

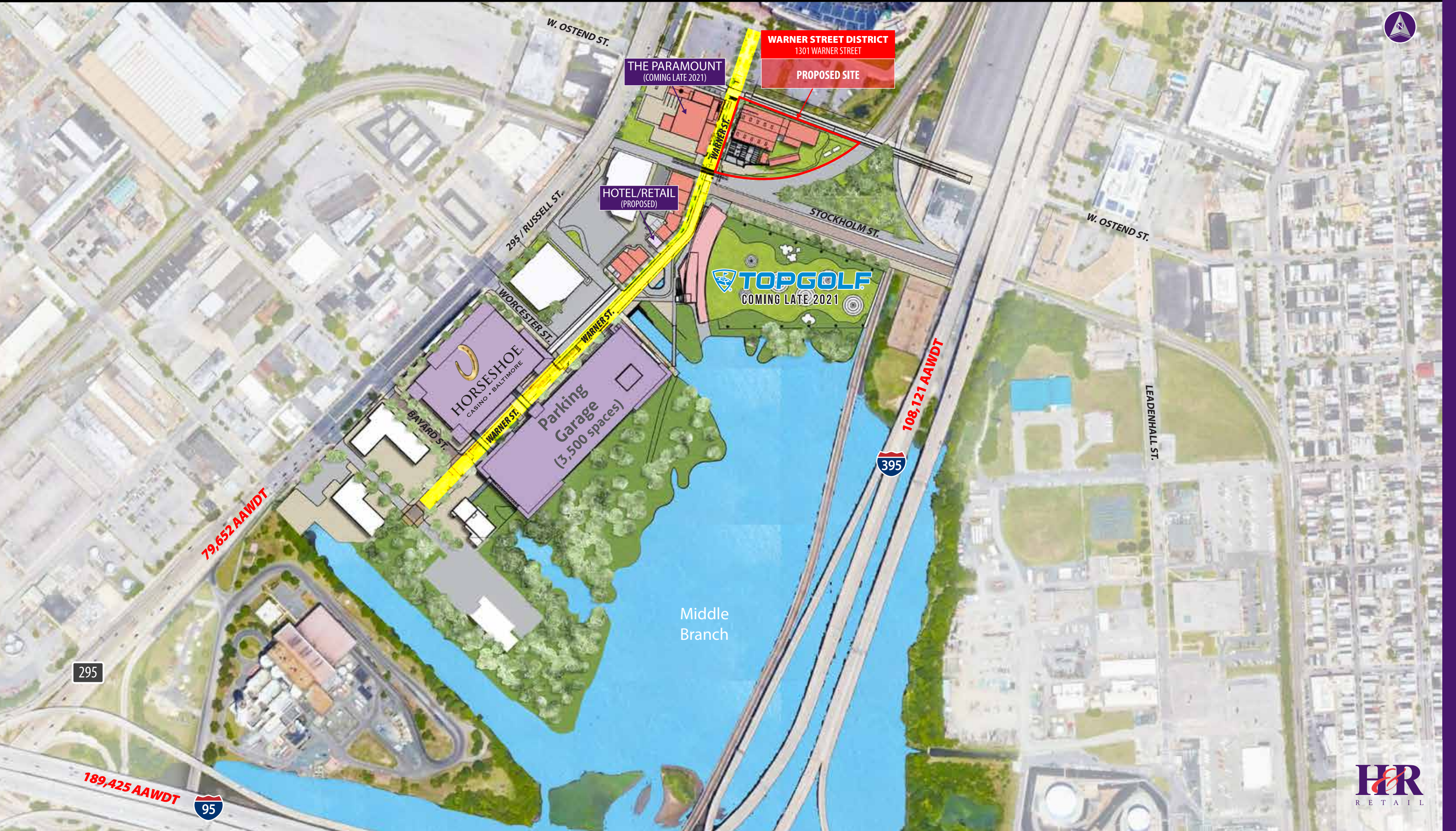
WARNER STREET ENTERTAINMENT DISTRICT

BALTIMORE, MD



MASTER PLAN

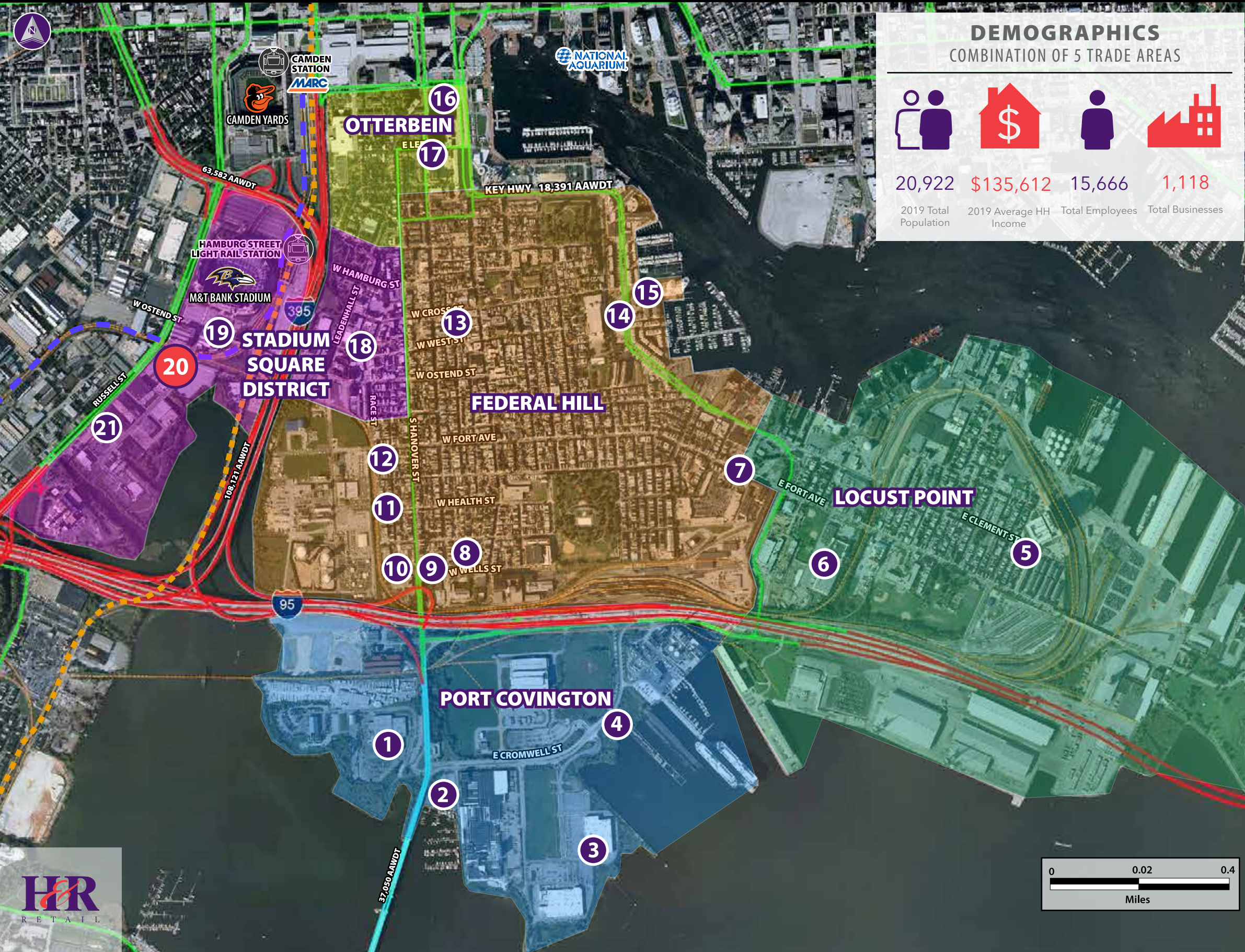
WARNER STREET ENTERTAINMENT DISTRICT



SOUTH BALTIMORE:

CURRENT AND PROPOSED DEVELOPMENTS

WARNER STREET ENTERTAINMENT DISTRICT



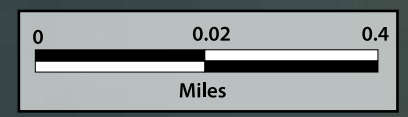
DEMOGRAPHICS

COMBINATION OF 5 TRADE AREAS

20,922	\$135,612	15,666	1,118
2019 Total Population	2019 Average HH Income	Total Employees	Total Businesses

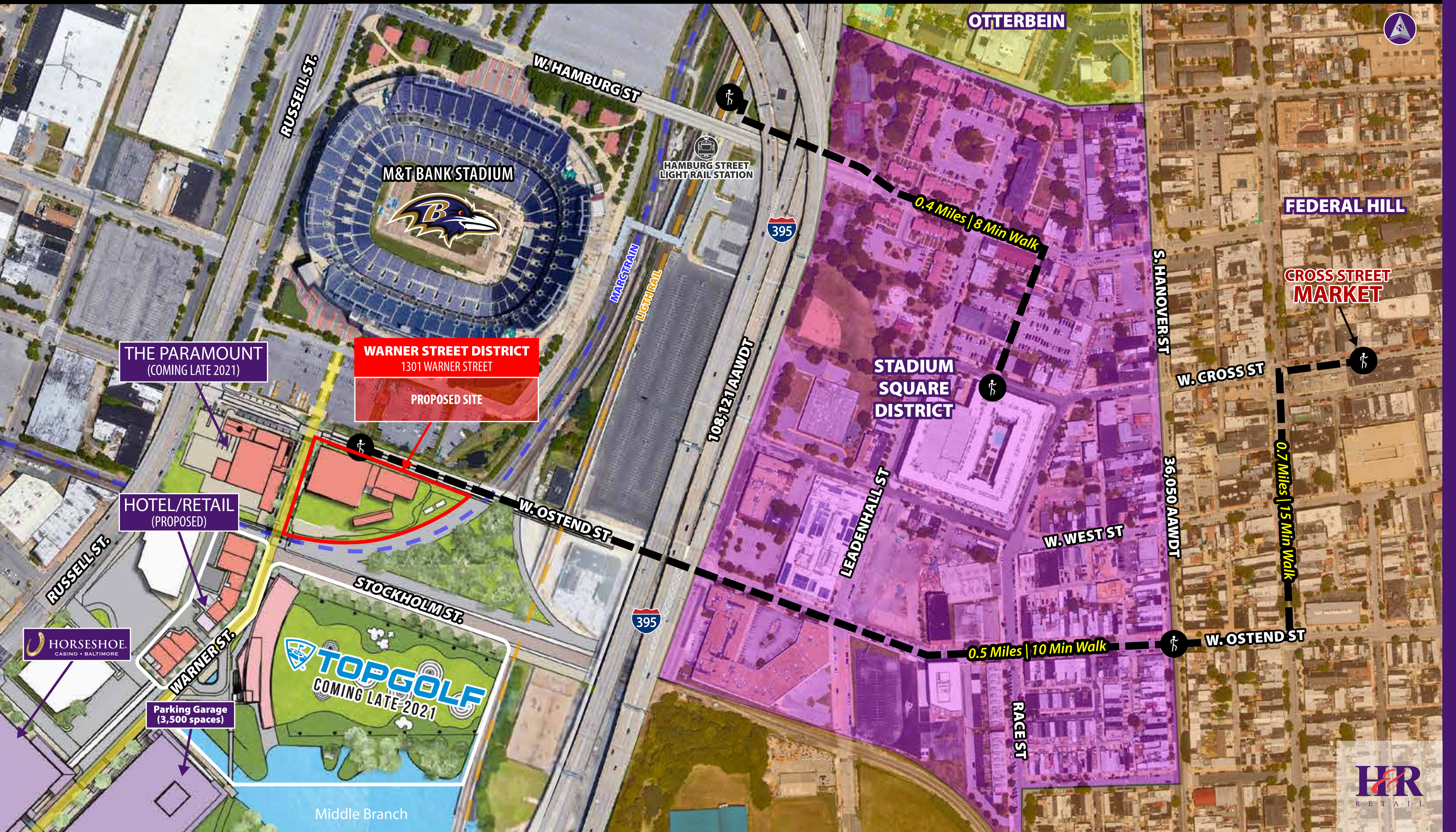
DEVELOPMENTS

PORT COVINGTON	
1. City Garage - Under Armour	Under Armour CEO Kevin Plank's 133,000 sf conversion of a former city bus depot into innovation space for business start-ups
2. West Covington Park	Brand new National Aquarium owned park
3. Former Sam's Club	Under Armour converting to 170,000 sf of office space in the first step of building its new 3 million sf campus.
4. Sagamore Distillery	Under Armour CEO Kevin Plank's four-building waterfront park style whiskey distillery
LOCUST POINT	
5. Key's Overlook	53 new-construction townhome project
6. McHenry Row II	Former Phillips headquarters redevelopment into office space
7. Anthem House	275 apartments and 14,000 sf of ground floor retail
FEDERAL HILL	
8. 2 East Wells	153 apartments with ground floor retail space
9. The Pabst Castle	Original bottling plant for the Pabst Brewing Company conversion into office space
10. ALTA Fed Hill	2 Mixed use buildings with 258 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. Warner Street Entertainment District	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.



MASTER PLAN: CLOSE IN AERIAL

WARNER STREET ENTERTAINMENT DISTRICT



WARNER STREET ENTERTAINMENT DISTRICT

AERIAL VIEW SOUTH



WARNER STREET ENTERTAINMENT DISTRICT

RENDERING: VIEW NORTH ON WARNER STREET



SITE

SITE PLAN: GROUND LEVEL

WARNER STREET ENTERTAINMENT DISTRICT

W OSTEND ST. MARKET

WARNER ST. MARKET

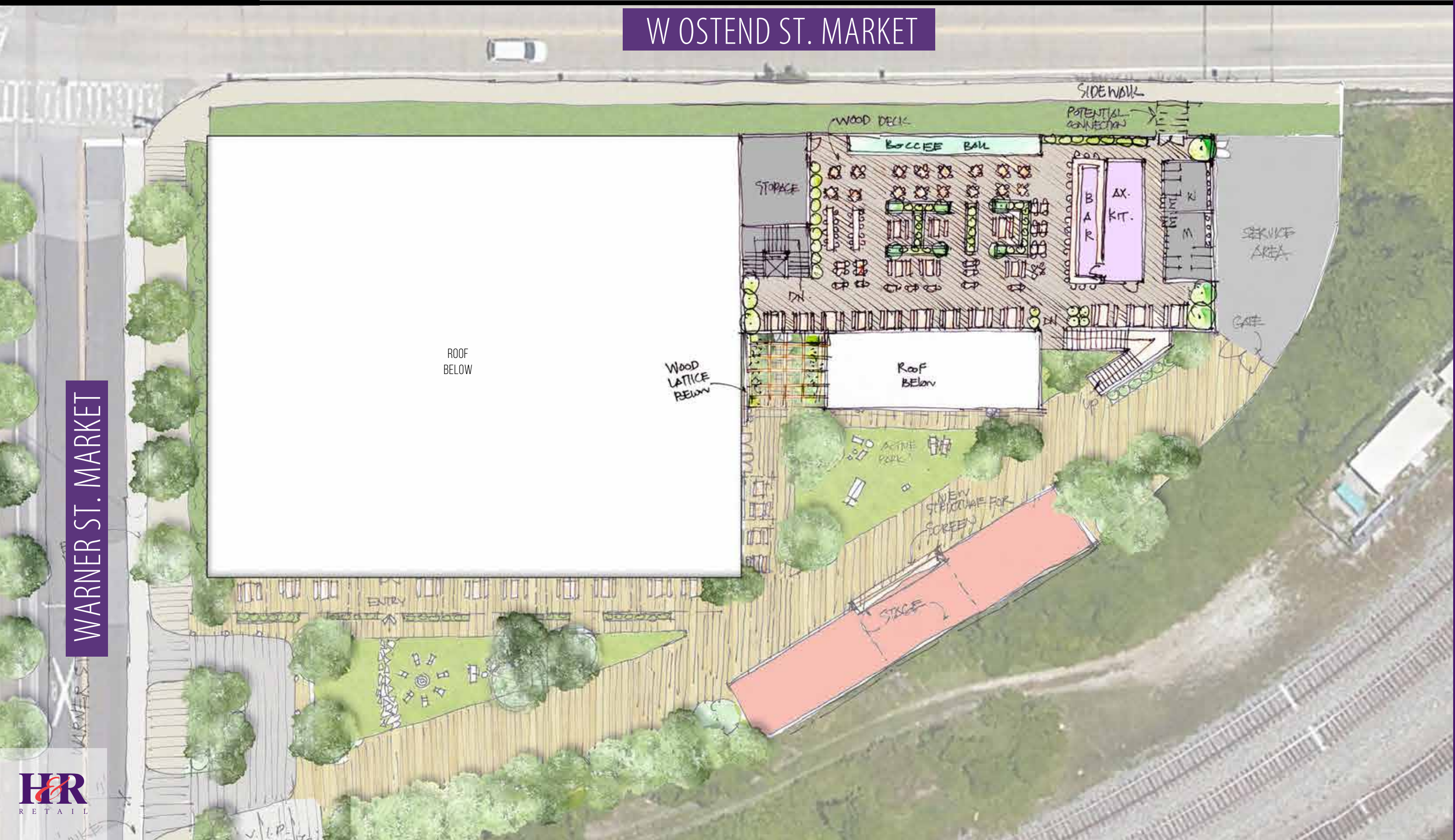


SITE PLAN: UPPER LEVEL

WARNER STREET ENTERTAINMENT DISTRICT

W OSTEND ST. MARKET

WARNER ST. MARKET



RENDERING

WARNER STREET ENTERTAINMENT DISTRICT



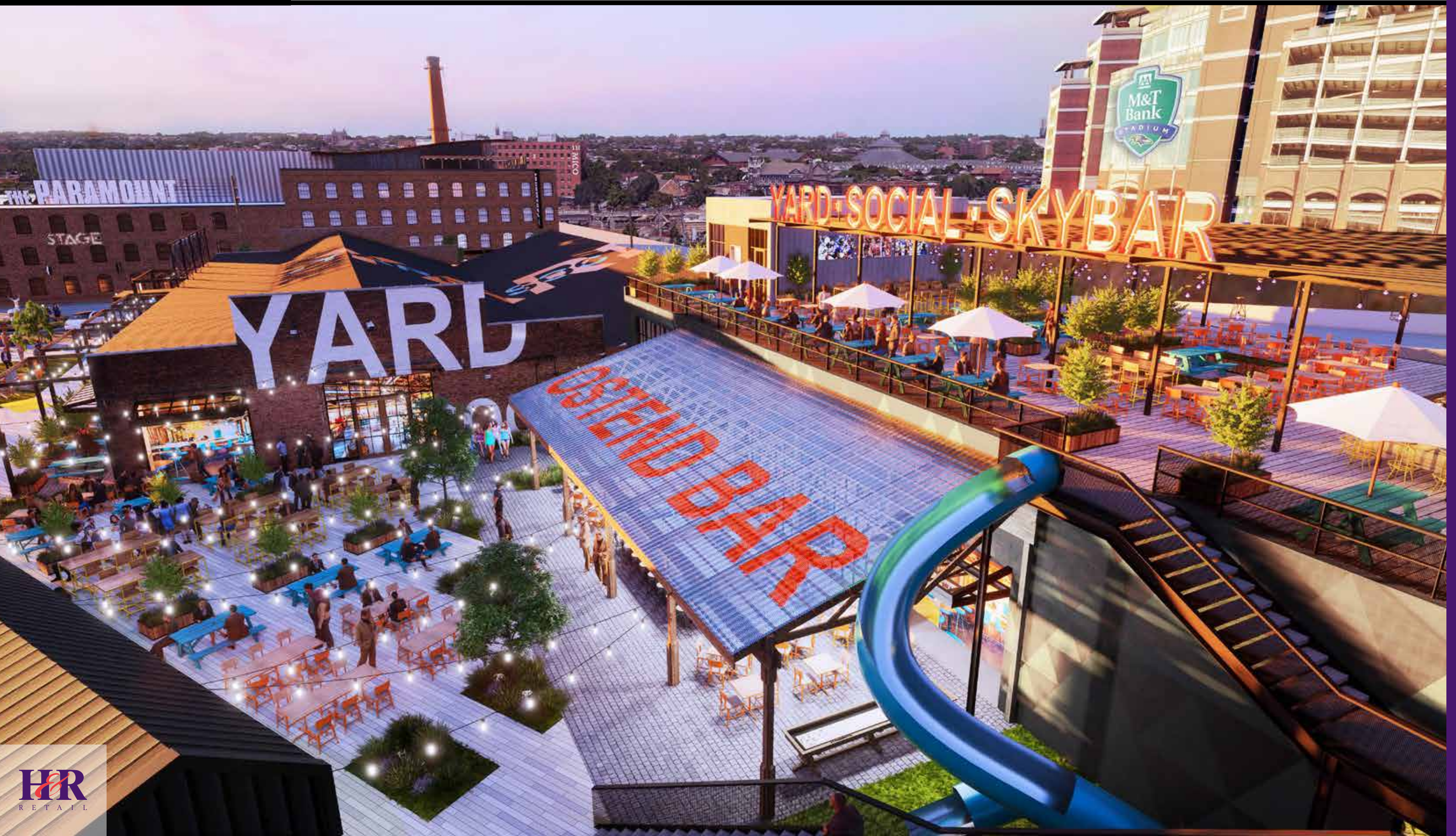
RENDERING

WARNER STREET ENTERTAINMENT DISTRICT



RENDERING

WARNER STREET ENTERTAINMENT DISTRICT



RENDERING: VIEW SOUTH ON WARNER STREET

WARNER STREET ENTERTAINMENT DISTRICT



WARNER STREET ENTERTAINMENT DISTRICT

RENDERING: VIEW NORTH ON WARNER STREET



WARNER STREET ENTERTAINMENT DISTRICT

RENDERING: VIEW NORTH ON WARNER STREET



RENDERING: VIEW SOUTH ON WARNER STREET | CASINO & HOTEL

WARNER STREET ENTERTAINMENT DISTRICT



DIFFERENTIATORS

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

TopGolf anticipated opening in 2020 with projected 500,000 annual visitors

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)**

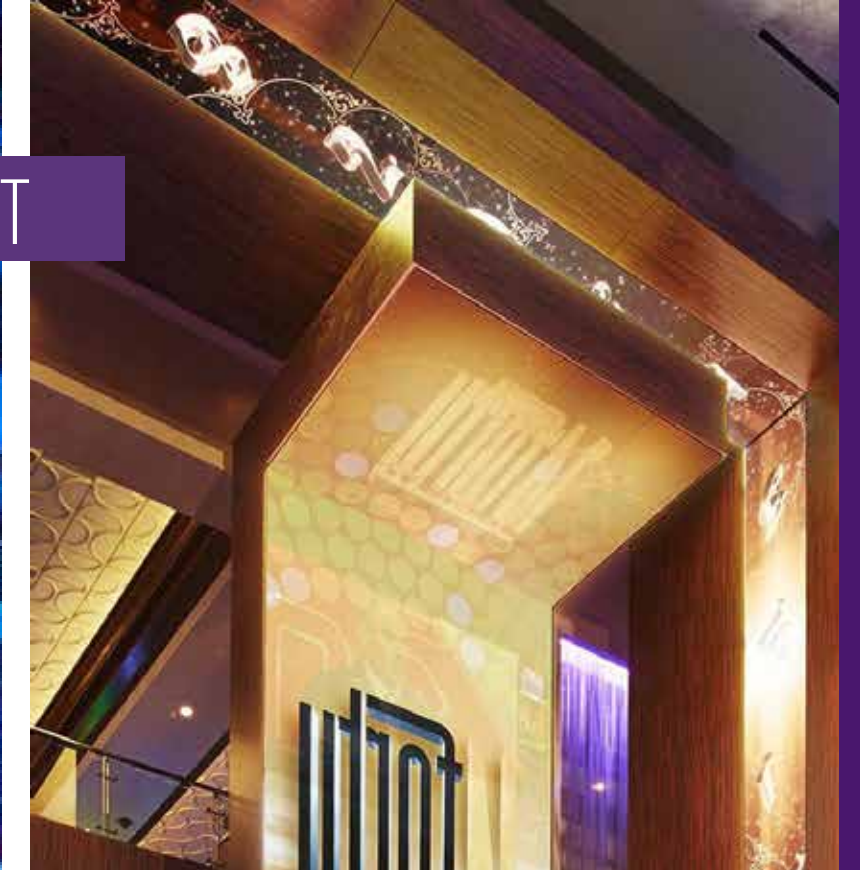
Walking distances to attractions:

- **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**



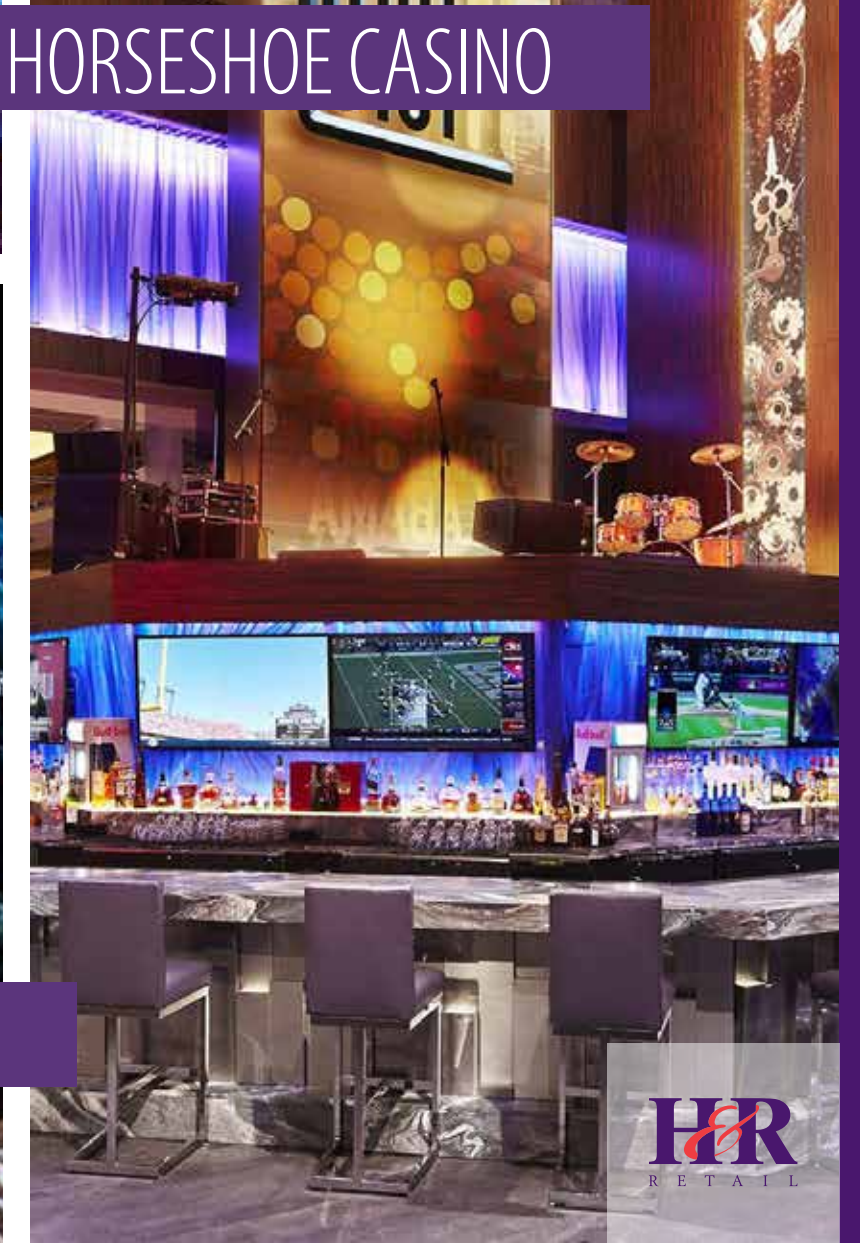
THE PARAMOUNT



HORSESHOE CASINO



TOP GOLF



**CHARM CITY
AUTHENTICITY
EVERYDAY!**

EXPLORATION

WATERFRONT

DELICIOUS

INDUSTRY

EXCITEMENT

HISTORY



WARNER STREET ENTERTAINMENT DISTRICT

BALTIMORE, MD



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