

# FOR LEASE

1407 FLEET STREET, BALTIMORE, MD 21231



High-Visibility Retail/Office  
in the Heart of Harbor East

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## HIGHLIGHTS

- Surrounded by restaurants, shopping, and entertainment—all within walking distance
- Just a 1-minute walk to Whole Foods and 4-minute walk to the new T. Rowe Price HQ and Harbor Point
- Excellent access to Harbor East, downtown Baltimore, and I-83
- High-visibility location with 12,931 vehicles passing daily
- Structured parking located directly across the street at Fleet & Eden Public Parking Garage
- Private security provided by the Waterfront Partnership
- Surrounded by new multi-family developments driving foot traffic and demand

## OFFERING



## FOR LEASE OFFICE SPACE

|               |                   |
|---------------|-------------------|
| Building Size | 34,770 SF         |
| Price         | Negotiable        |
| Lease Type    | Full Service; NNN |
| Zoning        | IMU-1             |

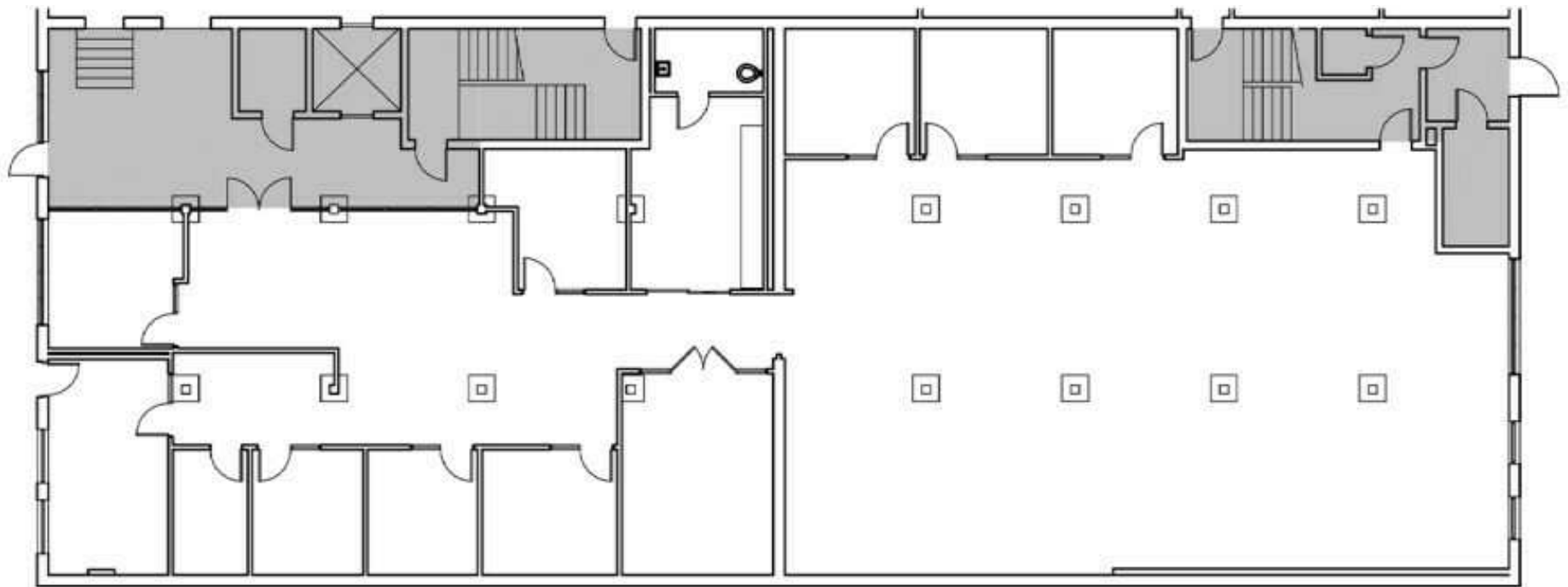
| SPACES    | SPACE SIZE   |
|-----------|--|
| Suite 101 | 6,181 SF Demisable<br>(front 2,716 SF) (back 3,410 SF) |
| Suite 201 | 2,554 SF   |
| Suite 300 | 7,093 SF   |
| Mezzanine | 6,459 SF   |



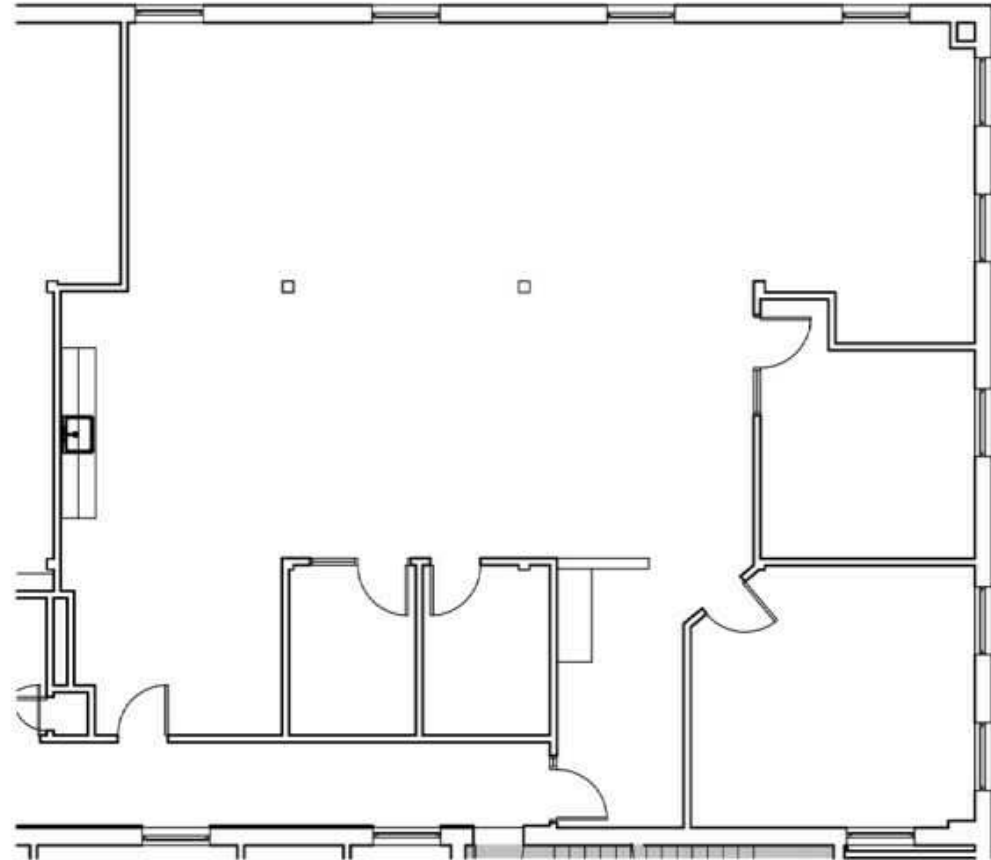
# INTERIOR PHOTOS



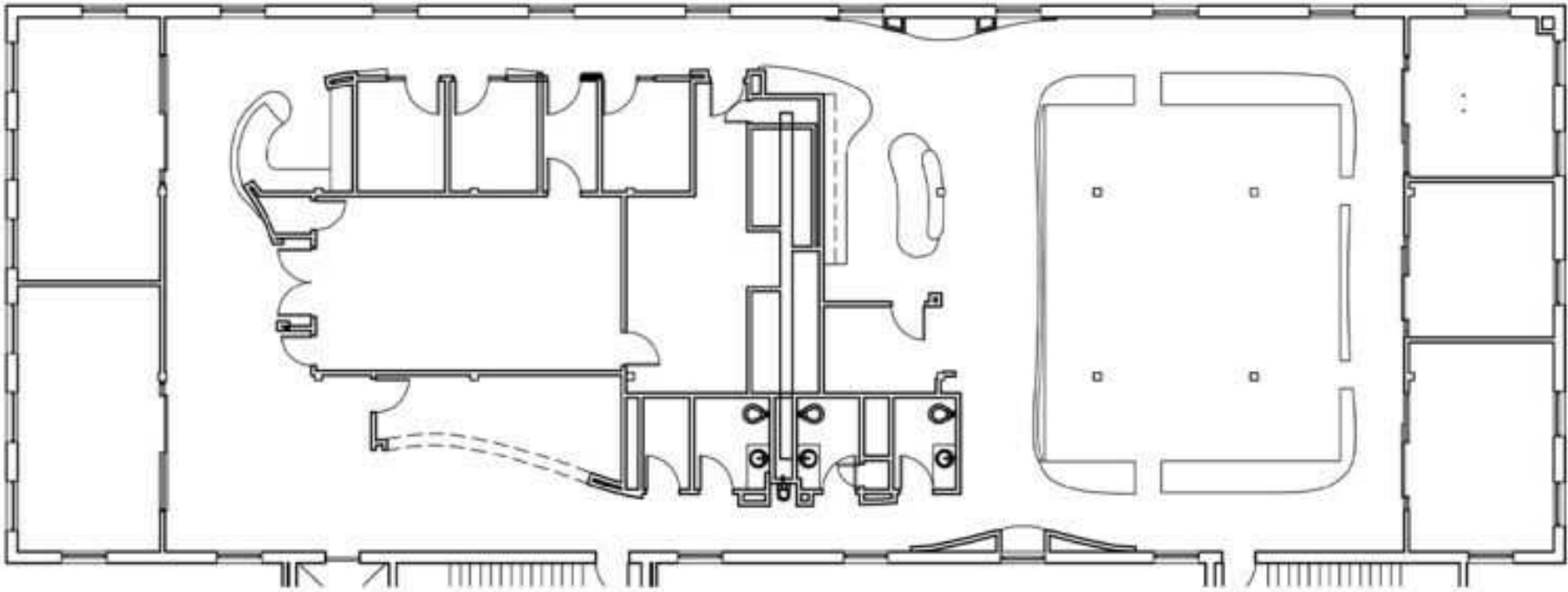
# FLOOR PLAN - SUITE 101



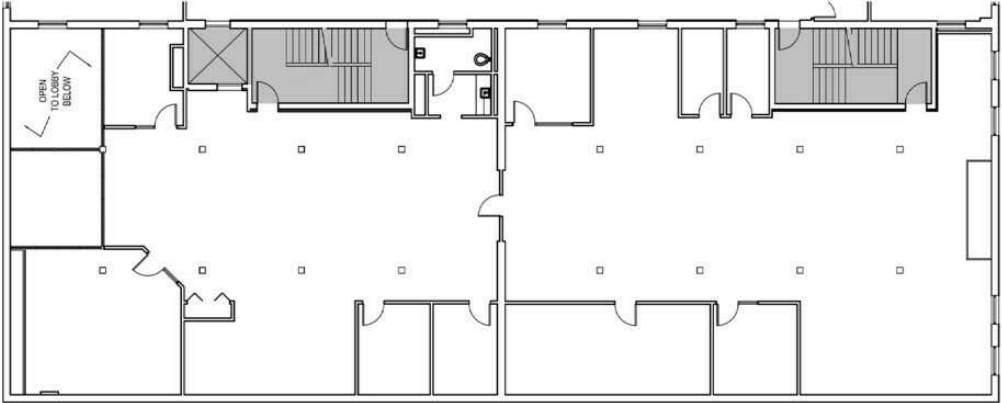
# FLOOR PLAN - SUITE 201



# FLOOR PLAN - SUITE 300



# FLOOR PLAN - MEZZANINE



# RETAILER MAP





# CONTACT

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