

PRE-BUILT OR CUSTOMED DESIGNED SUITES FOR PURPOSEFUL GROWTH IN A WORLD-CLASS DESTINATION



Turn-key Spec Suite Delivery 1 year Free on a Five Year Term



1.1 Million SF of existing development, transforming into 14 Million SF on a 235 acre Live, Work, Play Campus



Located within Rye Street Market, featuring:

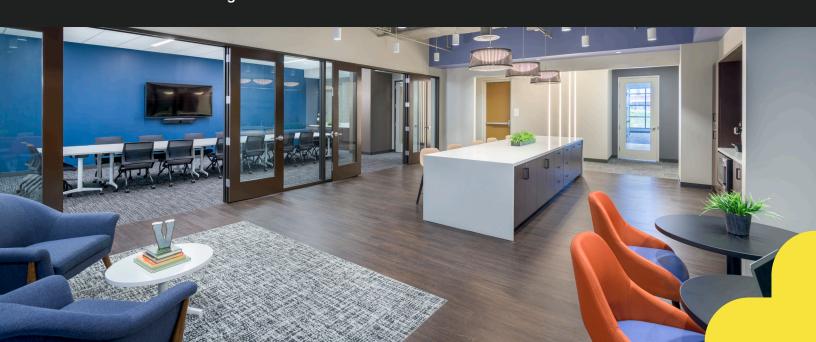
- Fitness Center
- Bike Storage
- Central Courtyard
- Conference Center
- Fitwel Certification Tenant Lounge
- Ample Surface & Covered Parking



2.5 miles of water views &40 acres of public parks/green space



Modern Design by Morris Adjmi Architects



Startup Road

PRE-BUILT OFFICE SUITES



 OFFER INCLUDES **FURNITURE OR FURNITURE ALLOWANCE**





SUITE 4 2.885 RSF

• 3 Private Offices

- 9 workstations

SUITE 5

2.604 RSF

- 3 Private Offices
- 9 Workstations

SUITE 6

3,956 SF / Suite

- 4 Private Offices
- 12 workstations

CUSTOM DESIGNED SUITES ALSO AVAILABLE









PHILADELPHIA 7

3 RAMPS

Directly from 195 to BALTIMORE PENINSULA

15 MINUTES

To BWI and Baltimore Penn Station

46 MILLION VEHICLES

See BALTIMORE PENINSULA annually

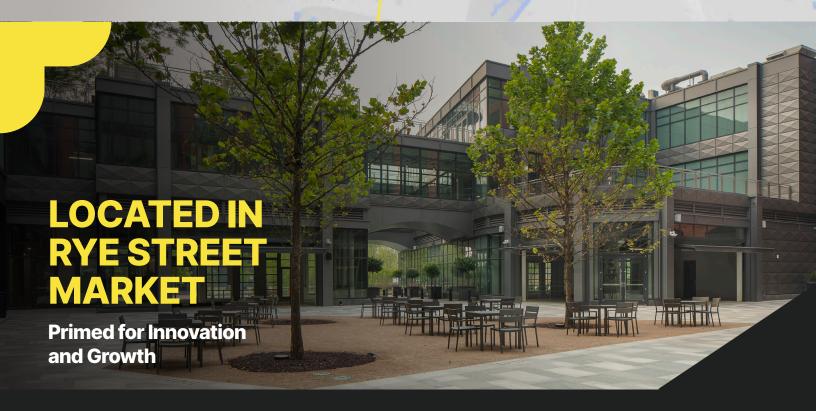
BIKE-FRIENDLY

Cycle network throughout the neighborhood, including protected bike paths to create safe lanes for cyclists, and onsite bike racks

Future Water Taxi Connection to Inner Harbor

WASHINGTON, D.C.





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