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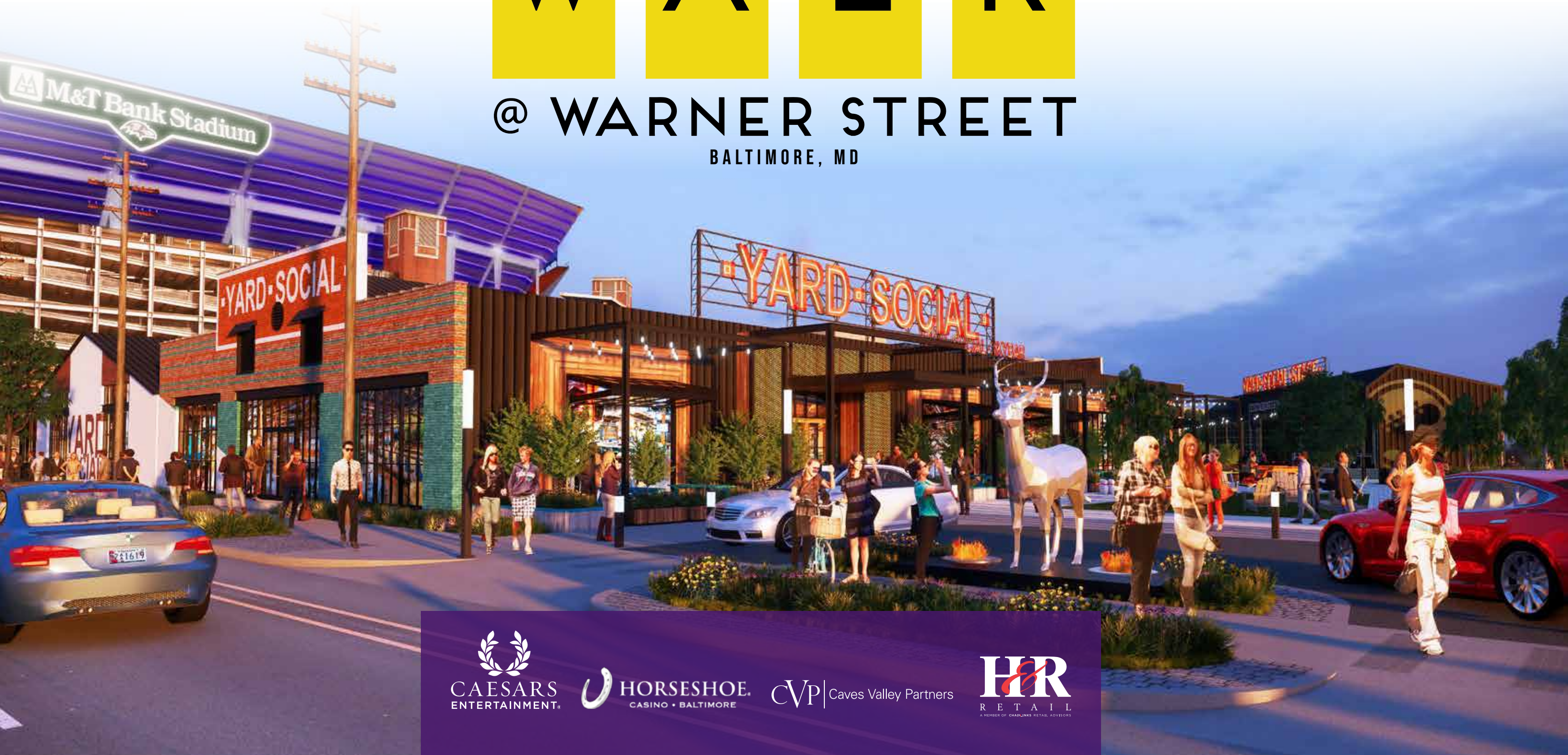
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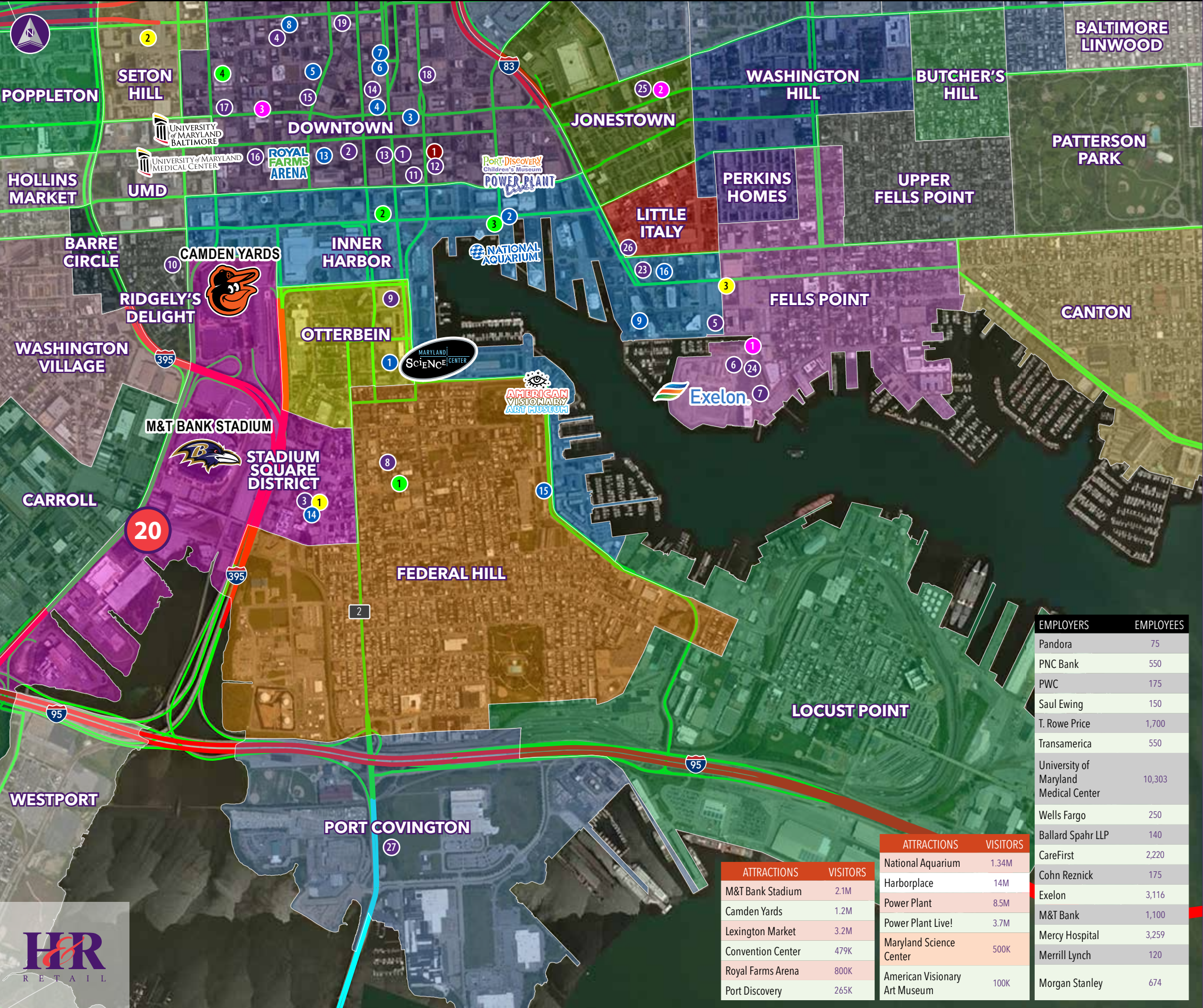
@ WARNER STREET
BALTIMORE, MD



SOUTH BALTIMORE: EMPLOYERS AND ATTRACTIONS

DEVELOPMENTS	
MIXED USE	DETAILS
1. One Light St.	Metropolitan Partnership OFFICE: 234,000 SF RETAIL: 3,700 SF RESIDENTIAL UNITS: 280
2. Mechanic Center (PLANNING)	David S. Brown Enterprises RETAIL: 150,000 SF RESIDENTIAL UNITS: 450
3. Stadium Square (UNDER CONSTRUCTION)	Caves Valley Partners OFFICE: 300,000 SF RETAIL: 80,000 SF RESIDENTIAL UNITS: 650
4. Howard Station (PLANNING)	Washington Baltimore Dev. Co. RETAIL: 16,000 SF RESIDENTIAL UNITS: 227 OFFICE: 30,000 SF
5. Liberty Harbor East	Harbor East Management Group RETAIL: 68,000 SF RESIDENTIAL UNITS: 315
6. 1305 Dock	Beatty Development Group OFFICE: 444,000 SF RETAIL: 39,000 SF RESIDENTIAL UNITS: 103
7. Wills Wharf	Beatty Development Group OFFICE: 236,000 SF RETAIL: 3,000 SF HOTEL ROOMS: 156
8. 1009 S. Charles St. (PLANNING)	Shofer's Furniture RETAIL: 4,606 SF RESIDENTIAL UNITS: 10
9. 414 Light St.	Questar Properties, Inc RETAIL: 21,100 SF RESIDENTIAL UNITS: 394
10. 613 Portland	Zahlo Construction & Design RETAIL: 1,800 SF RESIDENTIAL UNITS: 30
11. 26 S. Calvert Apt	PMC Property Group RETAIL: 6,000 SF RESIDENTIAL UNITS: 168
12. 21 S. Calvert Street (UNDER CONSTRUCTION)	21 S. Calvert LLC RETAIL: 1,200 SF RESIDENTIAL UNITS: 6
13. 10 Light St.	Metropolitan Partnership RETAIL: 41,785 SF APARTMENT UNITS: 419
14. The Vault	Poverni Sheikh Group Meisel Holdings RETAIL: 12,000 SF RESIDENTIAL UNITS: 24
15. Lexington & Liberty	Okoro Development RETAIL: 3,000 SF APARTMENT UNITS: 11
16. 325 W. Baltimore St. (UNDER CONSTRUCTION)	A&R Development Corp. RETAIL: 10,000 SF RESIDENTIAL UNITS: 321
17. University Lofts (PLANNING)	Focus Development RETAIL: 13,000 SF RESIDENTIAL UNITS: 230
18. 225 N. Calvert	Monument Realty RETAIL: 9,500 SF RESIDENTIAL UNITS: 347
19. The Old Cathedral School	Trademark Properties RETAIL: 4,400 SF RESIDENTIAL UNITS: 10
20. THE WALK @ WARNER STREET	A sports and entertainment district with restaurants, hotels and shopping along Russell and Warner streets
23. Della Notte Demolition and New Residential Tower (PLANNING)	WorkShop Development LLC RETAIL: 6,000 SF RESIDENTIAL UNITS: 284
24. 1405 Point	Beatty Development Group RETAIL: 18,000 SF RESIDENTIAL UNITS: 289
25. Hendler Creamery (UNDER CONSTRUCTION)	Commercial Development RETAIL: 20,000 SF RESIDENTIAL UNITS: 296
26. Avalon 555 President	WorkShop Development RETAIL: 8,000 SF OFFICE: 3,100 SF RESIDENTIAL UNITS: 400
27. Port Covington	McDevitt MASTER PLAN: 14.1M SF LAND: 235 WATERFRONT: 2.5 Miles

RESIDENTIAL	DETAILS
1. Banner Hill (UNDER CONSTRUCTION)	ZOM Mid-Atlantic, Inc RESIDENTIAL UNITS: 349
2. Appraisers' Building	PMC Property Group RESIDENTIAL UNITS: 137
3. Equitable Building	JK Equities, LLC RESIDENTIAL UNITS: 190
4. 8 E. Fayette St.	Klnb RESIDENTIAL UNITS: 20
5. Lon Liberty (PLANNING)	HTA Development, LLC RESIDENTIAL UNITS: 71
6. 11 E. Saratoga St.	11 E. Saratoga Street LLC RESIDENTIAL UNITS: 20
7. The Residences at 300 St. Paul	PMC Property Group RESIDENTIAL UNITS: 280
8. Mulberry at Park	Enterprise Housing Corp. RESIDENTIAL UNITS: 68
9. Four Seasons Residences	Harbor East Management Group RESIDENTIAL UNITS: 62
13. 2 Hopkins	Berman Enterprises RESIDENTIAL UNITS: 184
14. Hanover Cross Street	Hanover Company RESIDENTIAL UNITS: 299
15. Bainbridge Federal Hill	Bainbridge Companies RESIDENTIAL UNITS: 224
16. 900 Fleet Street (UNDER CONSTRUCTION)	Monument Realty RESIDENTIAL UNITS: 400
HOTELS	DETAILS
1. Hotel RL (Keyser Building)	RedLion Hotels RETAIL: 5,000 SF HOTEL ROOMS: 130
RETAIL	DETAILS
1. Cross Street Market Redevelopment	Cave Valley Partners RETAIL: 26,000 SF
2. Pratt & Light St. Retail Buildout (PLANNING)	Corporate Office Properties Trust RETAIL: 23,000 SF
3. 400 E. Pratt St. Retail Addition	The Peter D. Leibowitz Co. OFFICE: 11,300 SF RETAIL: 11,300 SF
4. Lexington Market (UNDER CONSTRUCTION)	Baltimore Public Markets Corp. RETAIL: 97,000 SF
OFFICE	DETAILS
1. Stadium Square, Phase III (UNDER CONSTRUCTION)	Cave Valley Partners OFFICE: 72,000 SF RETAIL: 14,000 SF
2. Metro West Complex (UNDER CONSTRUCTION)	Cave Valley Partners OFFICE: 1,000,000+ SF
3. 1401 Fleet St.	Vanguard Property Development/ Segall Group OFFICE: 7,500 SF RETAIL: 7,500 SF
INSTITUTIONAL	DETAILS
1. Crossroads School Expansion (PLANNING)	Living Classrooms Foundation OFFICE: 2,000 SF INSTITUTIONAL: 14,000 SF
2. Ronald McDonald House (UNDER CONSTRUCTION)	Ronald McDonald House OFFICE: 4,000 SF INSTITUTIONAL: 60,000 SF
3. Restore Health Baltimore (PLANNING)	Mid-Atlantic Health Care INSTITUTIONAL: 100,000 SF

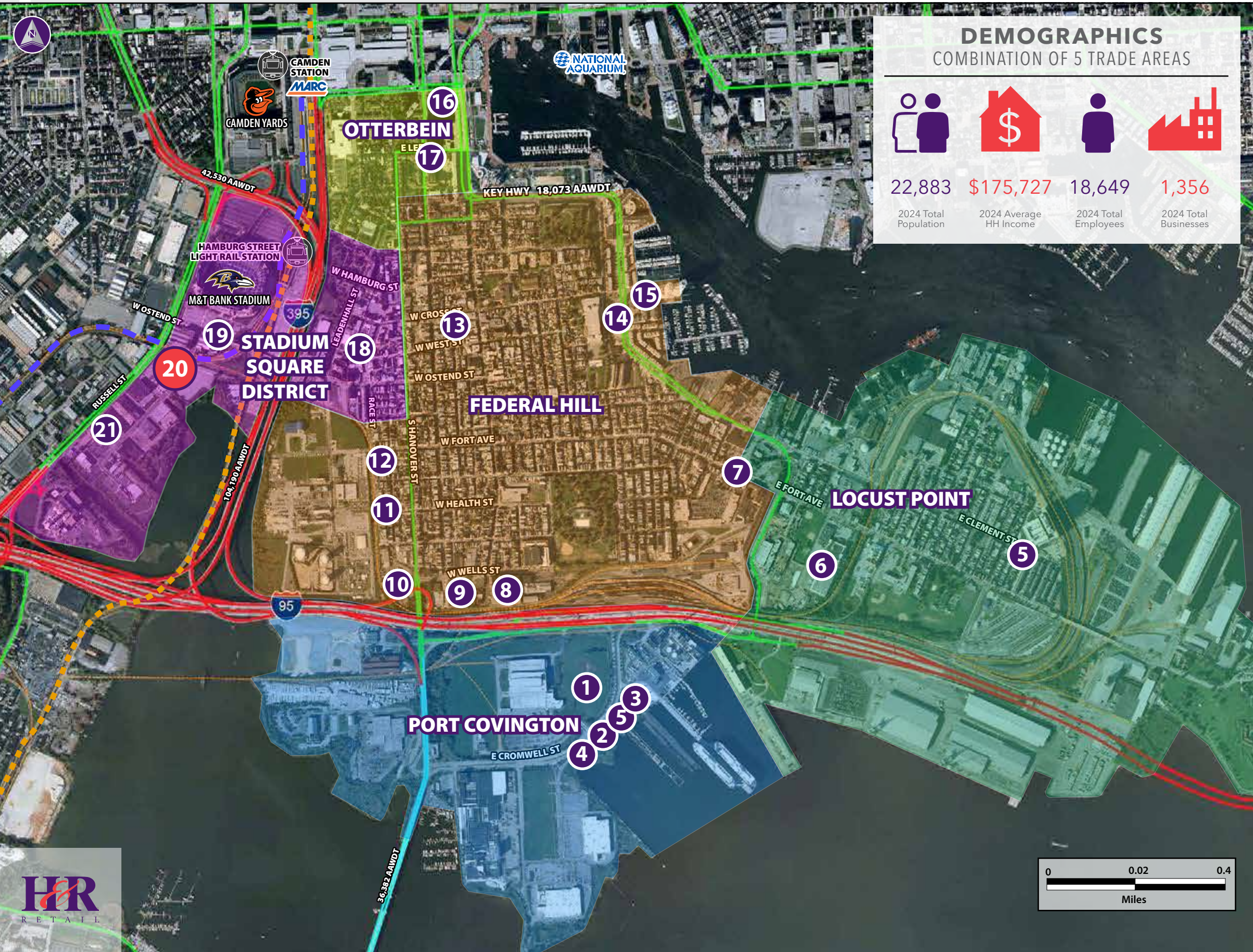


ATTRACTIONS	VISITORS
M&T Bank Stadium	2.1M
Camden Yards	1.2M
Lexington Market	3.2M
Convention Center	479K
Royal Farms Arena	800K
Port Discovery	265K

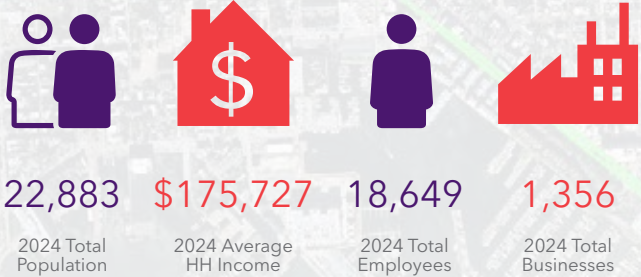
ATTRACTIONS	VISITORS
National Aquarium	1.34M
Harborplace	14M
Power Plant	8.5M
Power Plant Live!	3.7M
Maryland Science Center	500K
American Visionary Art Museum	100K

EMPLOYERS	EMPLOYEES
Pandora	75
PNC Bank	550
PWC	175
Saul Ewing	150
T. Rowe Price	1,700
Transamerica	550
University of Maryland Medical Center	10,303
Wells Fargo	250
Ballard Spahr LLP	140
CareFirst	2,220
Cohn Reznick	175
Exelon	3,116
M&T Bank	1,100
Mercy Hospital	3,259
Merrill Lynch	120
Morgan Stanley	674

SOUTH BALTIMORE: CURRENT AND PROPOSED DEVELOPMENTS



DEMOGRAPHICS COMBINATION OF 5 TRADE AREAS



DEVELOPMENTS

PORT COVINGTON (delivery starting in 2022)

1. E1: RESIDENTIAL	Resi - 183,000 sf Units - 162 (35 ADU) Retail - 40,000 sf Parking: 1,023 spcs Total - 223,000 sf
2. E5B: RESIDENTIAL	Resi - 127,000 sf Units - 40 RDU Units: 81 extended stay Retail - 6,000 sf Total - 133,000 sf
3. E7: OFFICE / MARKET	Office: 228,000 sf Market - 45,000 sf Total - 273,000 sf
4. E5A: OFFICE	Office: 212,000 sf Retail - 9,500 sf Total - 221,500 sf
5. E6: RESIDENTIAL	Resi - 227,000 sf Units - 254 (54 ADU) Retail - 16,000 sf Total - 293,000 sf

LOCUST POINT

5. Key's Overlook	53 new-construction townhome project
6. McHenry Row II	Former Phillips headquarters redevelopment into office space

FEDERAL HILL

7. Bainbridge	227 apartment units
8. 1901 S Charles	164 apartment units
9. 2 East Wells	153 apartments with ground floor retail space
10. ALTA Fed Hill	2 Mixed use buildings with 275 Unit apartments and a 6 story, 267 unit apartments with ground floor retail.
11. Heath Street Lofts	59 upscale industrial apartment homes
12. The Enclave	13-new construction townhome gated community
13. Cross Street Market	A premier urban market and home to 22 independently owned and operated businesses.
14. 1100 Key Highway	260-unit luxury apartment building in front of Digital Harbor High School
15. The Pinnacle	18-story tower featuring 30 luxury condominiums into office space

OTTERBEIN

16. 414 Light Street	392-unit luxury apartment building
17. Banner Hill	349-unit luxury apartment building

STADIUM SQUARE DISTRICT

18. Stadium Square	New development with Phase I complete; total buildout to include 700 Residential Units, 300,000 SF Class A Office, and 30,000 SF of Retail.
19. The Parker Building	Conversion into 50,000 sf of office space

20. THE WALK @ WARNER STREET

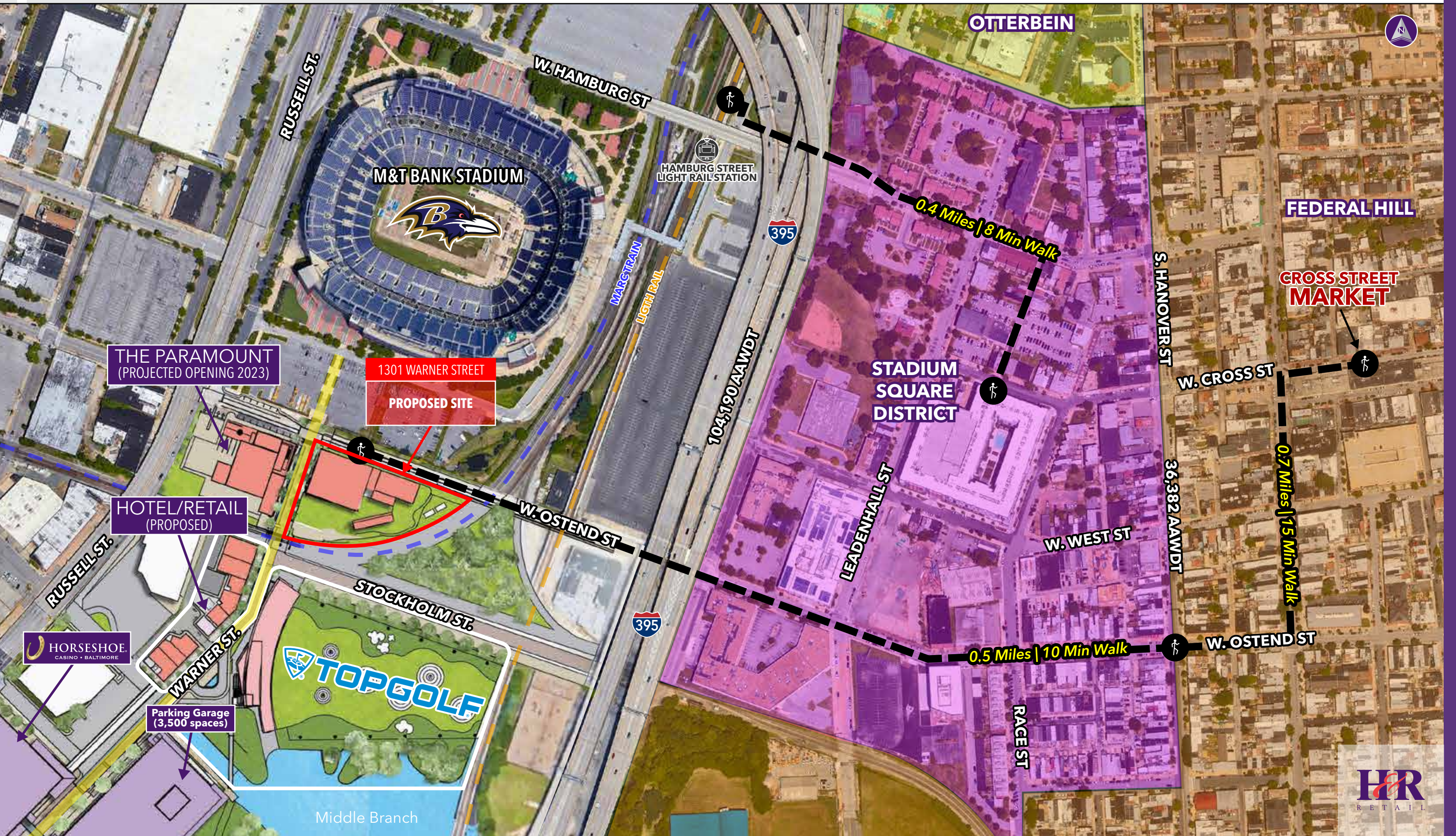
A sports and entertainment district with restaurants, hotels and shopping along Russell and Warner streets

21. Horseshoe Casino	Horseshoe Casino Baltimore is an urban two-story casino with a 122,000 sf gaming floor. The multi-million development will feature VLTs, table games and a World Series of Poker room. A 20,000 sf "Baltimore Marketplace" featuring authentic Charm City food outlets, three premier restaurants, and several bars and lounges will round out the food and beverage offerings.
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SOUTH BALTIMORE: BIRDS EYE VIEW



MASTER PLAN: CLOSE IN AERIAL



DIFFERENTIATORS

Enhanced connection between **Horseshoe Casino** and **M&T Bank Stadium**

TopGolf opened in 2020

The **Paramount Baltimore** entertainment venue with projected 450,000 annual visitors

Proximity to major vehicular routes of **I-95 & I-295**

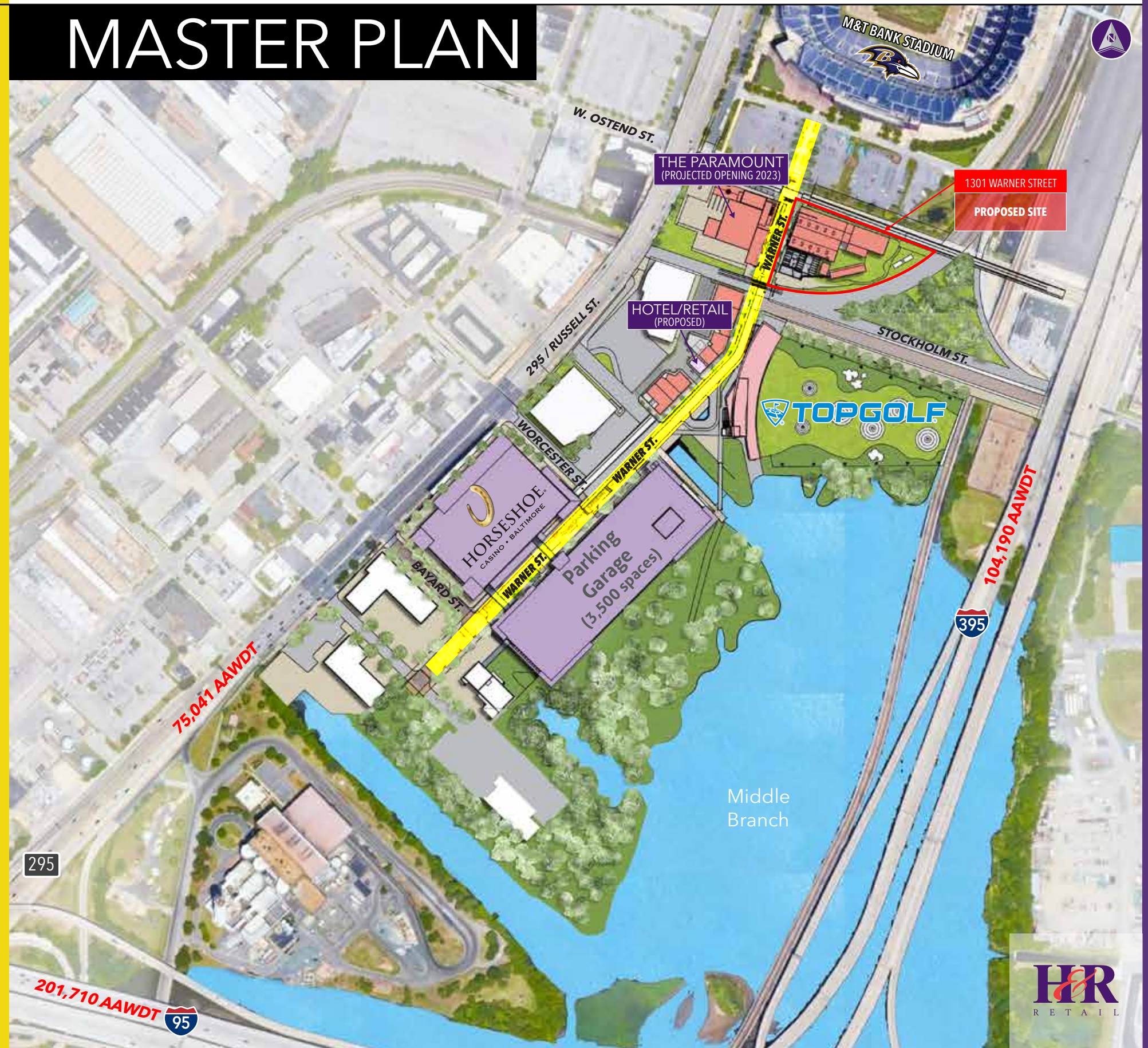
Proximity to **Transit (Light Rail + MARC train)**

Walking distances to attractions:

- **5-minute walk from M&T Bank Stadium**
(1 million annual patrons)
- **10-minute walk from Oriole Park** at Camden Yards + other Inner Harbor attractions

Adjacent to other **popular local neighborhoods**

MASTER PLAN



AERIAL

VIEW SOUTH

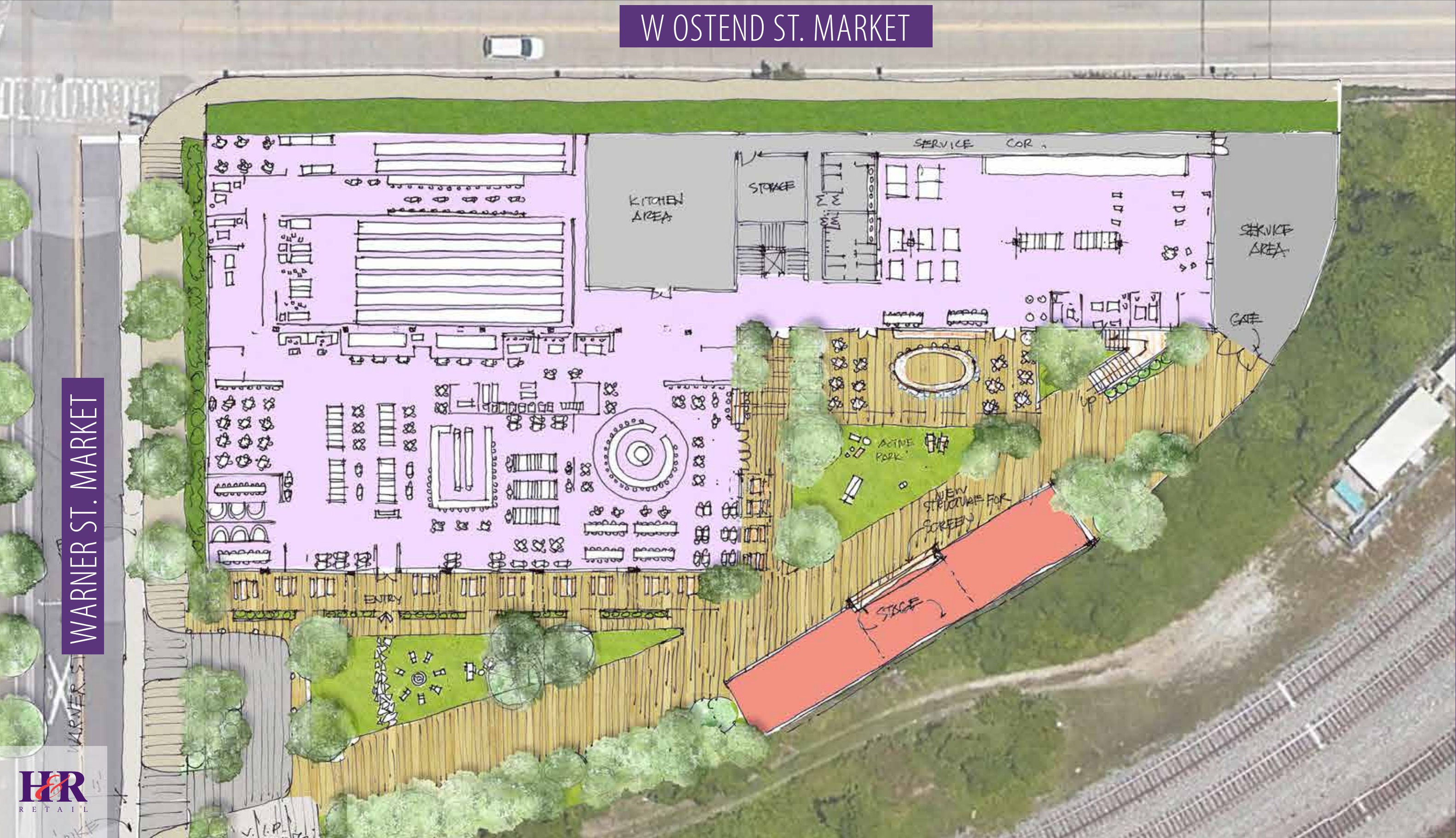
THE
WALK
@ WARNER STREET



SITE PLAN: GROUND LEVEL

W OSTEND ST. MARKET

WARNER ST. MARKET



SITE PLAN: UPPER LEVEL

W OSTEND ST. MARKET

WARNER ST. MARKET



AERIAL PHOTOS



AERIAL PHOTOS

SITE



AERIAL PHOTOS



RENDERING

VIEW NORTH ON WARNER STREET

THE
W A L K
@ WARNER STREET



SITE

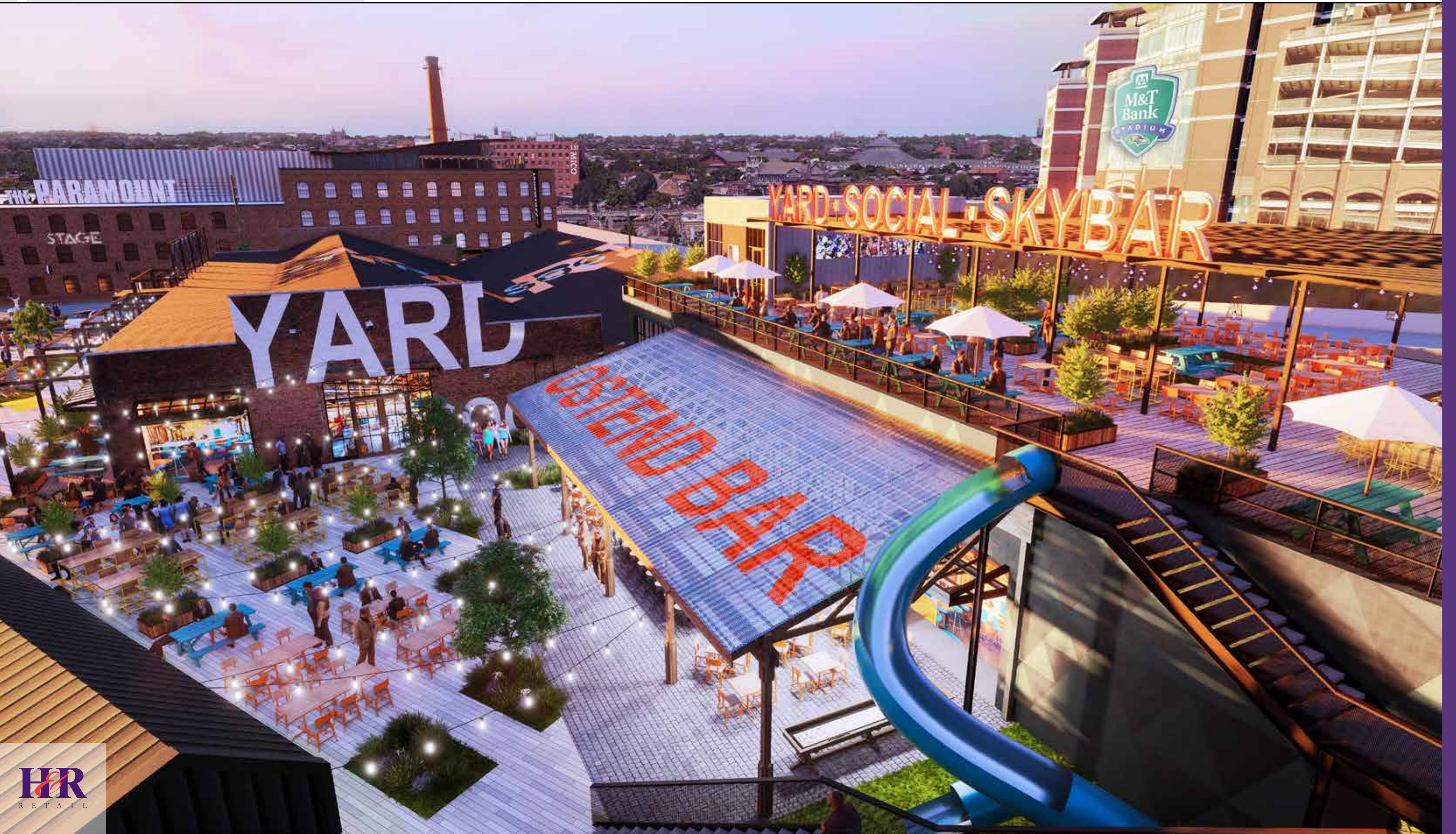
RENDERING



RENDERING



RENDERING



RENDERING: VIEW SOUTH ON WARNER STREET



RENDERING: VIEW NORTH ON WARNER STREET



RENDERING: VIEW NORTH ON WARNER STREET

THE
WALK
@ WARNER STREET



RENDERING: VIEW SOUTH ON WARNER STREET | CASINO & HOTEL



CHARM CITY
AUTHENTICITY
EVERYDAY!

EXPLORATION

WATERFRONT

DELICIOUS

INDUSTRY

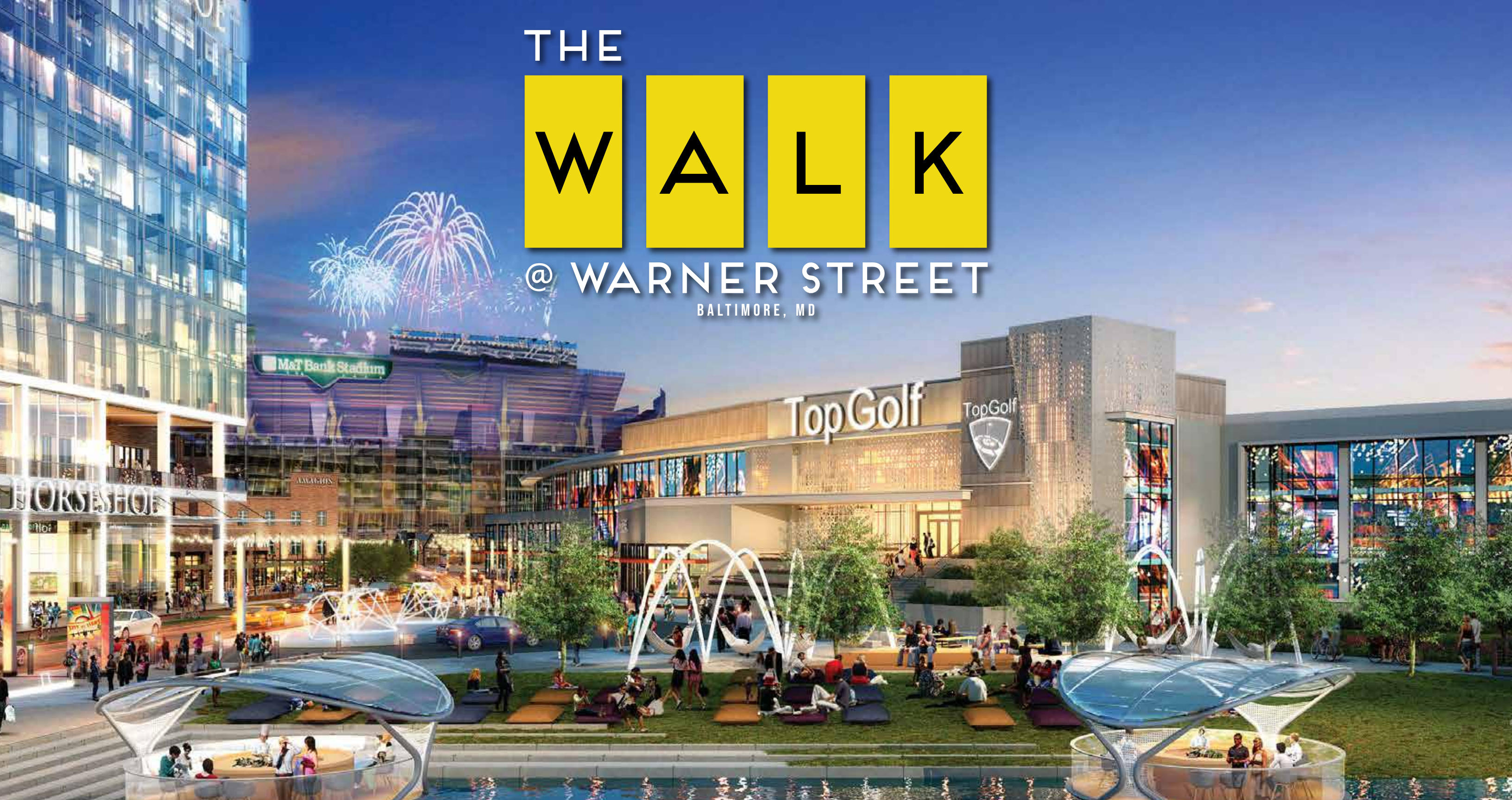
EXCITEMENT

HISTORY

THE

W A L K

@ WARNER STREET
BALTIMORE, MD



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