



*Work at*  
**BALTIMORE  
PENINSULA**

**RYE STREET MARKET**

301 MISSION BOULEVARD BALTIMORE, MD  
[BALTIMOREPENINSULA.COM](http://BALTIMOREPENINSULA.COM)



**CUSHMAN &  
WAKEFIELD**



# A WORLD-CLASS *Destination*

Be on the forefront of a transformational opportunity for Baltimore with national impact at a scale to bring about dramatic change. Today 1.1 million square feet of mixed-income residential, Class A office and ground floor retail is open on a 235 acre site, with room to grow. This vibrant, mixed-use destination for all enjoys 2.5 miles of waterfront on the Middle Branch of the Patapsco River and wide open spaces for everyone to enjoy.

Launched by local icons, Baltimore Peninsula is already a thriving destination, home to CFG Bank, Under Armour, Sagamore Spirit Distillery, Nick's Fish House, City Garage and West Covington Park.

## 1.1 MILLION SF HAS DELIVERED







# Heart AND SOUL

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.



### 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.



# 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 boutique office, shared spaces and retail



233,184 SF Trophy Building



Small, flexible spaces available



Spaces ranging from 3,600-27,700 RSF



## AMENITIES



Spec Suites & Amenity Space



Waterfront Views



Rooftop terrace and patios



Fitness Center & Locker Room



Bike Storage



3:1 Parking Ratio with surface lots and parking garage



# *A Welcoming* **EXPERIENCE**



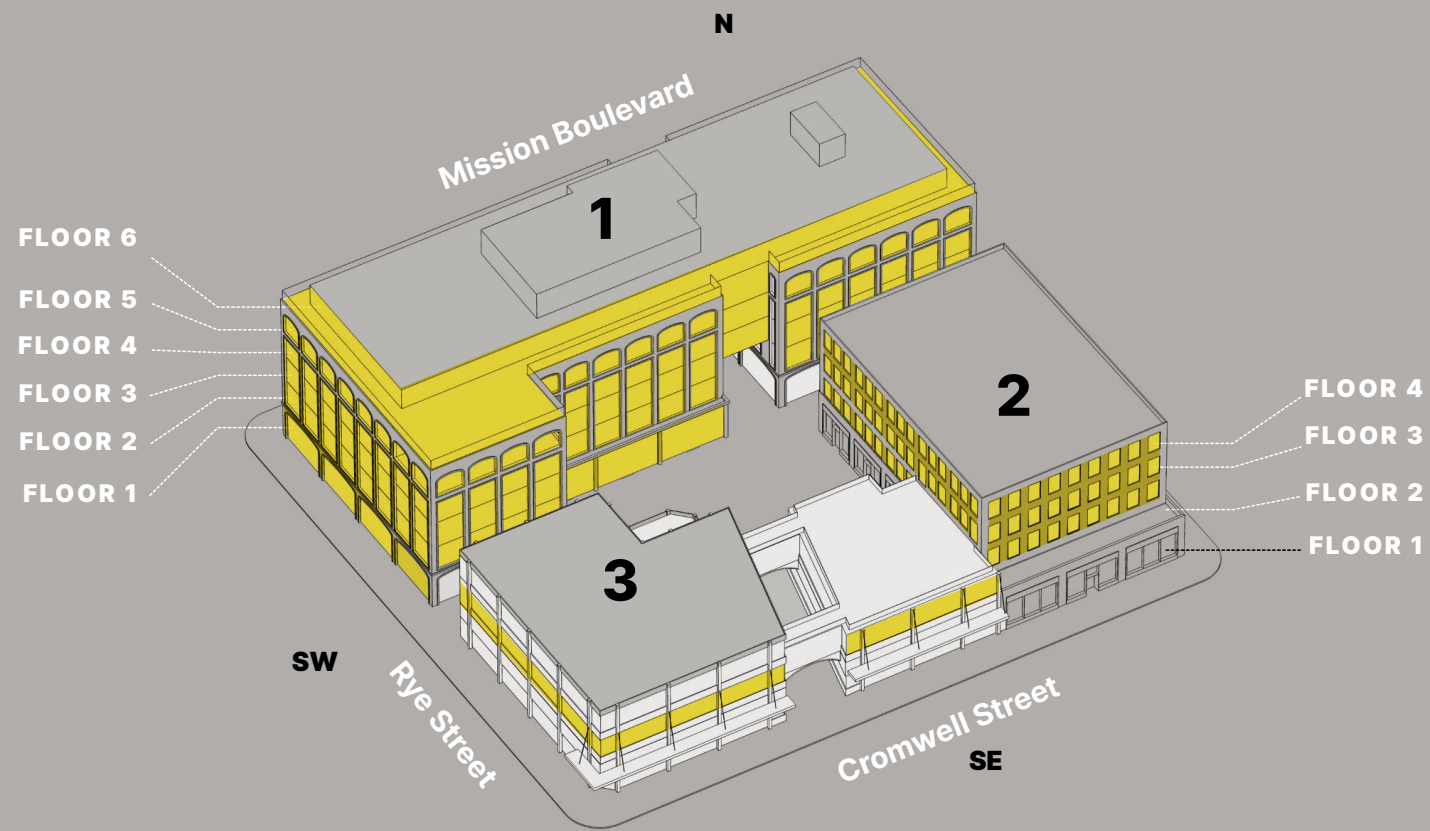
## **START OFF YOUR DAYS AT THE INTERSECTION OF HUSTLE AND HOSPITALITY.**

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

## RYE STREET MARKET BUILDING 1

Floor 6	21,479 SF - 7,540 SF Outdoor Terrace
Floor 5	29,442 SF
Floor 4	27,732 SF
Floor 3	27,733 SF
Floor 2	28,459 SF
Floor 1	14,989 RSF Retail

## RYE STREET MARKET BUILDINGS 2 + 3

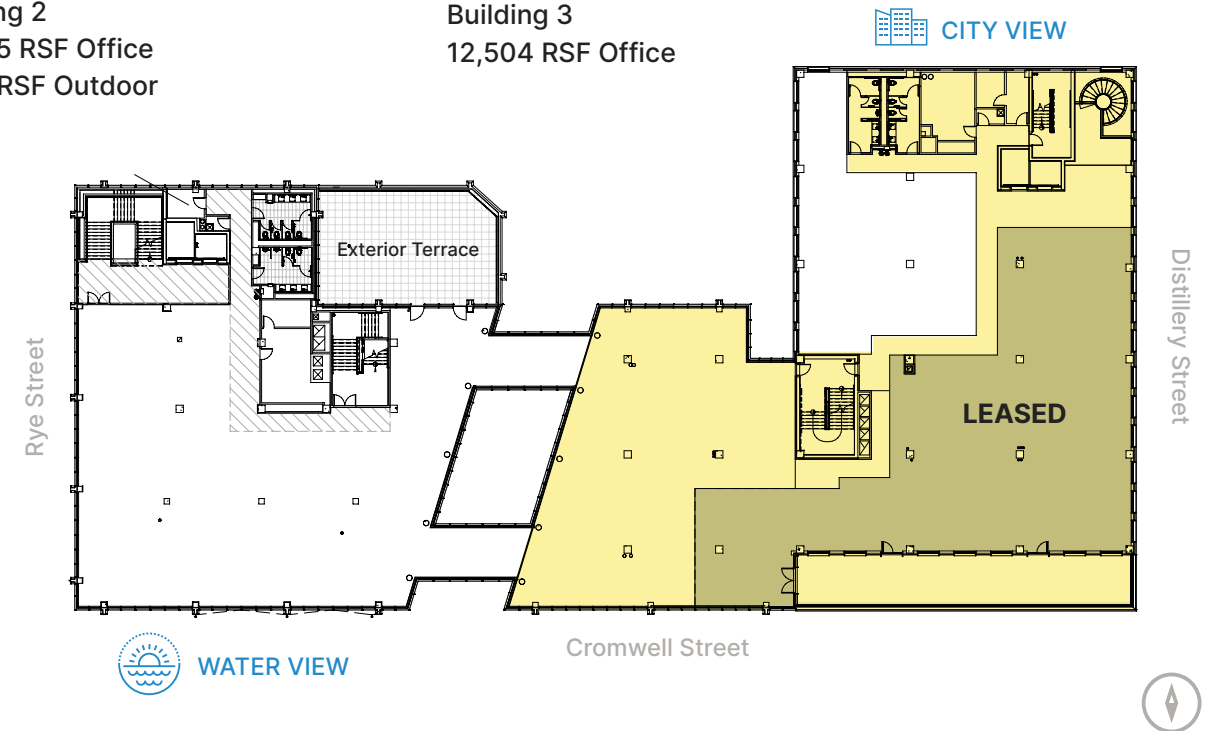
Floor 4	12,469 SF
Floor 3	21,746 SF - 5,796 SF Outdoor
Floor 2	30,255 SF - 1,370 SF Outdoor
Floor 1	23,384 RSF Retail

## Floorplans RYE STREET MARKET BUILDINGS 2 + 3

### 2<sup>ND</sup> FLOOR

Building 2  
30,255 RSF Office  
1,370 RSF Outdoor

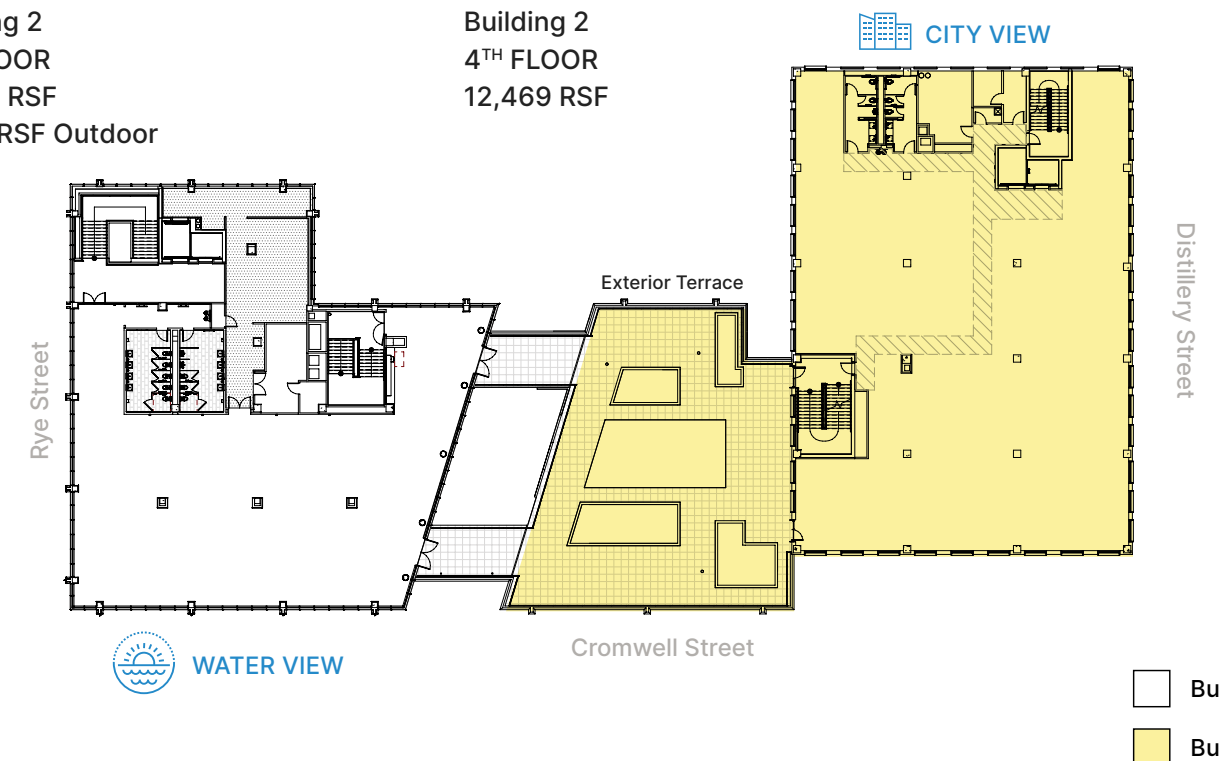
Building 3  
12,504 RSF Office



### 3<sup>RD</sup> + 4<sup>TH</sup> FLOOR TYPICAL

Building 2  
3<sup>RD</sup> FLOOR  
21,746 RSF  
5,796 RSF Outdoor

Building 2  
4<sup>TH</sup> FLOOR  
12,469 RSF



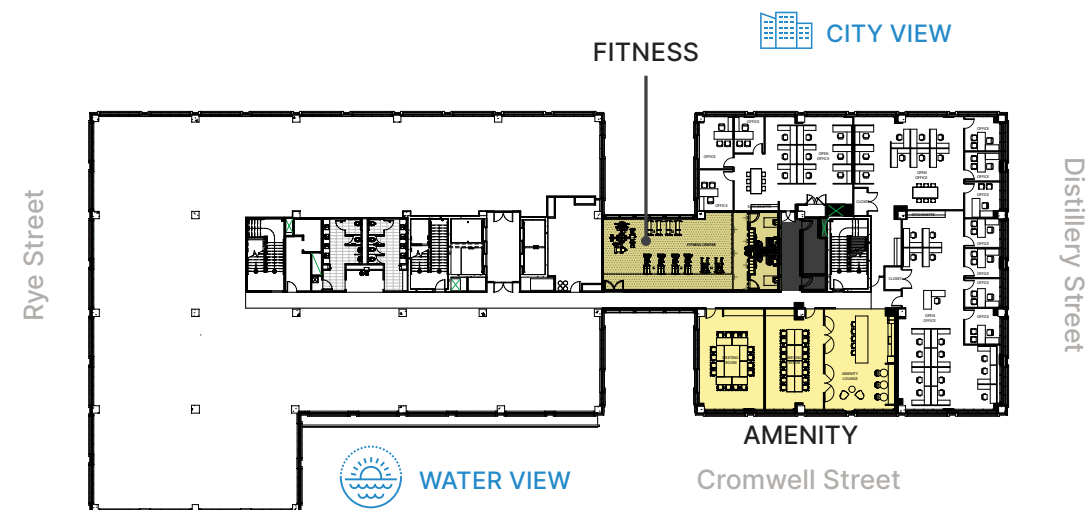


# Floorplans

## RYE STREET MARKET BUILDING 1

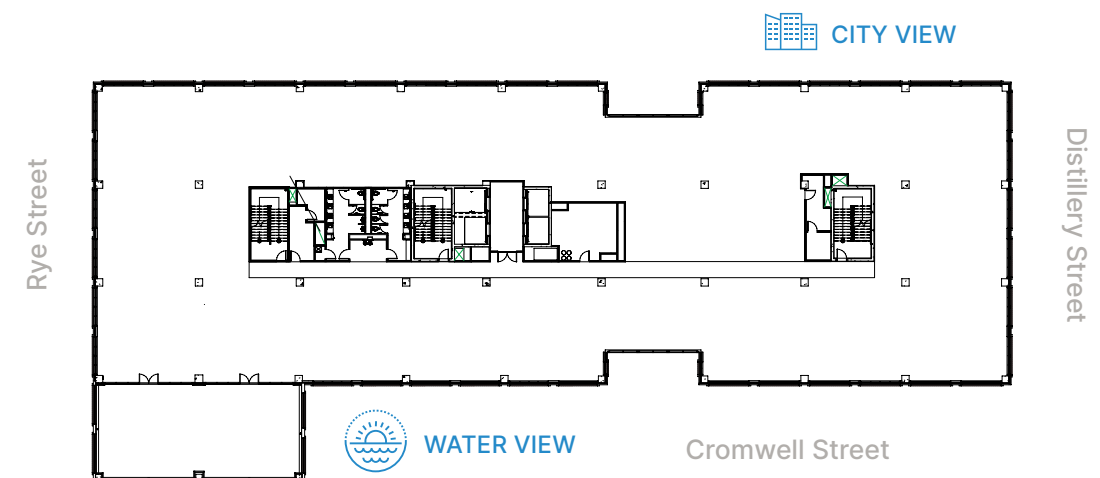
### 2<sup>ND</sup> FLOOR

28,459 RSF Office



### 5<sup>TH</sup> FLOOR

29,442 RSF Office



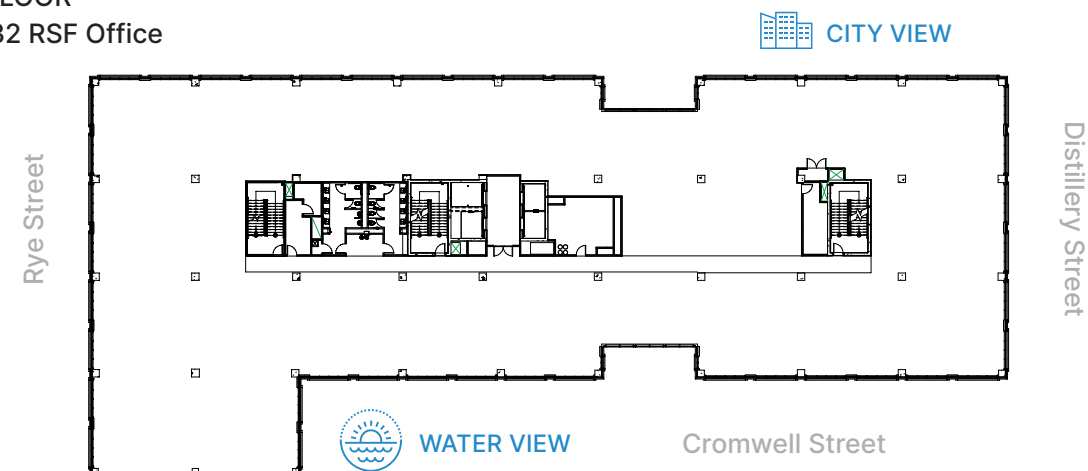
### 3<sup>RD</sup> + 4<sup>TH</sup> FLOOR TYPICAL

3<sup>RD</sup> FLOOR

27,733 RSF Office

4<sup>TH</sup> FLOOR

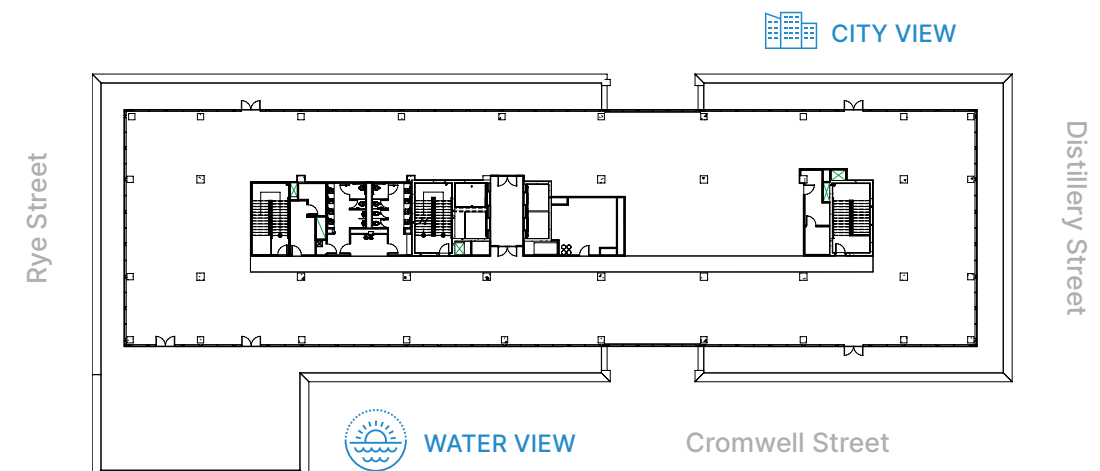
27,732 RSF Office



### 6<sup>TH</sup> FLOOR

21,479 RSF Office

7,540 SF Outdoor Terrace







*The Lifestyle*  
**YOU'VE BEEN  
LOOKING FOR**



# SOMETHING FOR EVERYONE

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.

RYE STREET  
TAVERN

1909  
SAGAMORE SPIRIT

POOST  
APARTMENT HOTEL



Clyde's

VOLO  
SPORTS GROUP

*Nearby*

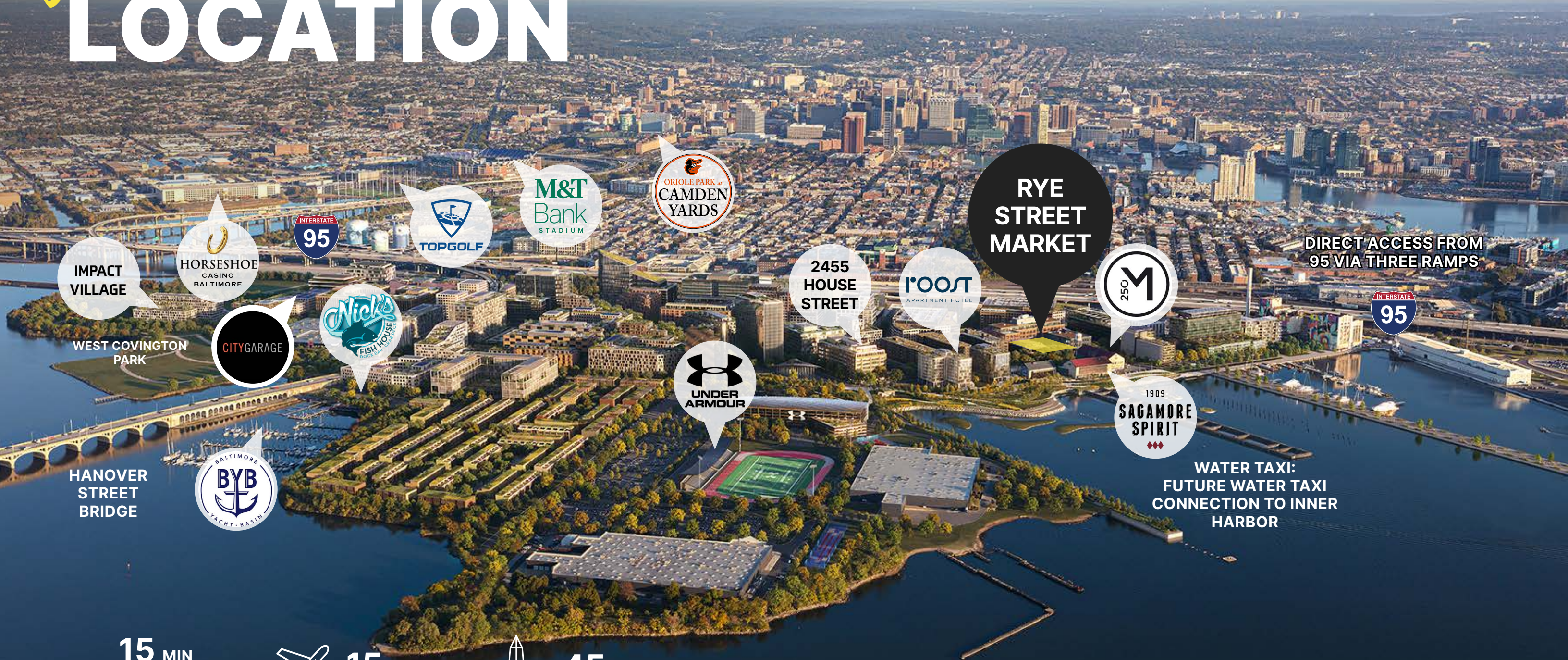
M&T Bank  
STADIUM

HORSESHOE  
CASINO

TOPGOLF





# *A Convenient* LOCATION



 **15 MIN**  
PENN STATION  
BALTIMORE

 **15 MIN**  
BWI AIRPORT

 **45 MIN**  
TO DC

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

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**

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

**MAG**  
PARTNERS

 **CUSHMAN &  
WAKEFIELD**