

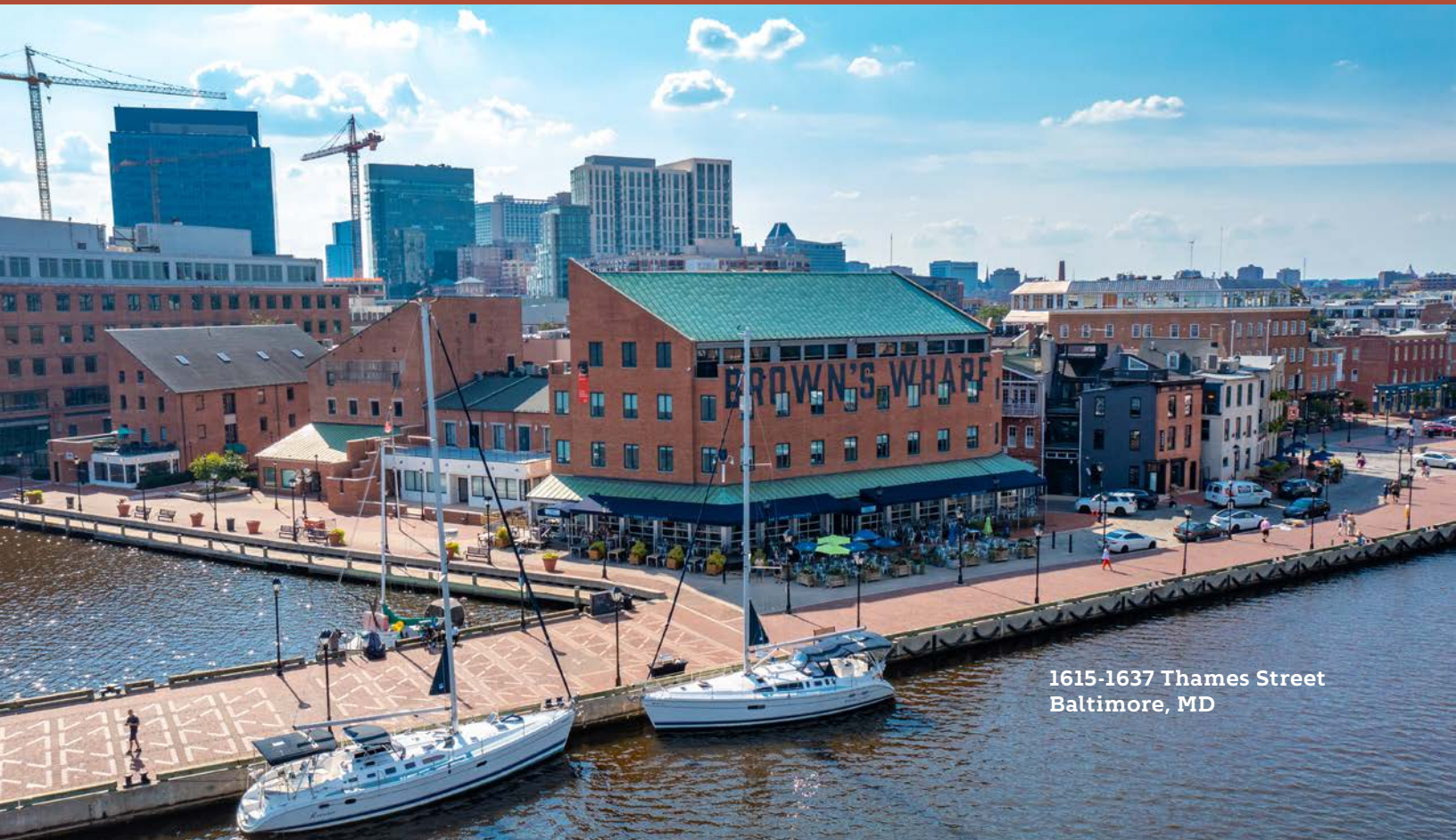


BROWN'S WHARF

FELLS POINT

FELLS POINT VIBE. WATER VIEWS. GREAT RENTS.

Prime waterfront office in one of Baltimore's greatest historic neighborhoods

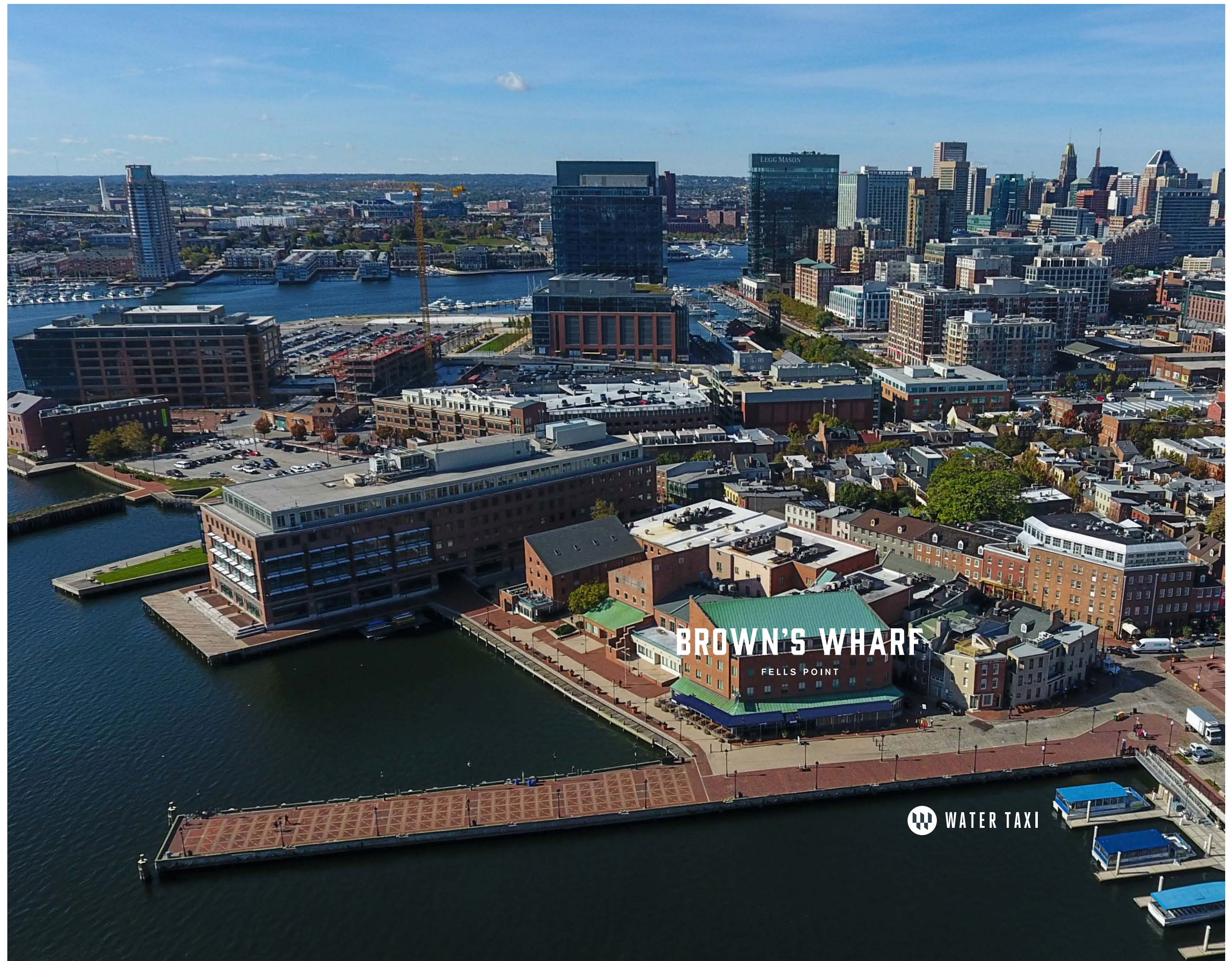


1615-1637 Thames Street
Baltimore, MD

Brown's Wharf has been the cornerstone of Baltimore's vibrant Fells Point waterfront since its first building was erected in 1820. In continuous operation for nearly two centuries, the Wharf has presided over the entrance to Baltimore's Inner Harbor, watching the City, its world class Port, and Fells Point prosper and grow. Brown's Wharf today is a vibrant mixed-use project with office and retail occupants benefitting from the energy and excitement that comes from living, working, and/or playing in Fells Point.

Acquired by Baltimore-based Continental Realty Corporation and WorkShop Development, Brown's Wharf underwent a comprehensive modernization of its office buildings, their common areas, mechanical and access systems in 2018. The Wharf's public spaces have also been upgraded for enhanced use by tenants, their employees and guests.

Located just east of Baltimore's world famous Inner Harbor, and adjacent to the exciting Harbor East and Harbor Point areas of downtown, Brown's Wharf offers tenants and their employees state-of-the-art space with exceptional views in an amenity-rich location.



ACCESS AND TRANSPORTATION

Whether commuting into the city or simply crossing town, Brown's Wharf is convenient to parking garages and several modes of local transportation. Hop on a WaterTaxi to cross the harbor, join Baltimore's bike share program, or take the Charm City Circulator. The promenade, which wraps around the harbor, is also a great way to get your steps in.



BUS ROUTES

Charm City Bus - Green line
MTA City Link - Fleet Street
MTA Express Link - Express service to Columbia, MD
Harbor Connector - Tide Point & Canton Waterfront Park



WATER ROUTES

Water Taxi
Harbor Connector Commuter Service
Stop - BWT Landing 11 – Fells Point
(512 S. Broadway)



PARKING GARAGES

Fleet & Eden - 815 spaces
Caroline Street - 329 spaces
Thames Street Garage - 750 spaces



FEATURES & BENEFITS



PROPERTY HIGHLIGHTS

AVAILABLE OFFICE SPACE

1629 Thames Street

2nd floor: 12,272 SF
Entire floor available
2nd generation move-in ready
Signage rights available
Water Views

Suite 310: 2,229 SF
Move-in ready space
Cathedral ceilings

Suite 350/360 – 7,355 SF
Water Views
Move-in Ready
Abundant perimeter private offices

1637 Thames Street

15,534 SF Move-in ready
Water views

- Historic brick and timber construction
- Two private balconies
- Signage opportunities

- Rental rate - \$29.50 net of utilities
- Upgraded office entry and lobby
- Upgraded variable air volume HVAC system
- Key fob and/or smartphone access control system
- Restroom remodeled and ADA upgraded
- Modernized and redesigned public areas
- Rebranding and building signage
- Complete elevator modernization

CAPITAL IMPROVEMENTS

AMENITIES

FELLS POINT AND BALTIMORE'S WATERFRONT

Fells Point may be one of Baltimore's oldest neighborhoods, but it is also one of the most vibrant, exciting and hip. The average age of the Fells Point resident is 35. The average household income is \$116,000. More than 70% of Fells Point residents have a college degree. And with a walk score of 92 out of a possible 100, residents enjoy being close to everything they need.



35

Average age



\$116,000

Average household income



70%

Residents with college degree

WALK
SCORE

92



60+


CASUAL

40+

PUBS

15+

FINE DINING



(within 10 minute walk)

RESTAURANTS & BARS

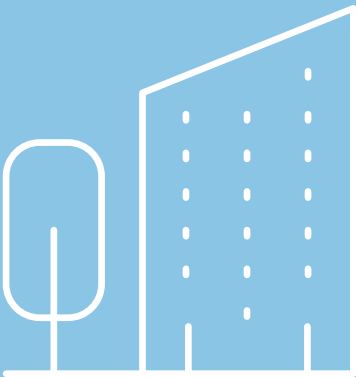
HOTELS

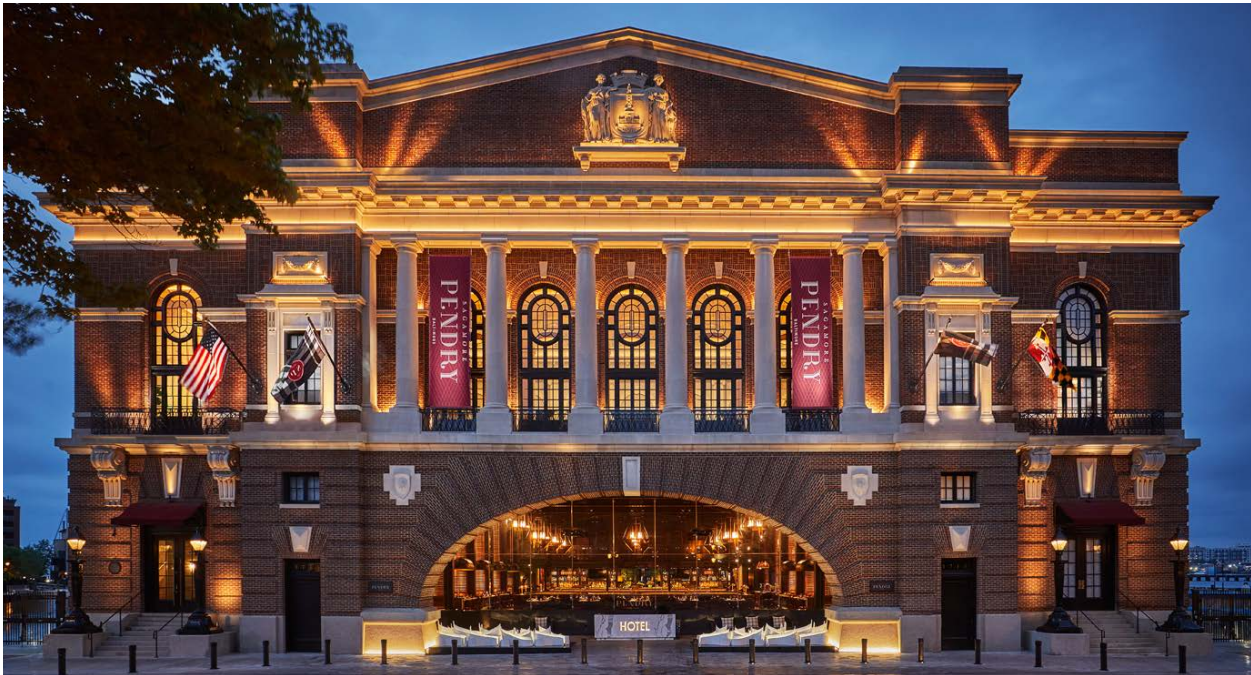
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FIVE STAR

9

FOUR STAR
AND BELOW





100+

SHOPS

16

GROCERY, MARKETS
& CONVENIENCE



SHOPS & CONVENIENCE



Fells Point Historic District



Waterfront Promenade



Harbor East

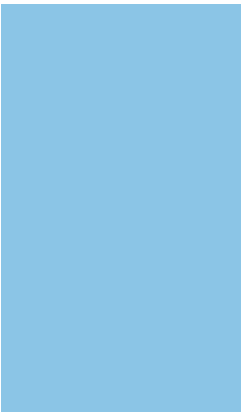
NEARBY ATTRACTIONS



Inner Harbor



Broadway Square



Canton Kayak Club

LOCALLY OWNED AND OPERATED BY



WORKING CLOSELY WITH BALTIMORE ORGANIZATIONS



baltimorewaterfront.com



baltimorewatertaxi.com



livebaltimore.com



preservationsociety.com



cantonkayakclub.com



southeastcdc.org

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