



1302 Key Highway-Federal Hill

BALTIMORE, MD 21230

PAD AVAILABLE Ground Lease or Build to Suit



Demographics (2015 Estimated)

	1 Mile	2 Mile	3 Mile
Population	23,858	101,080	242,569
Average HH Income	\$106,701	\$75,231	\$58,479
Number of Employees	35,022	175,417	220,543

Please Contact

Scott N. Yurow

410.215.5311 (cell)
410.308.6374 (direct)
410.308.0800 (office)
syurow@hrretail.com

Geoffrey L. Mackler

410.627.3636 (cell)
240.482.3616 (direct)
301.656.3030 (office)
gmackler@hrretail.com

Property Highlights

- Centrally located in a dense urban market featuring a population of over 240,000 and a workplace population of more than 220,000 within a 3-mile radius
- Located in the heart of Federal Hill, an affluent area of Baltimore, minutes away from the city's Inner Harbor and Fort McHenry
- 0.75 mile away from Under Armour Global Headquarters with 1,500 employees

1302 KEY HIGHWAY ■ BALTIMORE, MD



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. The Pinnacle *18-story tower featuring 30 luxury condominiums into office space*
- 9. 1100 Key Highway *260-unit luxury apartment building in front of Digital Harbor High School*
- 10. Cross Street Market *Redeveloping into a premier urban market*
- 11. 2 East Wells *153 apartments with ground floor retail space*
- 12. The Pabst Castle *Original bottling plant for the Pabst Brewing Company conversion into office space*
- 13. Heath Street Lofts *59 upscale industrial apartment homes*
- 14. The Enclave *13-new construction townhome gated community*
- 15. Warner Street Entertainment District *A sports and entertainment district with restaurants, hotels and shopping along Russell and Warner streets*
- 16. The Parker Building *Conversion into 50,000 sf of office space*

OTTERBEIN

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

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.