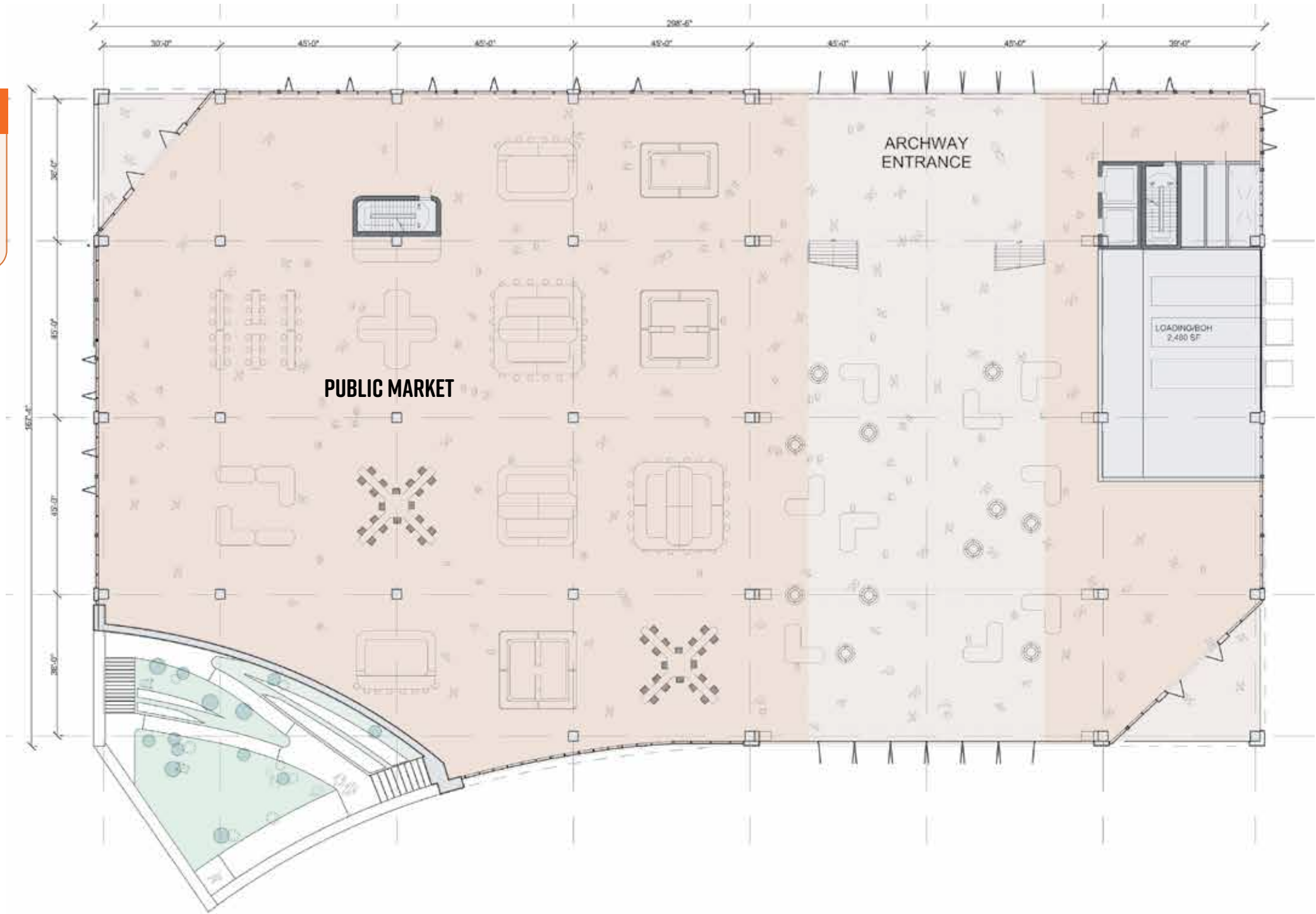
AN ELEVATED NEIGHBORHOOD  
LANDSCAPE THAT HOUSES A CULINARY  
AND WATERFRONT EXPERIENCE  
DESIGNED BY: 3XN ARCHITECTS FROM COPENHAGEN

World's Most Innovative Architect  
(2022 – Fast Company)

Best Building in the World  
(2022 Quay Tower - Sydney, Australia)

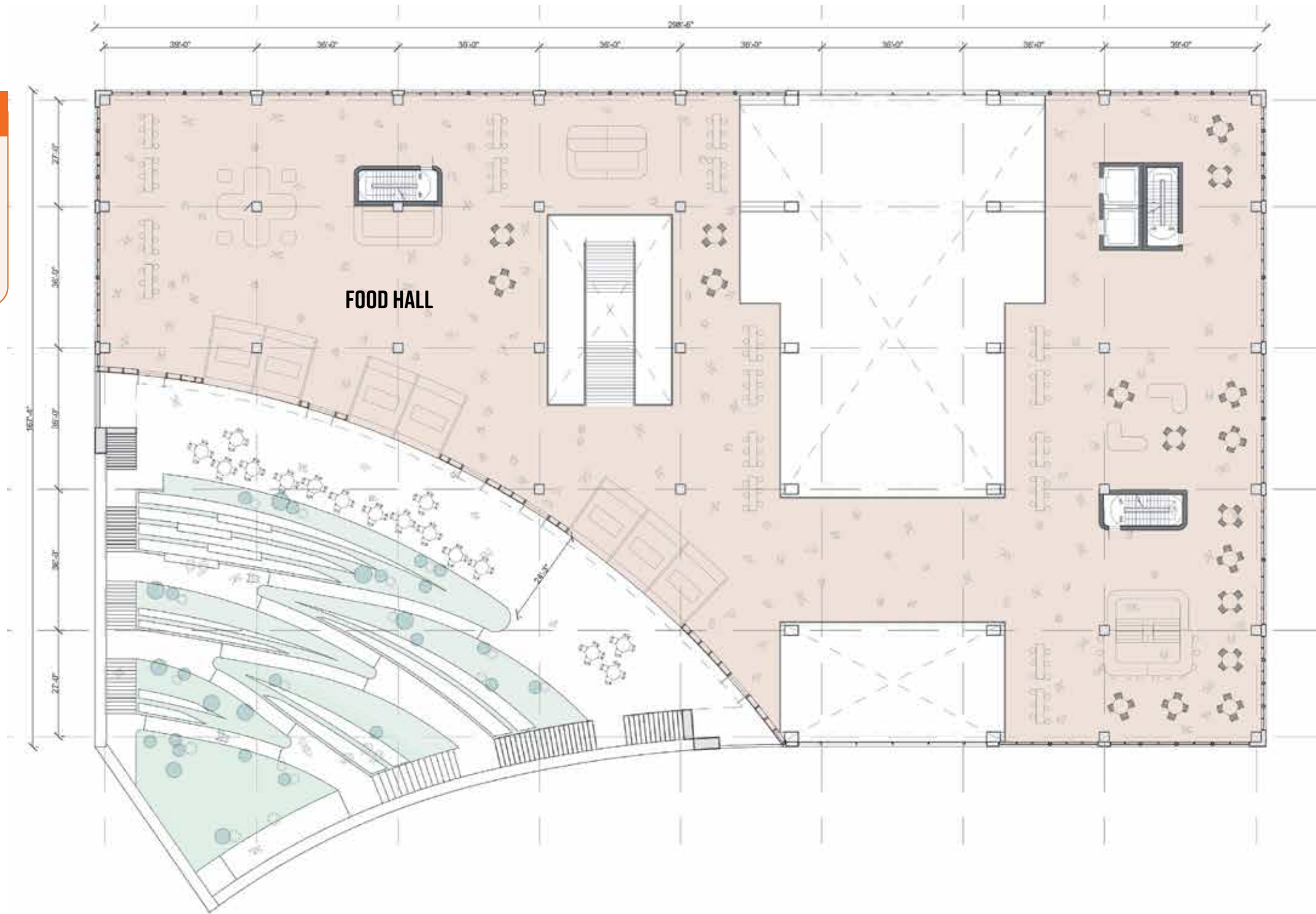


LEVEL I STATS	
Gross Area:	46,816 ft <sup>2</sup>
Net Area:	43,169 ft <sup>2</sup>
Exterior Area:	6,720 ft <sup>2</sup>
Floor Height:	20 ft



\*Preliminary and subject to change

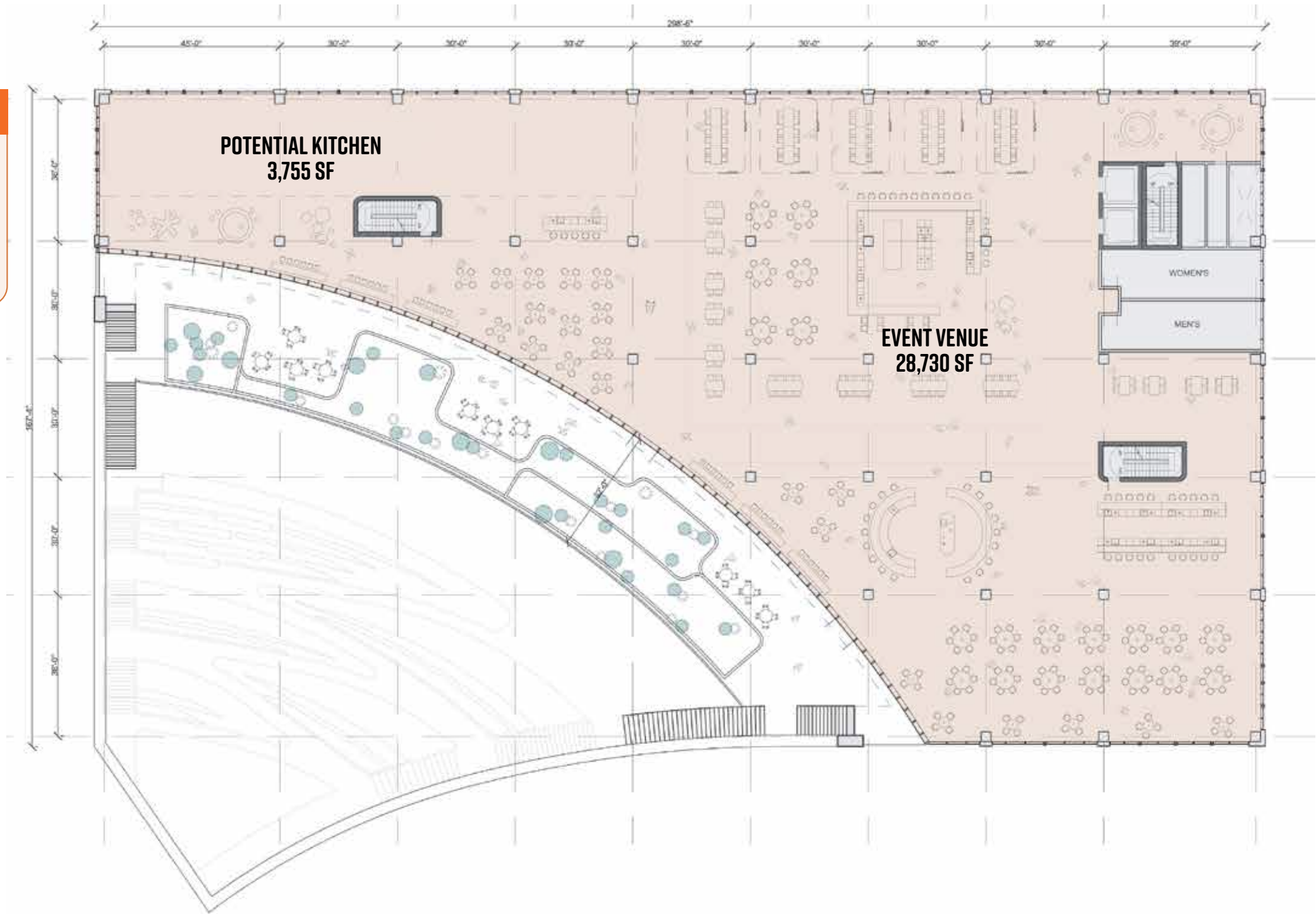
LEVEL 2 STATS	
Gross Area:	38,141 ft <sup>2</sup>
Net Area:	26,351 ft <sup>2</sup>
Exterior Area:	6,313 ft <sup>2</sup>
Terrace Width:	24 ft
Floor Height:	15 ft



\*Preliminary and subject to change

**LEVEL 3 STATS**

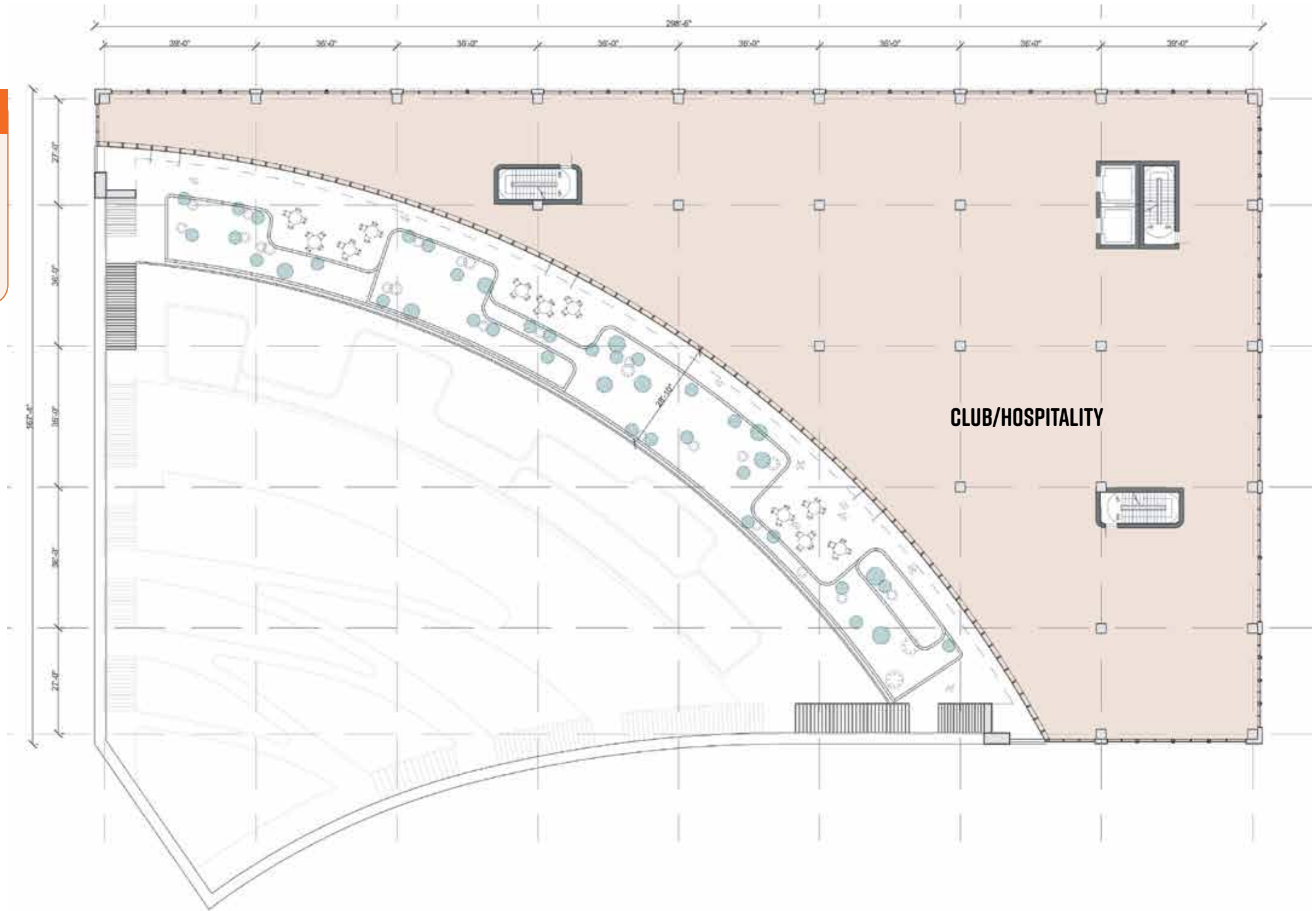
Gross Area:	31,177 ft <sup>2</sup>
Net Area:	28,732 ft <sup>2</sup>
Exterior Area:	7,158 ft <sup>2</sup>
Terrace Width:	32 ft
Floor Height:	15 ft



\*Preliminary and subject to change

**LEVEL 4 STATS**

Gross Area:	23,667 ft <sup>2</sup>
Net Area:	22,190ft <sup>2</sup>
Exterior Area:	7,801 ft <sup>2</sup>
Terrace Width:	24 ft
Floor Height:	15 ft

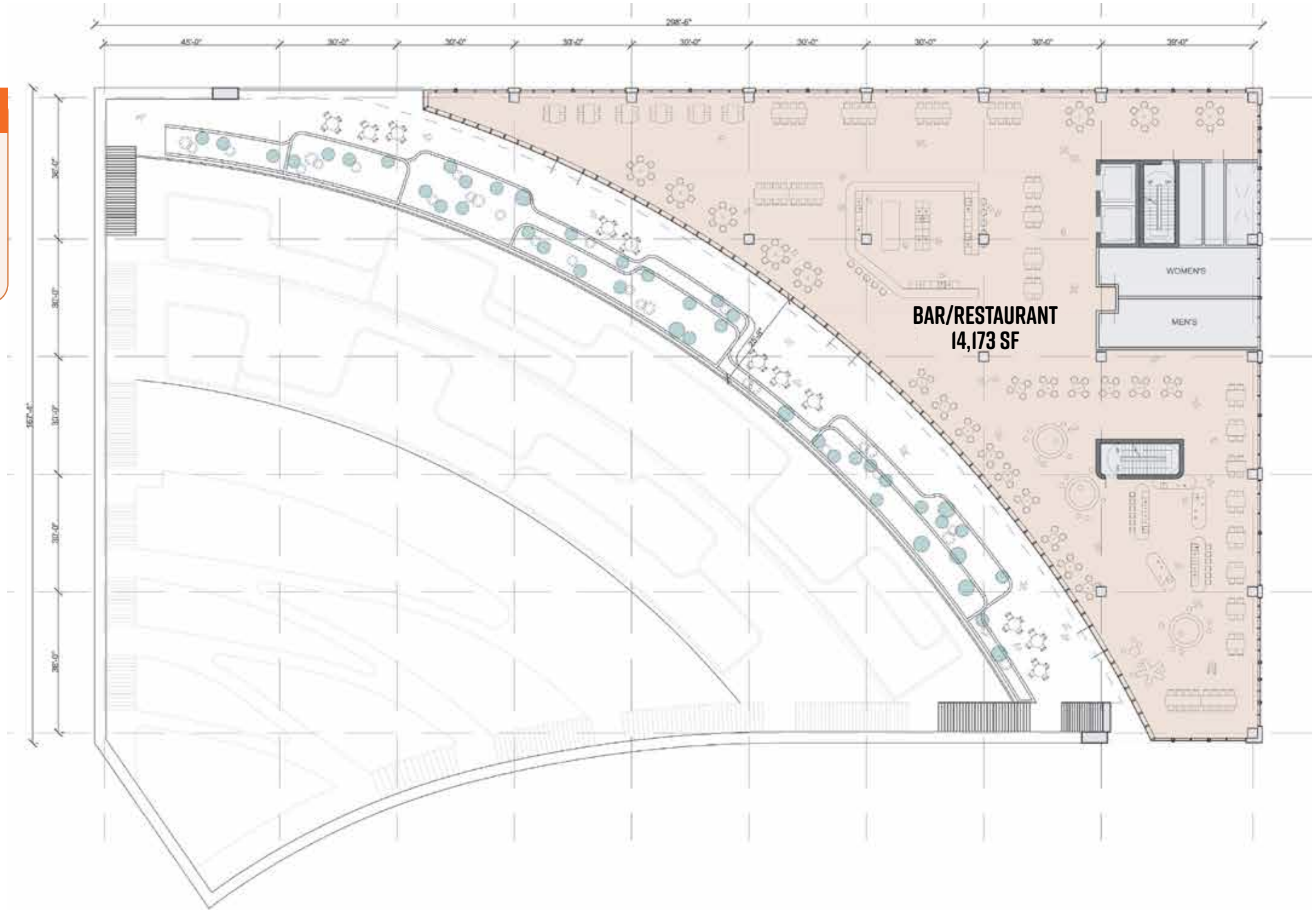


\*Preliminary and subject to change



### LEVEL 5 STATS

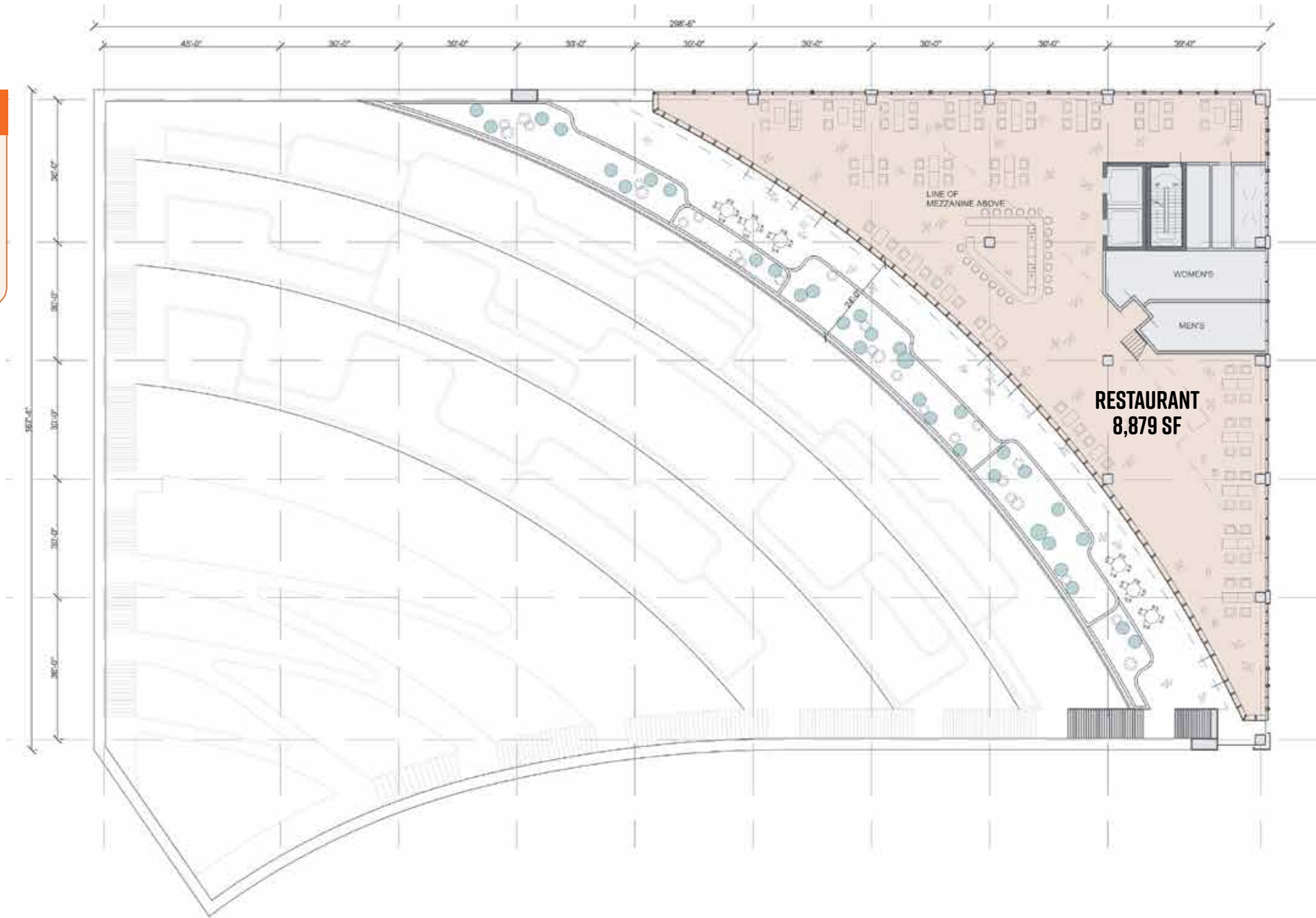
Gross Area:	16,401 ft <sup>2</sup>
Net Area:	14,173 ft <sup>2</sup>
Exterior Area:	7,494 ft <sup>2</sup>
Terrace Width:	25.5 ft
Floor Height:	15 ft



\*Preliminary and subject to change

**LEVEL 6 STATS**

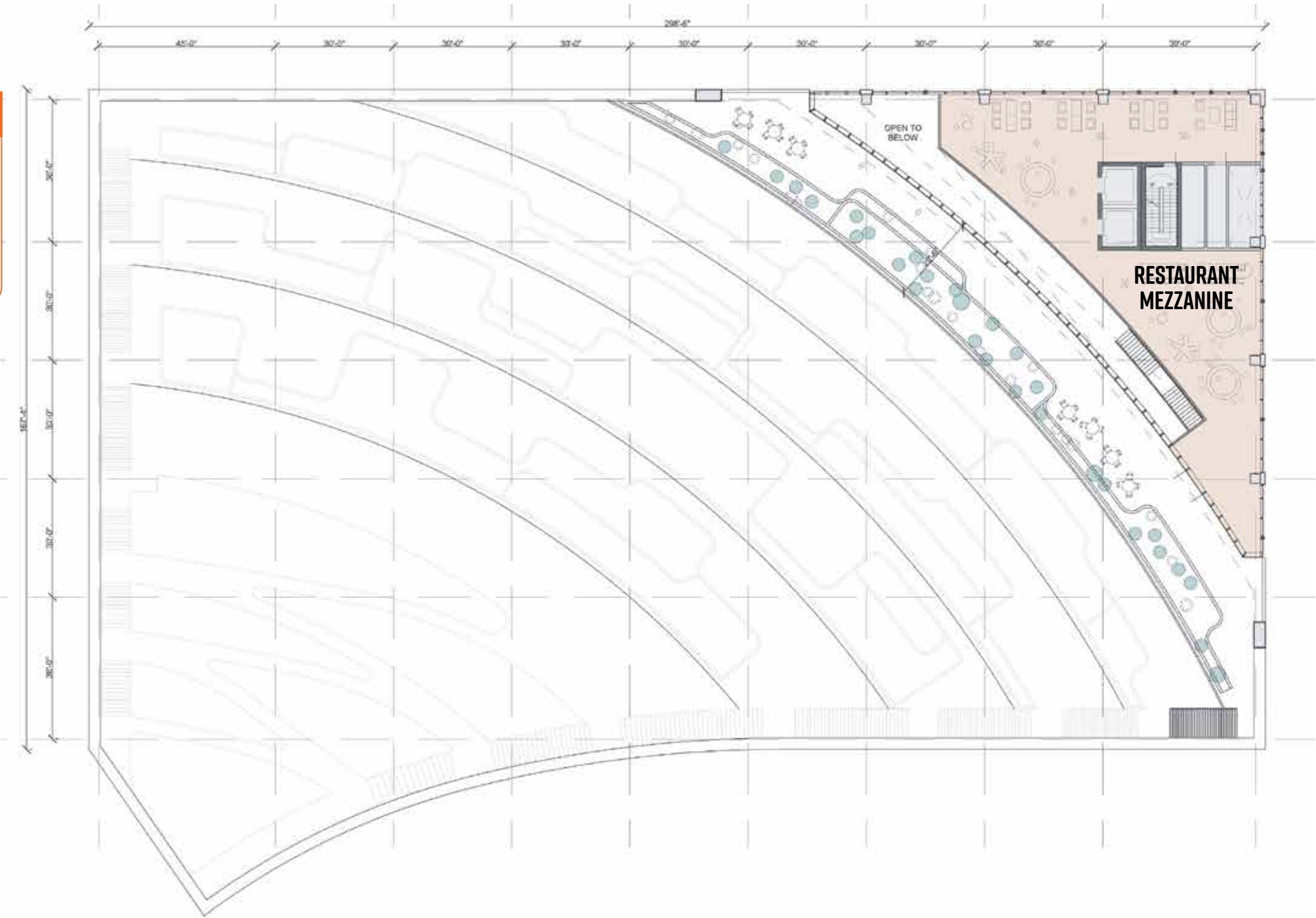
Gross Area:	10,778 ft <sup>2</sup>
Net Area:	8,879 ft <sup>2</sup>
Exterior Area:	5,867 ft <sup>2</sup>
Terrace Width:	24 ft
Floor Height:	15 ft



\*Preliminary and subject to change

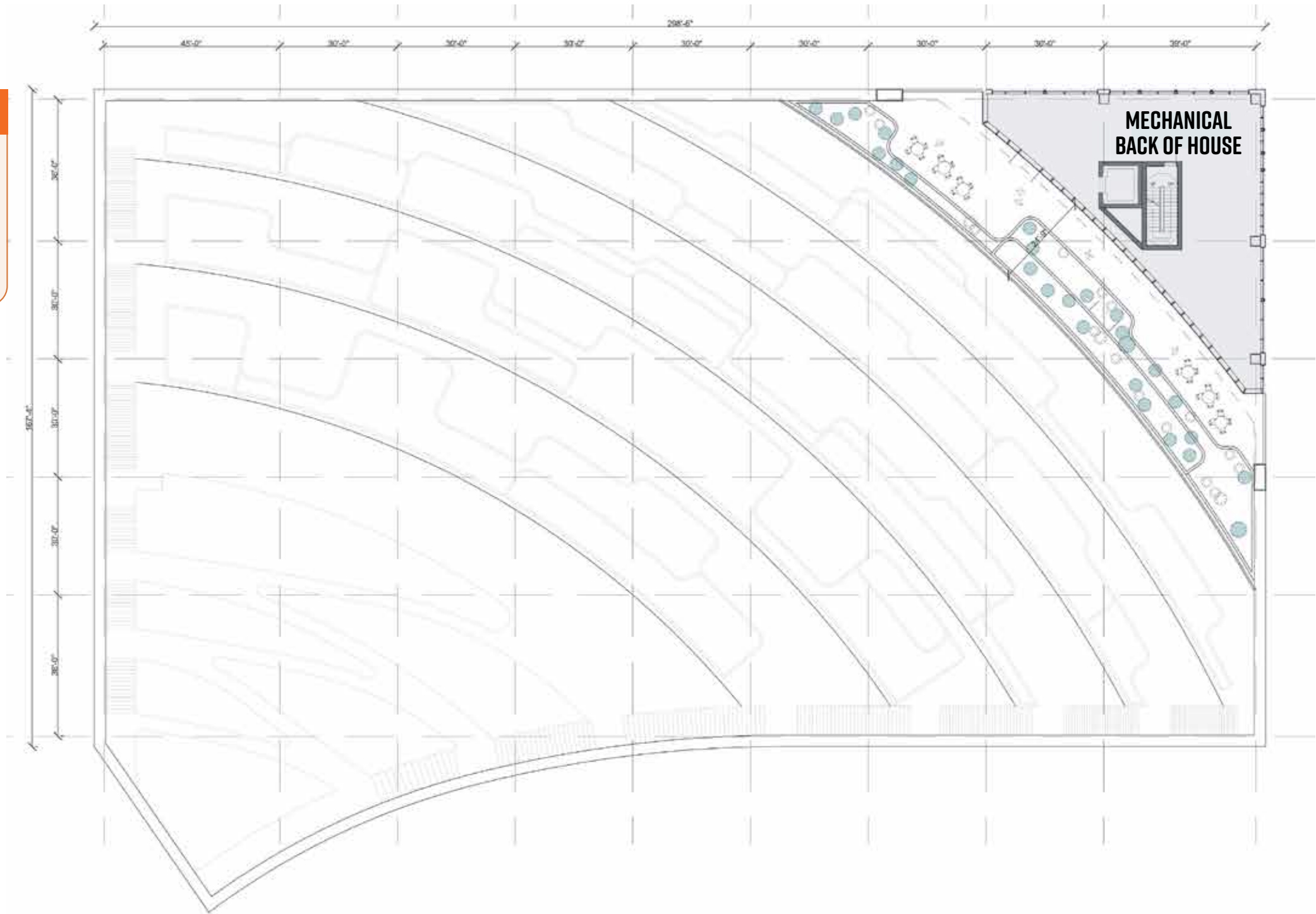
**LEVEL 7 STATS**

Gross Area:	6,449 ft <sup>2</sup>
Net Area:	3,925 ft <sup>2</sup>
Exterior Area:	4,564 ft <sup>2</sup>
Terrace Width:	22.5 ft
Floor Height:	18 ft



\*Preliminary and subject to change

LEVEL 8 STATS	
Gross Area:	3,034 ft <sup>2</sup>
Net Area:	0 ft <sup>2</sup>
Exterior Area:	3,532 ft <sup>2</sup>
Terrace Width:	24.75 ft
Floor Height:	18 ft



\*Preliminary and subject to change

### ROOFTOP STATS

Gross Area:	176,463 ft <sup>2</sup>
Net Area:	148,500 ft <sup>2</sup>
Exterior Area:	50,000 ft <sup>2</sup>
Total Height:	131 ft



\*Preliminary and subject to change





## PARKS & PROMENADE

A DIVERSE OFFERING OF PUBLIC SPACES, NATIVE LANDSCAPING, RESILIENT INFRASTRUCTURE, AND ENGAGEMENT WITH THE WATERFRONT.

- **18.7 acres** of total public space (13.9 existing acres)
- **Over 4 acres** of new parks and public space
- **2.3 acres** of new park space through The Park at Freedoms Port (Light & Pratt St)
- **5.5 total acres** of enhanced activation space at West Shore Park
- **500+** new native trees adding shade to the public promenade
- **1.1 acres** of elevated public space
- **3.4 acres** of revitalized waterfront promenade Including **1.4 acres** of new promenade
- Upper and lower promenade typologies to mitigate flooding events and bring the public closer to the water
- Native landscaping and softer shoreline to protect the ecology of the Chesapeake
- Marsh/wetlands to intercept and remove nutrients from the harbor
- Diverse connections to multi-modal forms of transportation including the Baltimore Blue Way, Water Taxi, and MTA transit
- Multi-purpose spaces to aid year-round programming, festivals and celebrations along the water





## **THE PARK AT FREEDOM'S PORT**

The new Park at Freedom's Port invites all to enjoy the splendor of the waterfront. This incredible waterfront park includes green spaces, ample shade, and programmable space for the enjoyment of all of Baltimore.

**A NEW, WORLD-CLASS  
~2.5 ACRE PARK AT THE  
HEART OF THE CITY.**





## 301 LIGHT ST.

A vibrant and flexible retail offering directly on the “Arts Walk” situated at the heart of the development, directly adjacent to The Park at Freedoms Port and the proposed residential high-rise and its ground floor retail offerings.

- Use: Retail
- 8,500 SF of enclosed retail space
- ~30,000 SF of rooftop park
- Amphitheatre with capacity for ~2,000 occupants, creating an elevated waterfront experience for the public

## 303 LIGHT ST.

Baltimore’s newest residential towers, designed by the world-renowned design firm Gensler, take advantage of unobstructed views of the water and Baltimore’s iconic skyline — and feature world-class amenities. Additionally, a European-style plaza on the ground floor is packed with a diverse offering of retail and food & beverage concepts. These residences will offer a hospitality-style management service tailored to complement life on the inner harbor.

- Use: Mixed-Use Residential (Rental)
- South Tower (Left) 32 stories | North Tower (Right) 25 stories
- ~900 Residential Dwelling Units
- ~19,000 SF of community space on the second level podium for cultural programming including potential art gallery, library, and HBCU involvement

**OPPORTUNITY FOR 40,000 SF OF CURATED RETAIL ACROSS BOTH TOWER PODIUMS (20,000 SF ea.)**

## 203 E. PRATT ST.

A MIXED-USE CLASS A+ TROPHY OFFICE OPPORTUNITY  
ON BALTIMORE'S FAMOUS WATERFRONT.

- Use: Commercial
- ~200,000 GSF
- Open public ground floor resilient to sea-level rise and flood protection



## ABOUT THE DEVELOPER

WITH A DYNAMIC DEVELOPMENT PIPELINE APPROACHING 4 MILLION SQUARE FEET, MCB REAL ESTATE IS ACTIVELY SHAPING A THRIVING FUTURE LANDSCAPE FOR COMMUNITIES NATIONWIDE.

MCB is a pillar of institutional credibility, excelling in delivering exceptional investor returns and conquering complex commercial real estate projects since our establishment in 2007. Based in Baltimore, Maryland, MCB Real Estate stands as a privately-held powerhouse in institutional investment management, trusted with optimizing the performance of commercial real estate assets for funds across multiple states.

A seamlessly integrated vertical suite of professional services ensures we deliver comprehensive strategies and support at every stage of an asset's lifecycle. MCB covers development, construction, property and asset management, acquisitions, and legal expertise. We manage a nationwide portfolio with \$3 billion in Assets Under Management, overseeing an expansive 15 million square feet of diverse properties, including industrial, office, retail, mixed-use, multi-family, and life sciences.

Founded by P. David Bramble and Peter Pinkard, and backed by a passionate and experienced team of over 100 professionals, MCB Real Estate skillfully succeeds at transforming even the most complex spaces into prosperous, purpose-built places.

[MCBREAL ESTATE.COM](https://www.mcbrealestate.com)



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