

McHenry Row Project Features

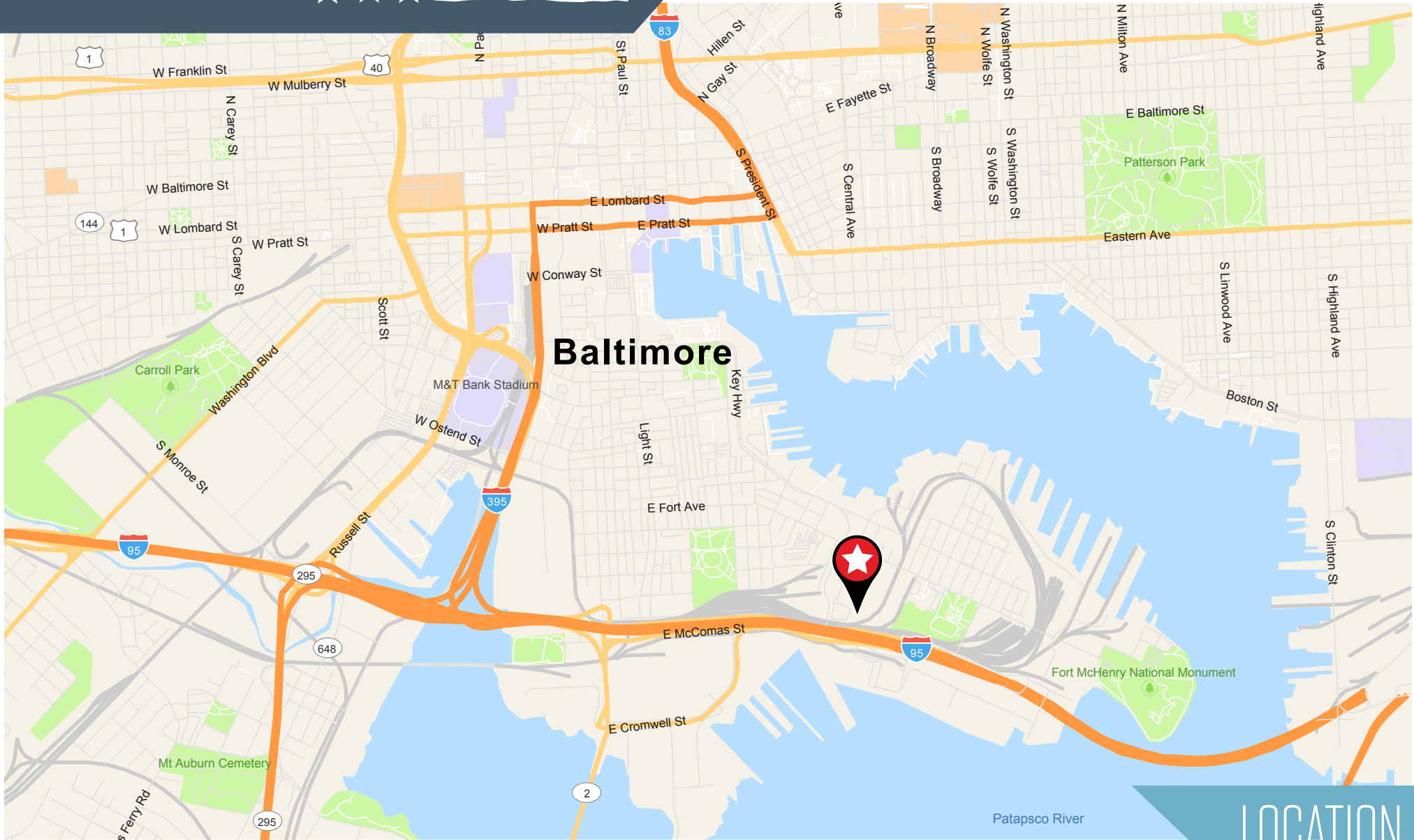
- NAIOP award winning development
- Strong millennial workforce
- Immediate access to I-95
- 3 parking garages with 1,500 free spaces
- 110,000 SF retail shopping
- 473 apartment units
- Marriott Courtyard Hotel under construction (126 rooms)
- 300,000 SF of existing offices, 100% leased
- Retail tenants include: Harris Teeter, Iron Rooster, Samos, Dunkin Donuts, M&T Banks, PNC and others

New Office Building

- ±75,000 SF on five (5) Floors
- Connected to parking garage
- Signage opportunities facing I-95
- 15,653 RSF - second floor
- Rent: \$30.75/SF plus utilities
- 80% pre-leased

THE OFFICES AT M^CHENRY ROW

1265 E. Fort Avenue, Baltimore, MD 21230
Baltimore City



LOCATION

Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204
klnb.com



THE OFFICES AT M^CHENRY ROW

1265 E. Fort Avenue, Baltimore, MD 21230
Baltimore City



SITE PLAN

Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204
klnb.com



THE OFFICES AT **McHENRY ROW**
★ ★ ★

1265 E. Fort Avenue, Baltimore, MD 21230
Baltimore City



Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204
klnb.com

NAIklnb

THE OFFICES AT **M^CHENRY ROW**
★ ★ ★

1265 E. Fort Avenue, Baltimore, MD 21230
Baltimore City



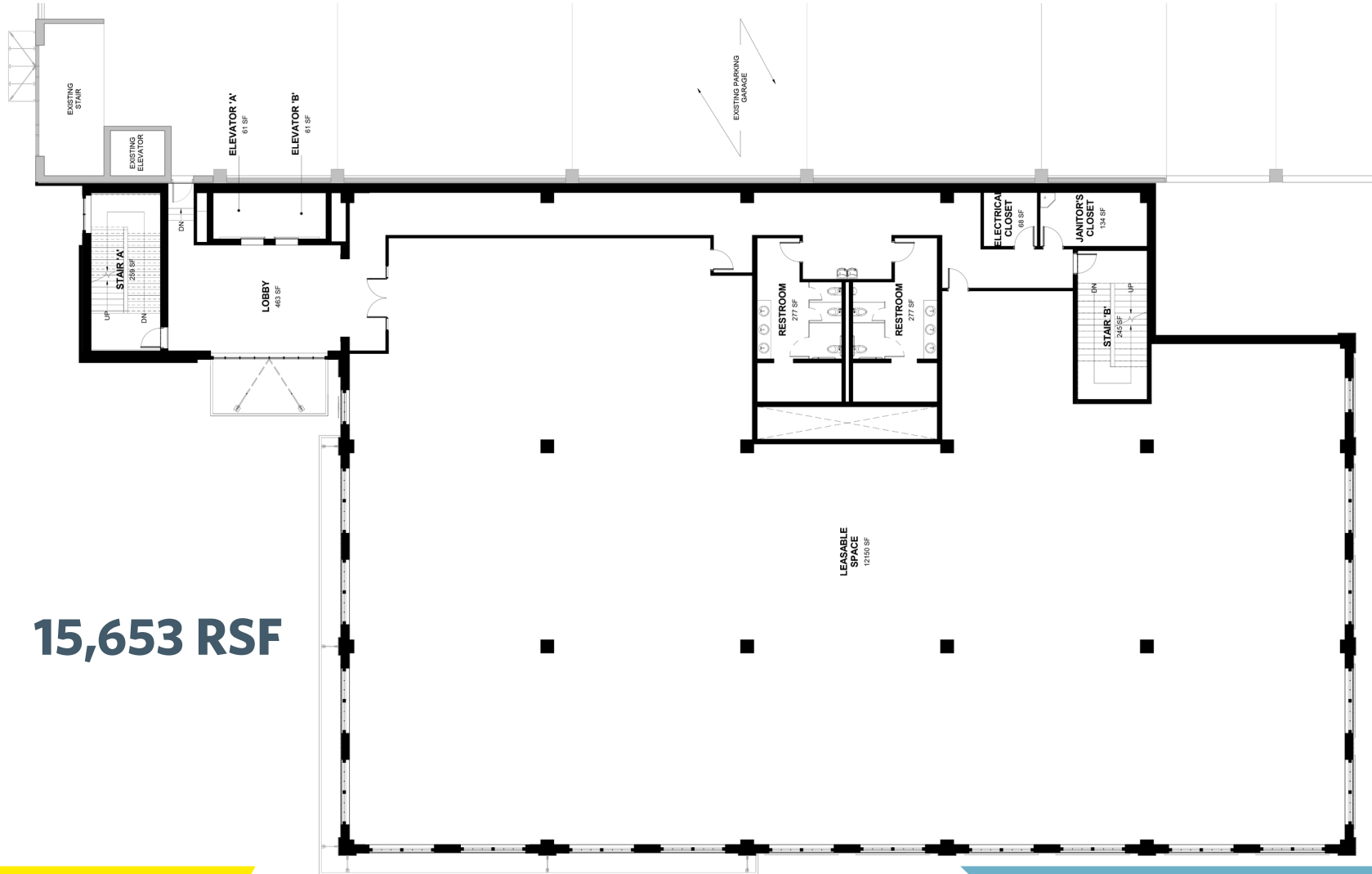
RENDERING

Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204
klnb.com





15,653 RSF

LAST FLOOR AVAILABLE!

SECOND FLOOR PLAN

Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204
klnb.com



THE OFFICES AT



1265 E. Fort Avenue, Baltimore, MD 21230
Baltimore City

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Joe Nolan, SIOR
jnolan@klnb.com
443-632-2065

Dave Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

100 West Road, Suite 505
Baltimore, MD 21204

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

