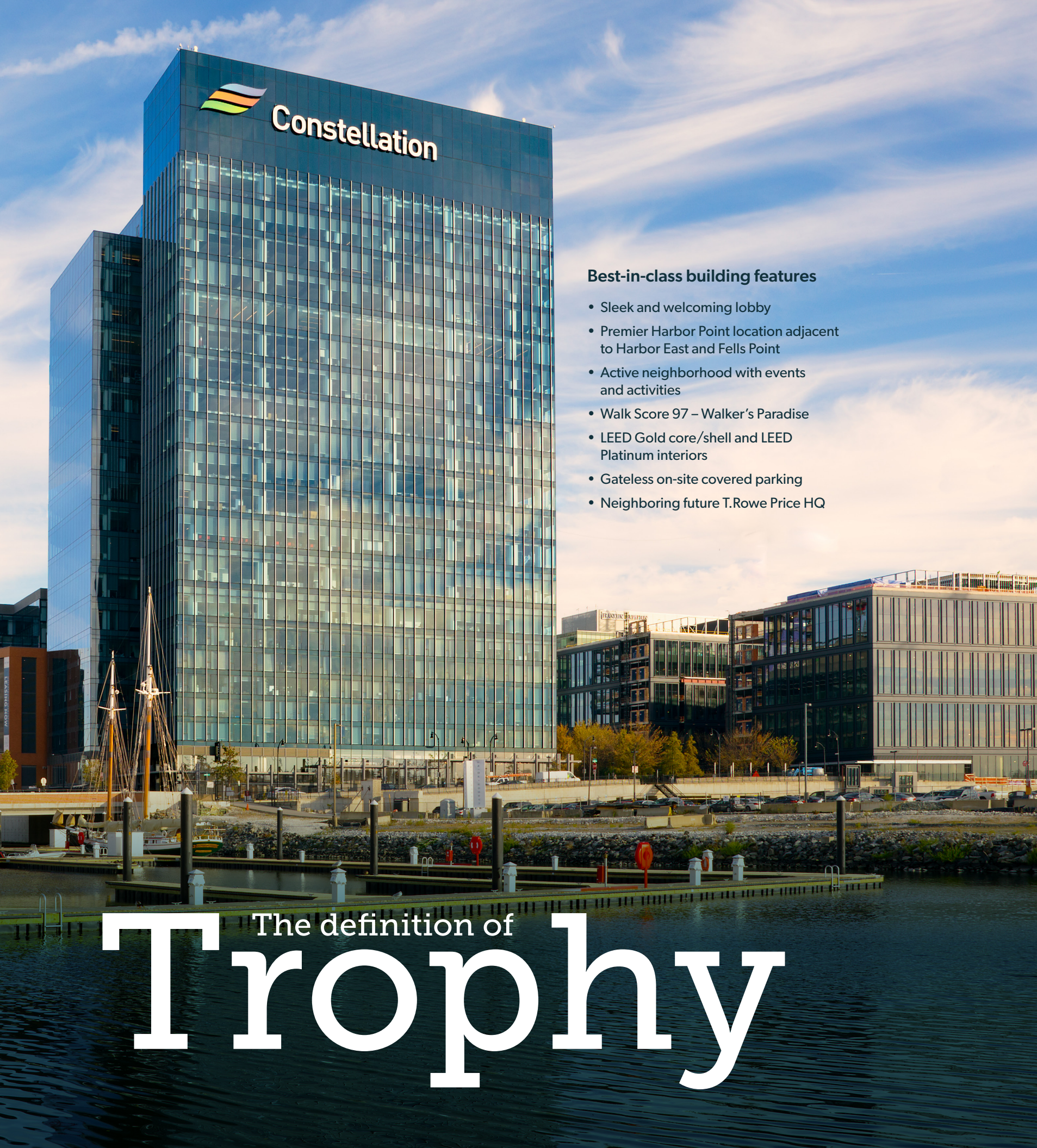




Trophy Quality Sublease

25,500 SF up to 102,500 SF Waterfront, move-in ready space

Constellation Building
1310 Point Street, Baltimore, MD



 Constellation

Best-in-class building features

- Sleek and welcoming lobby
- Premier Harbor Point location adjacent to Harbor East and Fells Point
- Active neighborhood with events and activities
- Walk Score 97 – Walker’s Paradise
- LEED Gold core/shell and LEED Platinum interiors
- Gateless on-site covered parking
- Neighboring future T.Rowe Price HQ

The definition of
Trophy



Building Lobby



Conference Room

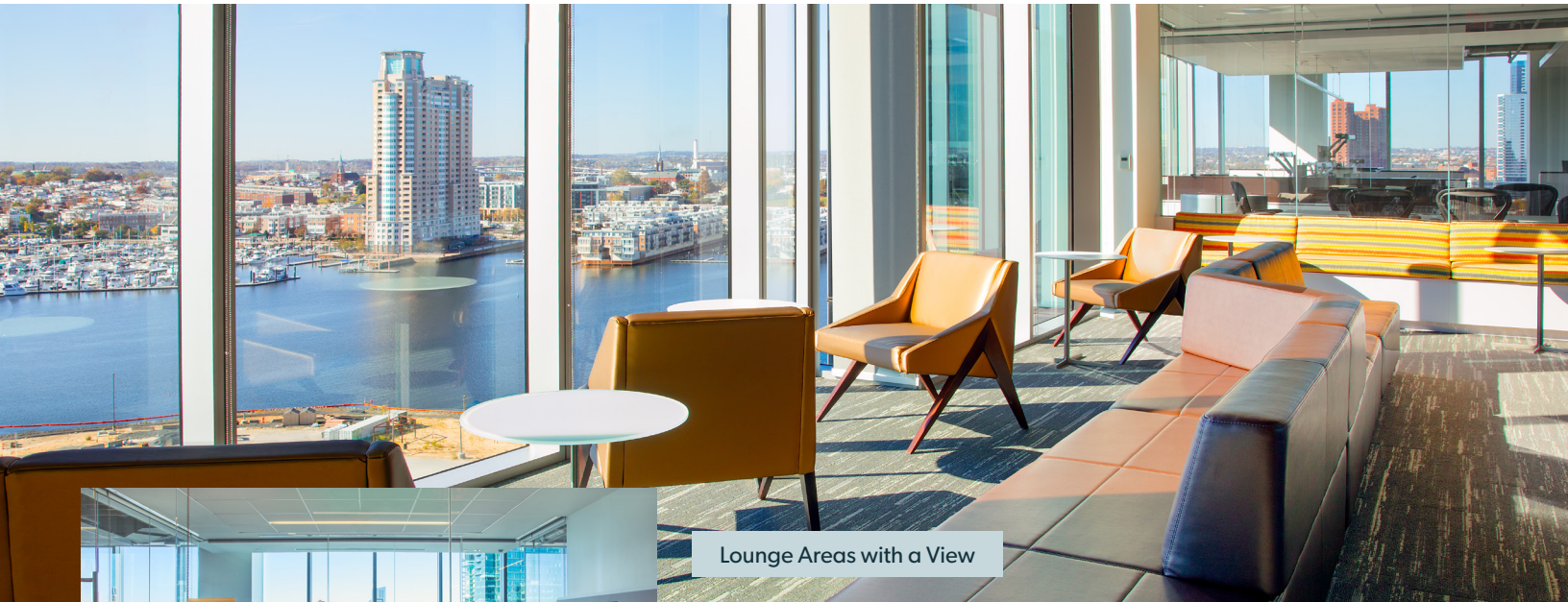


Elevator Lobby

Flawlessly designed spaces, unbeatable views



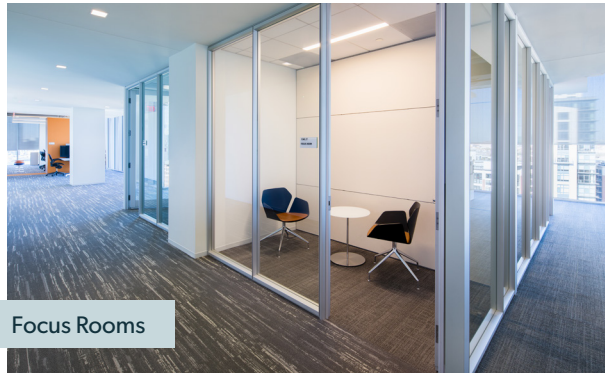
Kitchen & Dining Areas



Lounge Areas with a View



Conference & Huddle Rooms



Focus Rooms

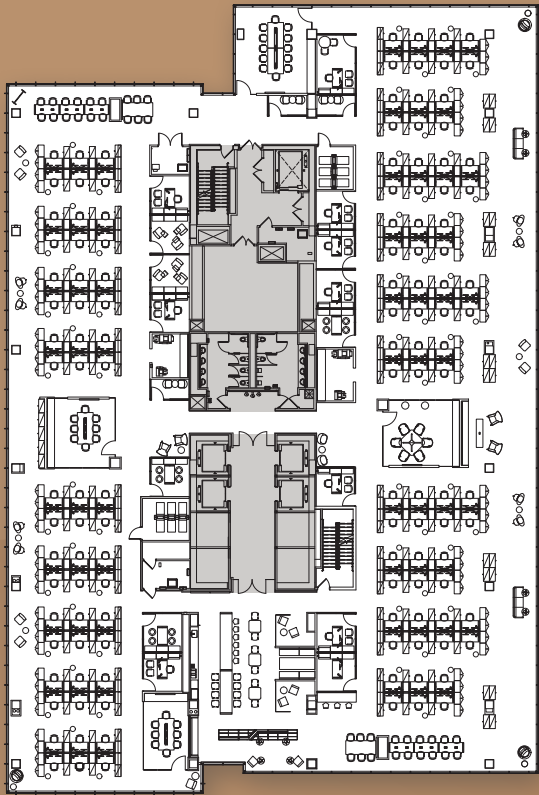
Sublease amenities

- Kitchenettes with abundant seating
- Collaboration spaces with spectacular water views
- Multiple meeting rooms per floor
- Huddle and focus rooms

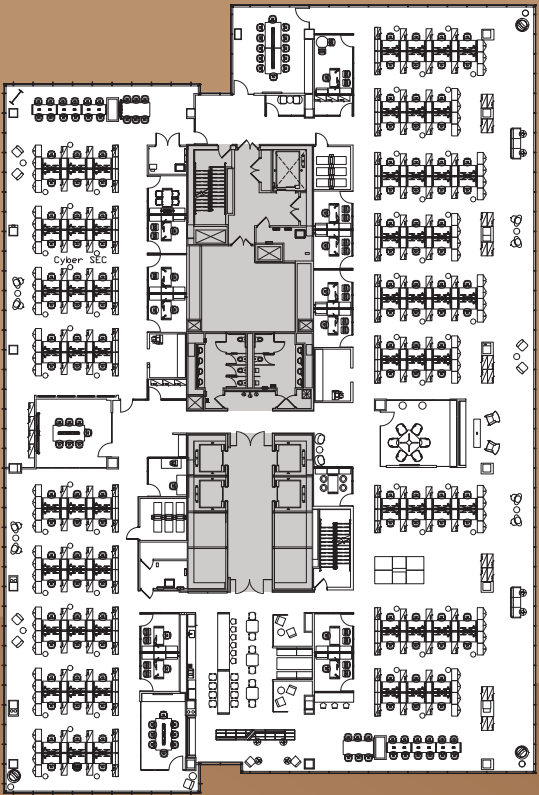
Four floors of beautifully designed and functional spaces

- Available now through October 2036
- Floors 12-15 all with harbor views
- 25,600 SF floor plates
- Open office build-out with interior glass offices
- High-end furniture included

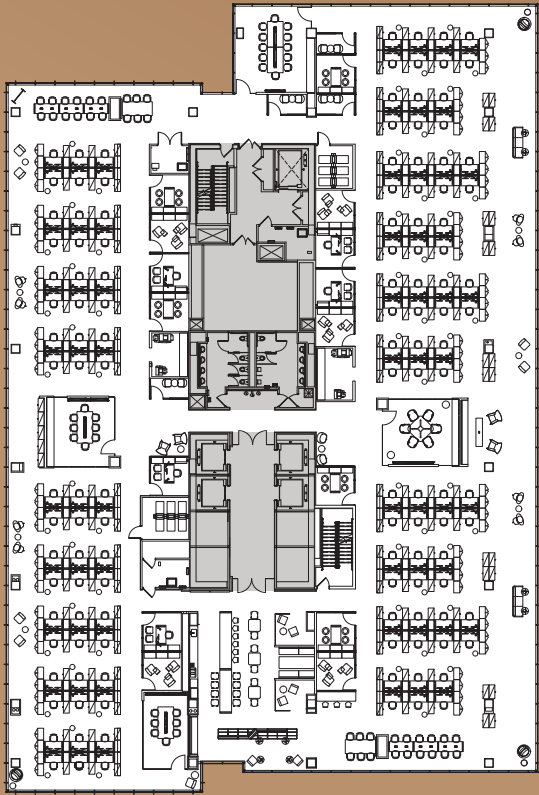
Floor 12



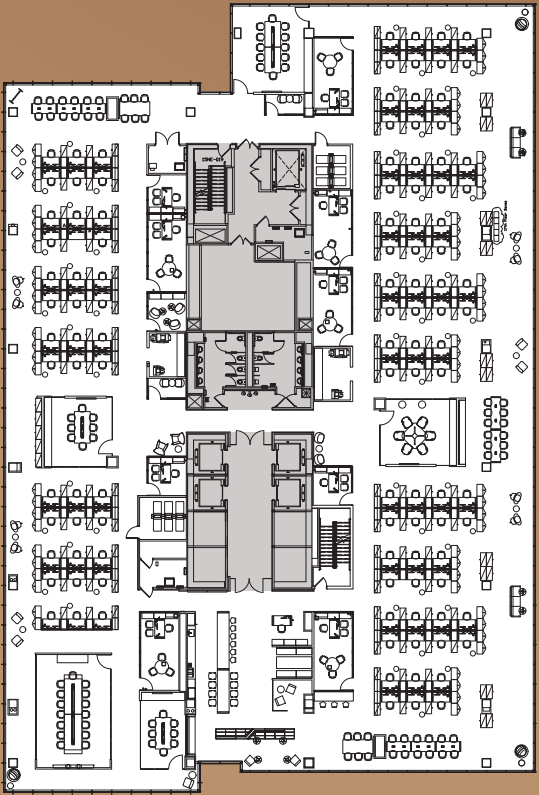
Floor 13



Floor 14



Floor 15



At the center of Baltimore's

most vibrant neighborhoods



About Harbor Point

27 Acres | 9.5 Acres Open Space | 3,300 Parking Spaces | 2,500 Residential Units | 600+ Hotel Rooms | 250K SF Retail | A Walker's Paradise



Retail in the Area

1. AG Orthodontics
2. Attman's Delicatessen
3. Breathing Dragon Yoga
4. Bright Horizons
5. Ceremony Coffee Roasters
6. Charm City Poke & Mochi
7. Chicken Lab (opening 2024)
8. Cindy Lou's Fish House
9. Honeygrow
10. Inspire Nail Bar & Spa
11. Resistance Cycle
12. Sartori (opening 2024)
13. Solidcore
14. West Elm

Harbor East

- 25+ High-end shops, conveniences (including Whole Foods)
- 20+ Fine & casual dining

Fells Point

- 100+ Casual dining & pubs
- 15+ Fine dining
- 100+ Shops
- 16+ Grocery, markets & conveniences

Walk Score

97

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