DEVELOPMENT HIGHLIGHTS

- State-of-the-art mixed-use development
- 375,000 SF of Class A office space
- Panoramic views of Baltimore City
- Highly visible signage opportunities
- Abundant parking - ratio 3.0/1,000 SF
- Convenient access to I-395, I-95 and MD-295
- Easy access to public transportation, including MARC train, MTA bus lines, and the Charm City Circulator
- Exceptional Walk Score - 91
- Highest speed, highest capacity broadband connection and service available in all of Baltimore
- Upgraded state-of-the-art Solo Gibbs Park and new Leadenhall Community Center
SUPERIOR AMENITIES

- **SQ FT OF OFFICE**: 375K
- **RESIDENTIAL UNITS**: 650
- **CROSS STREET MARKET REDEVELOPMENT**
SQ FT OF STREET RETAIL: 70K
ON-SITE PARKING: 2K
HIGHEST SPEED BROADBAND IN BALTIMORE
CONVENIENT ACCESS

<table>
<thead>
<tr>
<th>ACCESS FROM</th>
<th>DISTANCE</th>
<th>TRAVEL TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-95 N/I-295</td>
<td>0.8 miles</td>
<td>3 minutes</td>
</tr>
<tr>
<td>I-95 S/McComas St</td>
<td>2.2 miles</td>
<td>6 minutes</td>
</tr>
<tr>
<td>I-83</td>
<td>2 miles</td>
<td>10 minutes</td>
</tr>
</tbody>
</table>
**CURRENT AVAILABILITIES**

145 W OSTEND STREET

**FIRST FLOOR - UP TO 6,091 SF**

- 2,656 RSF
- 3,435 RSF

**FLOORS TWO & THREE - UP TO 25,000 SF CONTIGUOUS**

- 12,500 RSF

TAKE A 360° VIRTUAL TOUR: https://my.matterport.com/models/ZcgjepG7Dxp
COMING SOON

155 W OSTEND STREET

**New Class A Office Building:**
- 200,000 SF of space available
- 9 stories
- Ground floor retail
- Adjacent parking structure

**Typical Floor Plate:**
- 22,500 SF

150 W OSTEND STREET - VAC PAC BUILDING

**Adaptive Reuse & New Construction:**
- 102,000 SF of space available
- Ground floor retail
- Mix of adaptive reuse and new construction with shared core
- Adjacent parking structure

**Typical Floor Plate:**
- Vac Pac Building - 8,000 SF
- New Tower - 11,500 SF
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