

# FOR LEASE: RARE FLEXIBLE OPEN SPACE CONCEPT IN BALTIMORE'S HARBOR EAST NEIGHBORHOOD

1407 FLEET STREET, BALTIMORE, MD 21231



8,112 SF Demisable  $\pm$ 4,000 SF  
Ideal for Cafe, Events, or  
Wellness Retail

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## PROPERTY DESCRIPTION

This unique space offers over 8,000 square feet of flexible open floor area with an existing kitchen, making it ideal for concepts that combine retail, education, wellness, or hospitality with food and beverage offerings. The layout is particularly well-suited for hybrid retail concepts, food & beverage, as well as events & programming.

## OTHER IDEAL USES INCLUDE:

- Restaurant / Fast Casual
- Café / Coffee Bar
- Wellness Café / Juice Bar
- Fitness + Retail Hybrid
- Cooking Classes / Event Venue

## OFFERING



## FOR LEASE

SPACE

SIZE

Suite 100

8,112 SF Demiseable +/- 4,000 SF





Kitchen



Service Counter

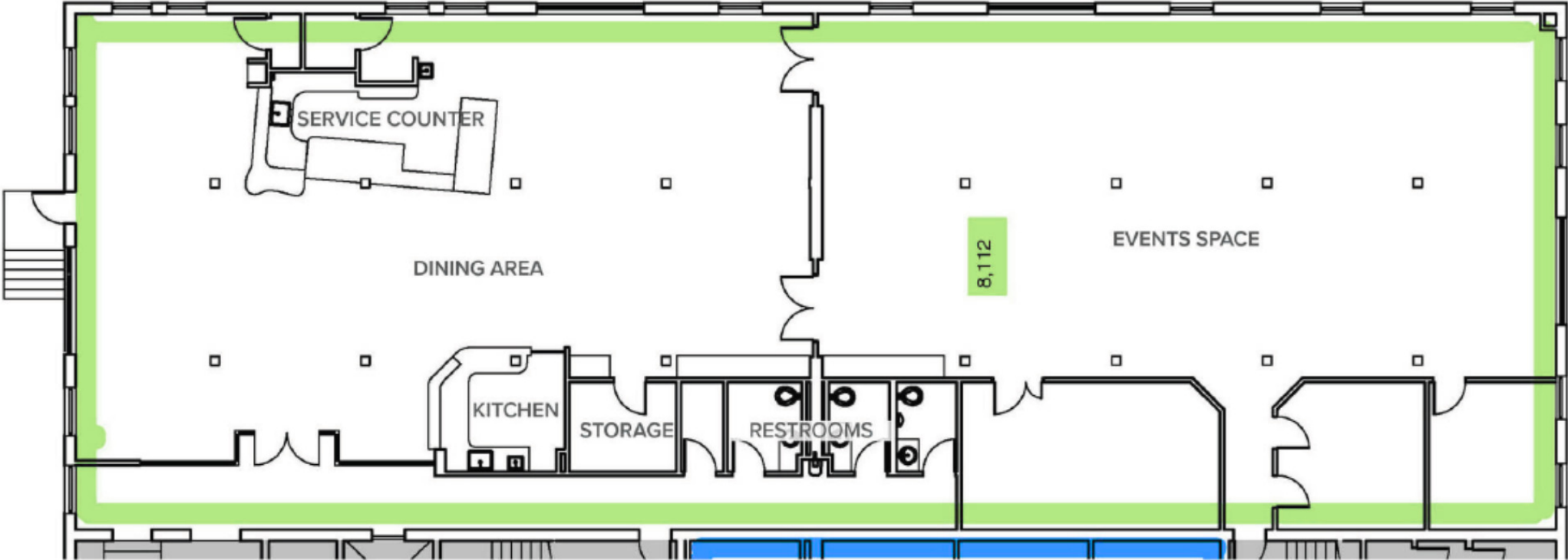


Open Dining Space



Event Seating Area

# FLOOR PLAN



# NEIGHBORHOOD MAP



Transamerica™

Constellation.

T.RowePrice

Morgan Stanley

WHOLE FOODS MARKET

UNIVERSITY of MARYLAND MEDICAL CENTER  
1.5 miles (9 min-drive)

Penn Station  
2.5 miles (10 min-drive)

Fleet & Eden Garage Parking

1401 Thames St Parking Garage

BrownADVISORY  
Thoughtful Investing.

1407 FLEET ST   
Fleet St  
+15,000 Vehicles/day

JOHNS HOPKINS MEDICINE  
1.1 miles (7 min-drive)

**LOCATION OVERVIEW:**

- » Located in Baltimore's Harbor East, nestled between the Inner Harbor and Fells Point
- » Dense office and residential population
- » Major employers nearby (Morgan Stanley, T. Rowe Price, Constellation)
- » Over 15,000 vehicles per day on Fleet Street
- » 24-hour parking garage across the street
- » Surrounded by restaurants, retail, and entertainment options.
- » Within walking distance of multiple hotels, tourist destinations, and the historic waterfront
- » Centrally located with quick access to BWI Airport, Penn Station, and Baltimore's major medical institutions.

BWI Airport  
11 miles (20 min)

Johns Hopkins Bayview  
3 miles (17 min-drive)



# SCHEDULE A TOUR TODAY



## CONTACT

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