

Work at

BALTIMORE PENINSULA

ONE FULL FLOOR REMAINING

RYE STREET MARKET

301 MISSION BOULEVARD BALTIMORE, MD
BALTIMOREPENINSULA.COM

CUSHMAN & WAKEFIELD

A WORLD-CLASS *Destination*

Be at the forefront of a transformational opportunity in Baltimore with the scale and potential to create national impact. Today, 1.1 million square feet of Class A office, residential, and ground floor retail space is open across a 235-acre site with significant room for future growth. This vibrant mixed-use destination features 2.5 miles of waterfront along the Middle Branch of the Patapsco River, complemented by expansive open spaces designed for everyone to enjoy.

Launched by local icons, Baltimore Peninsula has quickly emerged as one of Baltimore's most vibrant destinations — home to globally recognized companies, leading institutions, and beloved local establishments including Under Armour, CFG Bank, Truist, PwC, the University of Maryland, Rye Street Tavern, and Nick's Fish House.

Everbrook Academy · Daily Grind · CFG Bank · eggspectation restaurant · bar · Inspire Nail Bar · Shinkanzen Sushi · Urbano · M&T Bank · Strayer University · Live-K 潮K · Little Wing Baltimore · Rye Street Tavern · 1909 Sagamore Spirit · Roost Apartment Hotel · Nick's Fish House · Clyde's · Volo Sports Group · Slutty Vegan · Jersey Mike's Subs · Bar Vegan · Blü Cā A Jamaican Experience · Molly's Dog Care · Slurp Noodle Bar · Vessel Baltimore · Ben & Jerry's



Heart AND SOUL



MORRIS ADJMI: PROJECT ARCHITECT

Morris Adjmi Architects is a world-renowned architecture firm that has garnered international acclaim for delivering contextual, but distinctly contemporary buildings with modernist underpinnings. His firm has a global reach but is well known for several iconic projects that shape New York's prestigious Meatpacking District including the High Line Building, the Theory Building, and 837 Washington. His focus is on synthesizing tradition and innovation to craft an environment with a sense of purpose and place. This design ethos will translate directly into Rye Street Market, situated at the heart of Baltimore Peninsula.

Baltimore Peninsula introduces Rye Street Market – a neighborhood anchor with distinctive industrial and turn-of-the-century architecture across three cohesive buildings. The peerless buildings embrace Baltimore's proud history. With terraces and setbacks with vistas overlooking the water, market and courtyard, Rye Street Market is a destination that goes beyond a typical day at the office.

FULL POTENTIAL REALIZED

As the heart and soul of the community, Rye Street Market sets the pulse of Baltimore Peninsula's innovation ecosystem. Designed to attract innovators and entrepreneurs, the inspiring features are endless. Perfectly centered and created to take in its surroundings, the buildings' multiple rooftop terraces and event spaces provide waterfront views to inspire and excite. The boutique style spaces range in size and offer flexible design options and lease terms for companies to grow and expand.

A BLUEPRINT FOR *Inspiration*



Well-crafted and artfully designed, Rye Street Market is created for today's workforce seeking a lively urban vibe that looks and feels like Baltimore. Featuring flexible floor plates of various sizes, these spaces allow for modern and highly efficient space plans. To entertain, meet, or find inspiration, enjoy the multiple rooftop terraces, retail shops and restaurants on the first floor, or walk the parks and piers.

FEATURES

- Three buildings with Class A office space, amenity spaces, and retail
- 233,000 SF Trophy Building
- Small, flexible spaces available
- Spaces ranging from 2,800 – 32,000 RSF

AMENITIES

- Spec Suites
- Amenity Space
- Waterfront Views
- Rooftop terrace and patios
- Fitness Center & Locker Room
- Bike Storage

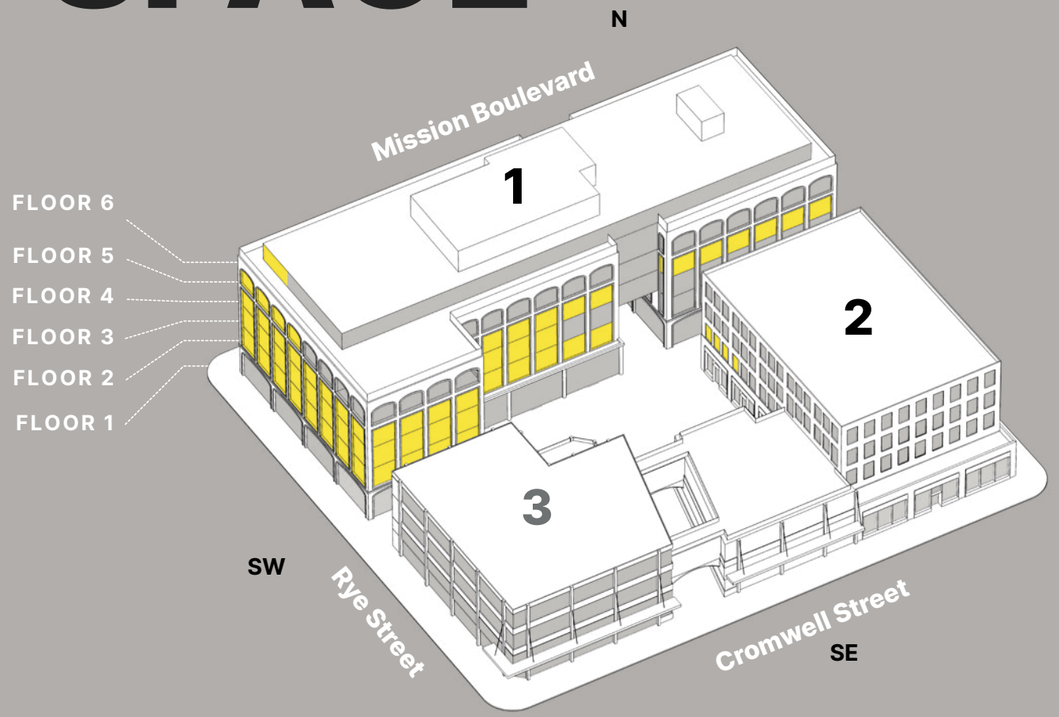
A Welcoming EXPERIENCE

START OFF YOUR DAYS AT THE INTERSECTION OF HUSTLE AND HOSPITALITY.

Rye Street Market provides quality experiences and welcoming conveniences. You'll find everything at your fingertips as you make your way to any of the three office lobbies. Upon entering, each lobby will have inviting wide-open spaces with high ceilings and stunning design.

Keep up your fitness goals at the on-site fitness center, enjoy the neighborhood's many biking or jogging paths, or get out on the water in a kayak or sailboat. Rest assured that wellness and a healthy lifestyle is considered at every part of your day, from common area hand-sanitation stations and HVAC systems with increased outdoor air circulation and filtration to touchless bathroom features and open-air outdoor working spaces.

Available SPACE



Available

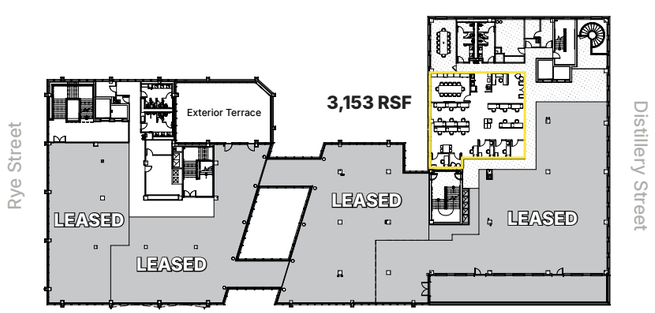
Leased

BUILDING 1
6 Stories
83,774 RSF

BUILDING 2
1 Suite
3,153 RSF

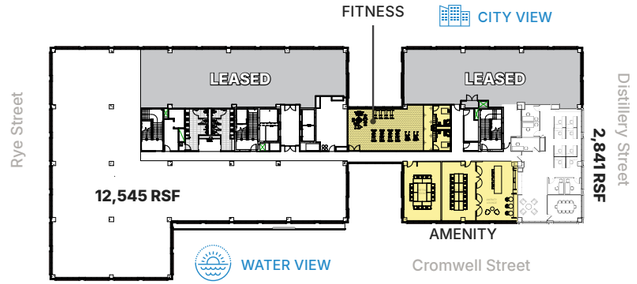
BUILDING 2

2ND FLOOR

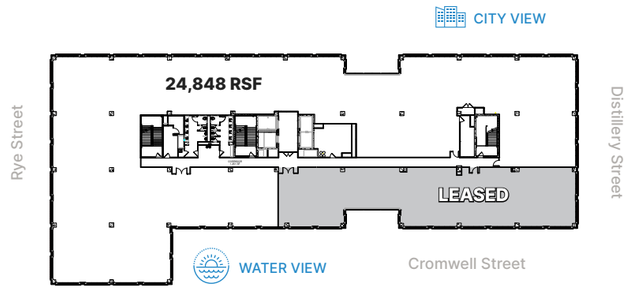


BUILDING 1

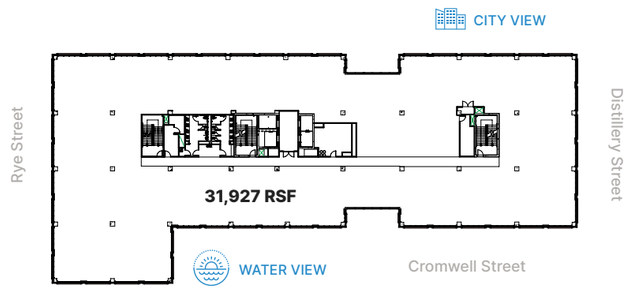
2ND FLOOR



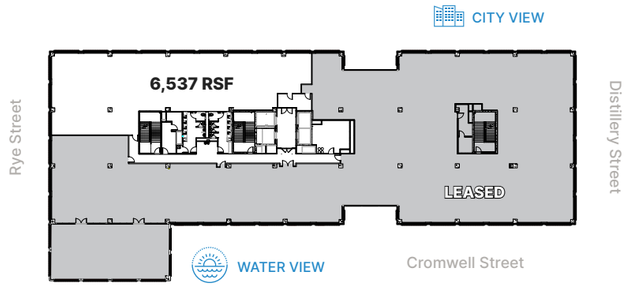
3RD FLOOR



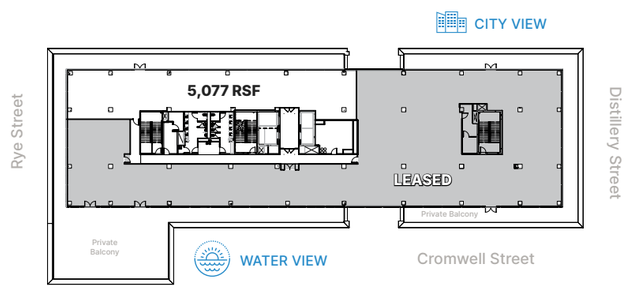
4TH FLOOR



5TH FLOOR



6TH FLOOR



A Convenient LOCATION

IMPACT VILLAGE

HORSESHOE CASINO BALTIMORE

INTERSTATE 95

TOPGOLF

M&T Bank STADIUM

ORIOLE PARK at CAMDEN YARDS

2455 HOUSE STREET

ROOST APARTMENT HOTEL

RYE STREET MARKET

DIRECT ACCESS FROM 95 VIA THREE RAMPS

INTERSTATE 95

RYE HOUSE

WEST COVINGTON PARK

CITYGARAGE

Nick's FISH HOUSE

UNDER ARMOUR

RYE STREET TAVERN

1909 SAGAMORE SPIRIT

HANOVER STREET BRIDGE

BYB BALTIMORE YACHT BASIN

LOCKE LANDING

15 MIN
TO PENN STATION BALTIMORE

15 MIN
TO BWI AIRPORT

45 MIN
TO DC

7 MINUTES TO INNER HARBOR
12 MINUTES TO ANNE ARUNDEL COUNTY
15 MINUTES TO HOWARD COUNTY
30 MINUTES TO HARFORD COUNTY

Baltimore Peninsula opens up Baltimore's commuter pool beyond the status quo. Commutes from within Baltimore City, as well as from surrounding Montgomery, Prince Georges, Anne Arundel, Harford, and Baltimore Counties are easily managed with a Baltimore Peninsula location.

Inspired WATERFRONT

Baltimore Peninsula is a vibrant, 24/7, mixed-use impact driven community that will be accessible to all with waterfront programming, residences, hotels, offices, destination restaurants and shopping, and celebrated public spaces.

The neighborhood retail is focused on creating an approachable lifestyle experience that has something for everyone. With an authentic and enduring design, it embraces local landmarks and regional flavors, with experiential and customer driven shop trends and conveniences that meet daily demands.



Work directly on the Patapsco River with unobstructed views, outdoor terraces and dining, and access to 2.5 miles of waterfront property. Bring wellness into your work day when you take your calls while walking the 2.5 mile long waterfront or meetings in shaded urban parks.

Outfitted with two full-service marinas, Baltimore Peninsula offers programmed waterfront promenades and piers with year-round activation and fitness, kayaking and boat tours.



Join us at

BALTIMORE PENINSULA

A PLATFORM FOR PURPOSEFUL GROWTH.

301 MISSION BOULEVARD BALTIMORE, MD
BALTIMOREPENINSULA.COM

COURTENAY JENKINS
court.jenkins@cushwake.com
410.685.9590

RICH THOMAS, CCIM
richard.thomas@cushwake.com
410.685.9812

MATT MELNICK
matthew.melnick@cushwake.com
410.685.9880

LINN WORTHINGTON
linn.worthington@cushwake.com
410.504.9292

Hines

CUSHMAN & WAKEFIELD