

BALTIMORE PENINSULA

STARTUP INNOVATION EXCLUSIVE

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 Ready

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



High-end finishes



Kitchenette in each Suite



Park and Water Views

THE MOST CONNECTED & VISIBLE *Location*

3 RAMPS

Directly from I95 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

WATER TAXI

Future Water Taxi Connection to Inner Harbor

↙ WASHINGTON, D.C.

BALTIMORE

BALTIMORE PENINSULA



LOCATED IN RYE STREET MARKET

Primed for Innovation
and Growth

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