



±44,500 RSF AVAILABLE

PROPERTY HIGHLIGHTS:

McHenry Row Project Features

- NAIOP award winning development
- Strong millennial workforce
- Immediate access to I-95
- 3 parking garages with 1,500 free spaces
- 110,000 SF retail shopping
- 473 apartment units

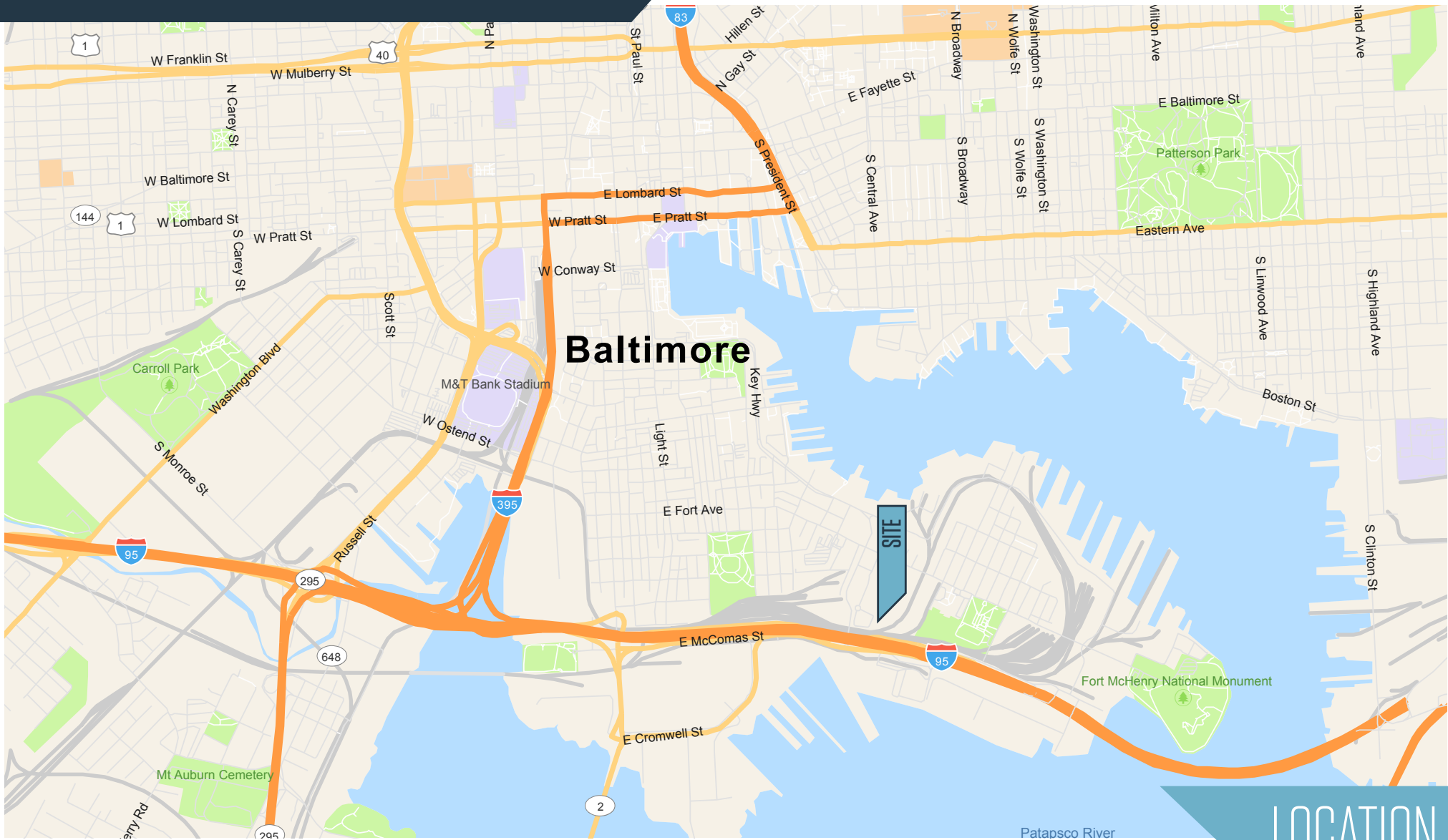
- Marriott Courtyard Hotel (126 rooms)
- Diamondback Brewing Company
- 400,000 SF of existing offices
- Shared tenant conference center
- Retail tenants include: Harris Teeter, Verizon, Jimmy John's, Samos, THB, F45, M&T Banks, PNC and others

Banner Building - 1215 E. Fort Avenue

- 1st Floor: 26,158 RSF / 5,368 RSF
- 2nd Floor: 8,710 RSF
- 3rd Floor: 2,260 RSF / 1,579 RSF
- Some suites are fully furnished
- Lower level self storage
- Bicycle storage
- Full service rents (net of utilities)

THE OFFICES AT **McHENRY ROW**
★ ★ ★

BANNER BUILDING
Baltimore, MD 21230



LOCATION

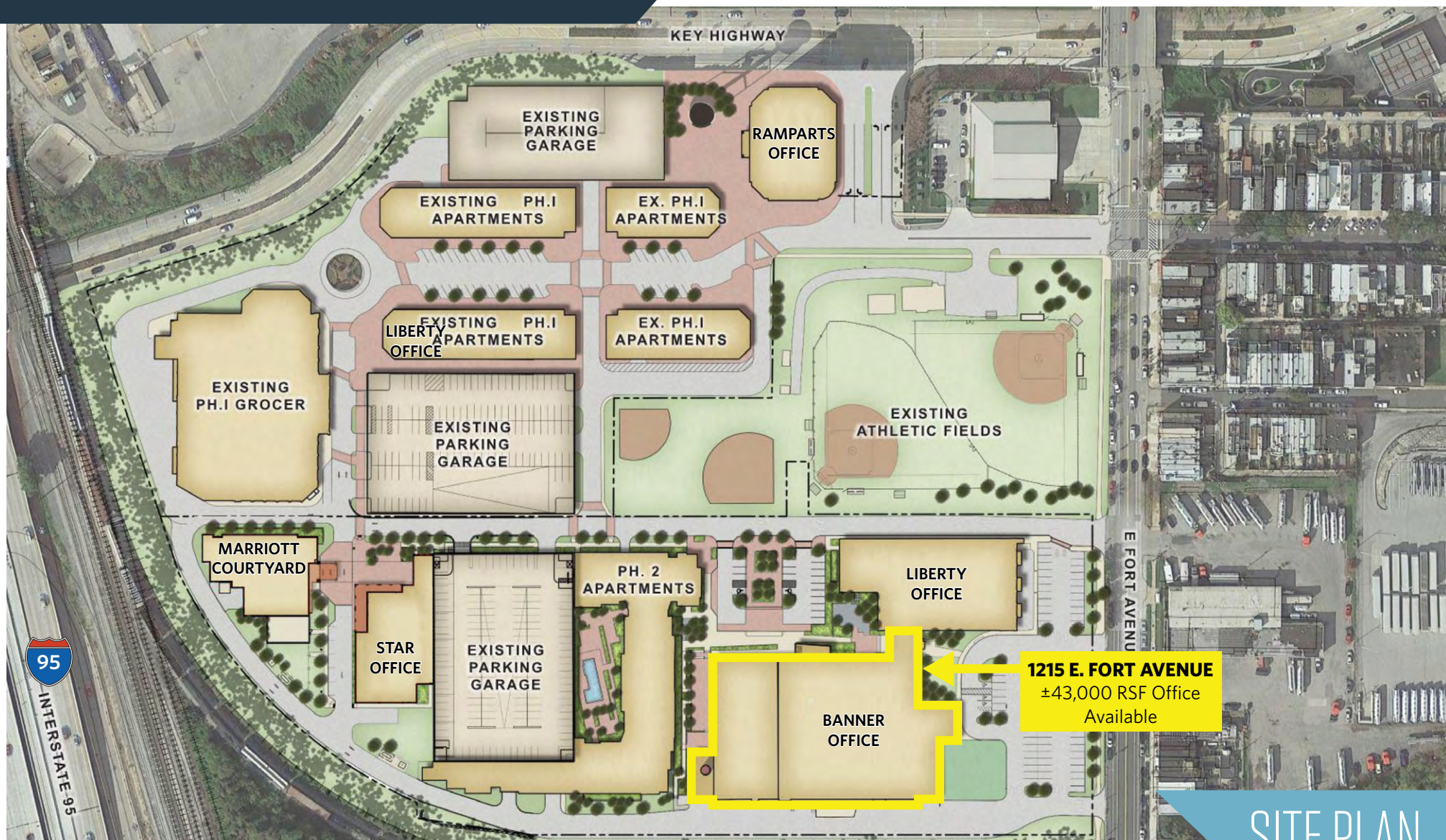
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AERIAL

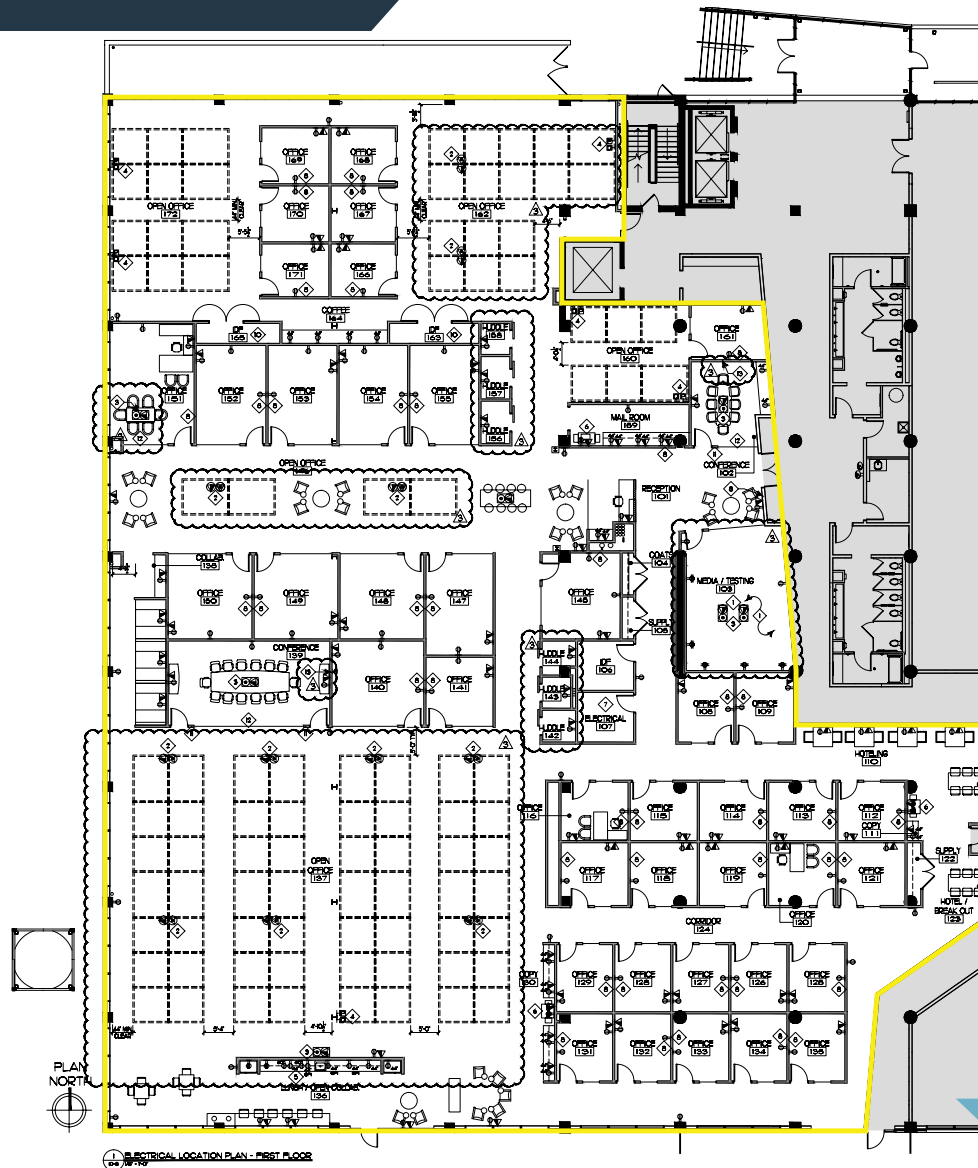


SITE PLAN

THE OFFICES AT **McHENRY ROW**
★★★

BANNER BUILDING @ 1215 E. Fort Avenue
Baltimore, MD 21230 / Baltimore City

**26,158 RSF
AVAILABLE**



1ST FLOOR PLAN

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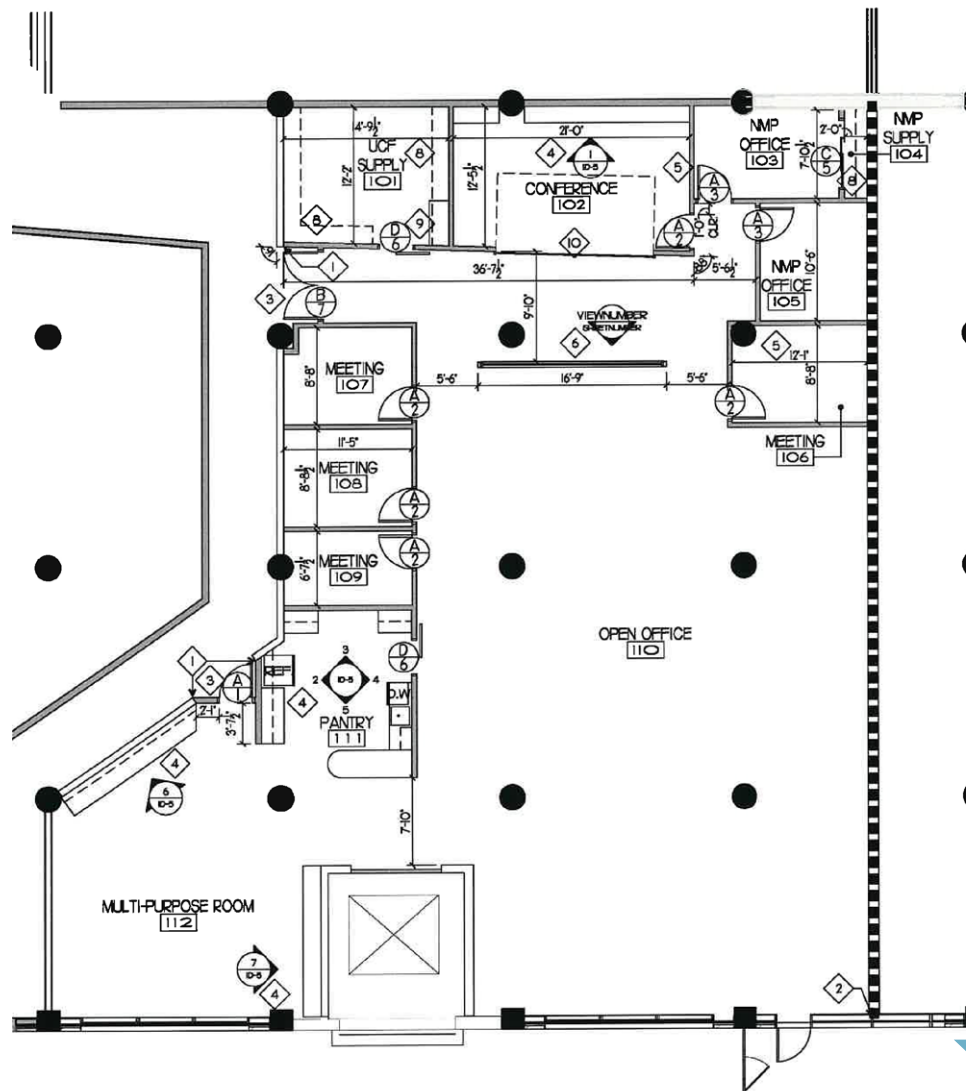
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THE OFFICES AT **McHENRY ROW**
 ★ ★ ★

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**5,368 RSF
 AVAILABLE**



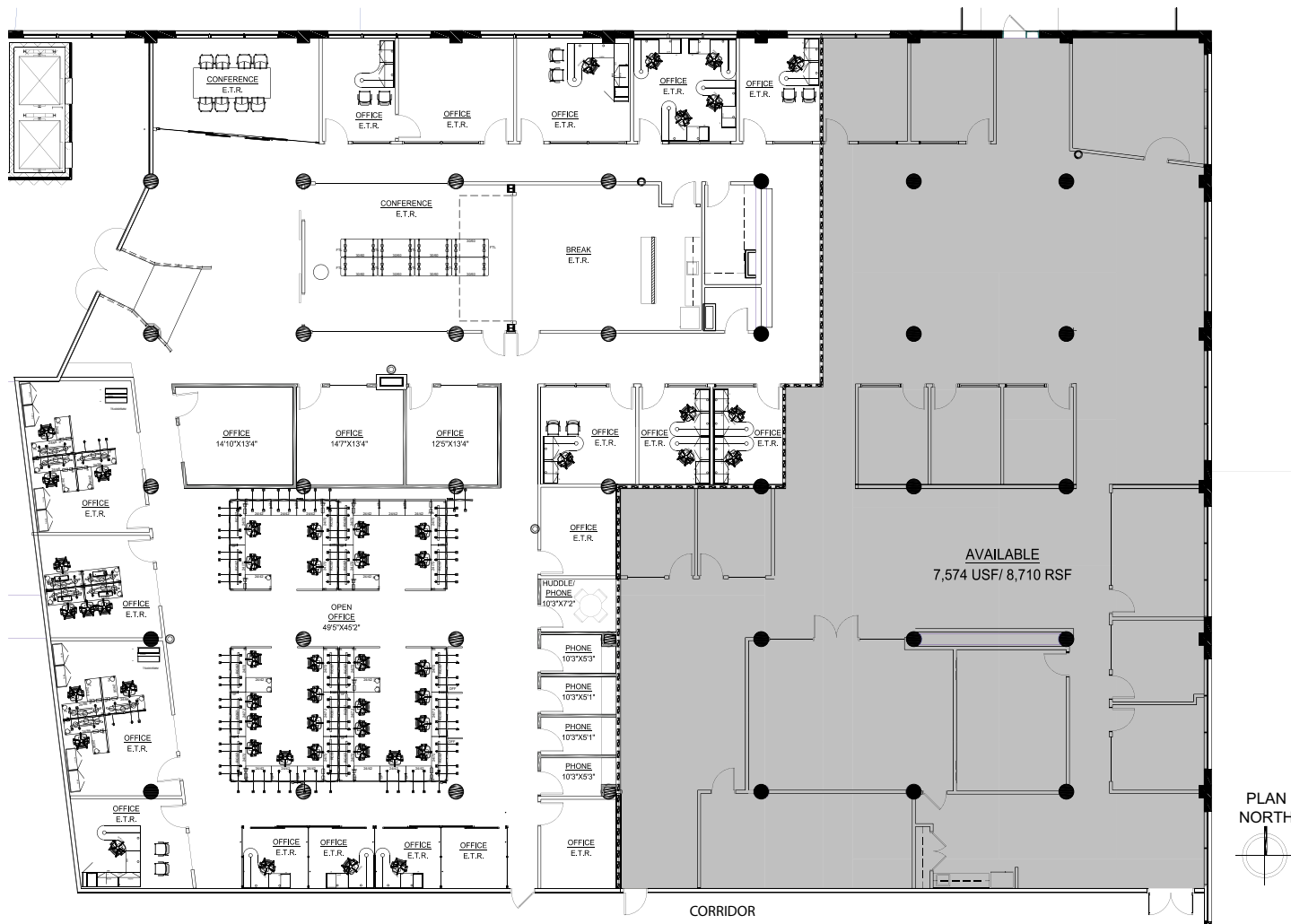
1ST FLOOR PLAN

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**8,710 RSF
AVAILABLE**

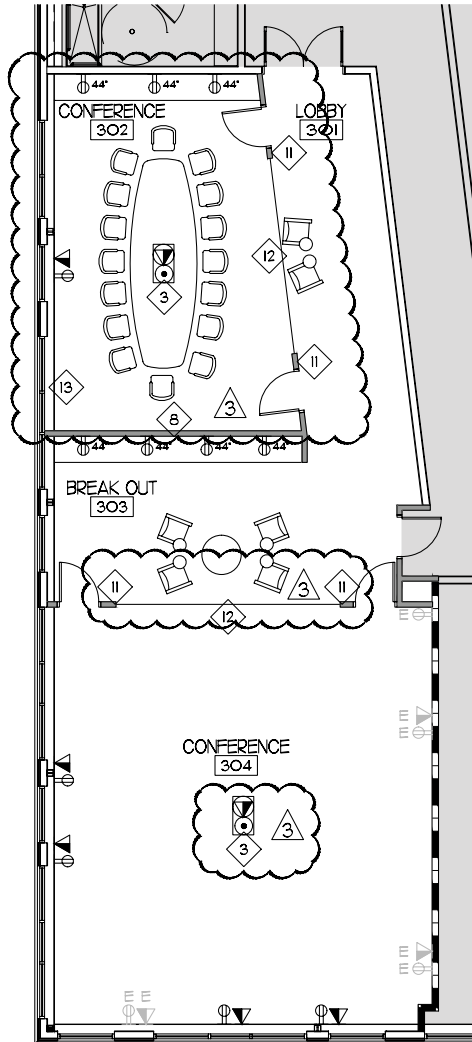


2ND FLOOR PLAN

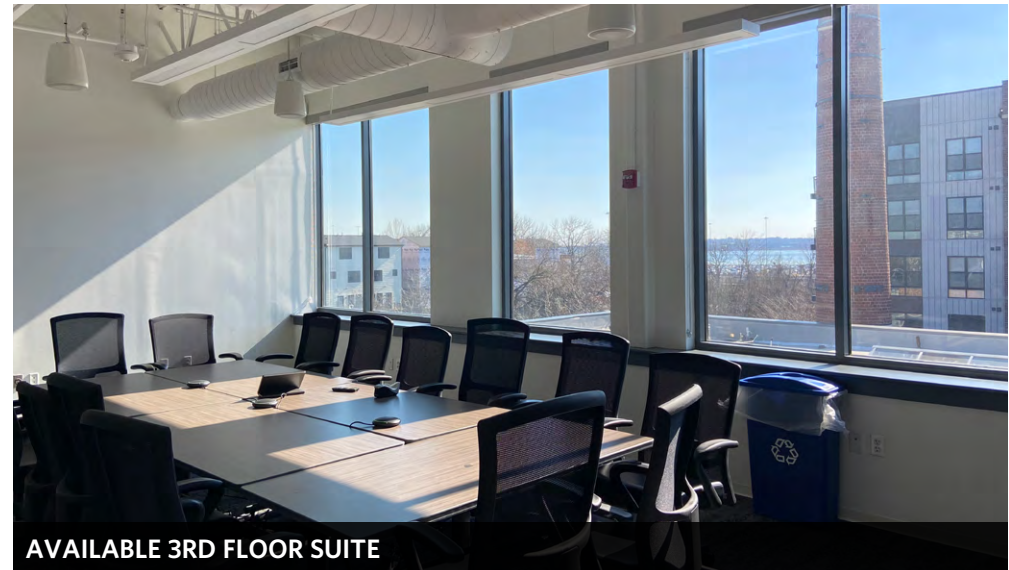
THE OFFICES AT MCHENRY ROW

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2,260 RSF
AVAILABLE



2 ELECTRICAL LOCATION PLAN - THIRD FLOOR
10-B 1/8" = 1'-0"



AVAILABLE 3RD FLOOR SUITE

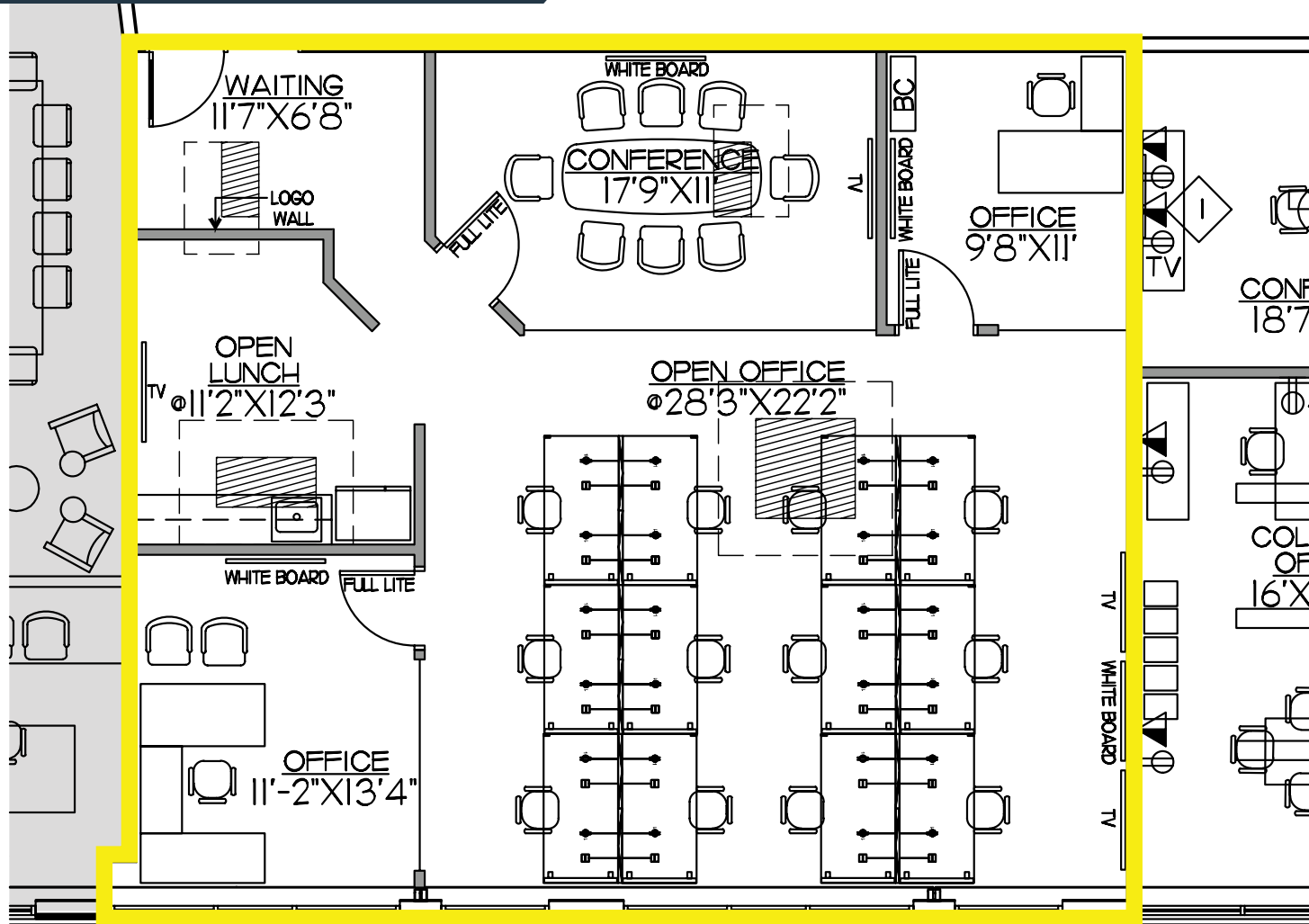
3RD FLOOR PLAN

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**1,579 RSF
AVAILABLE**



3RD FLOOR PLAN

THE OFFICES AT MCHENRY ROW

BANNER BUILDING

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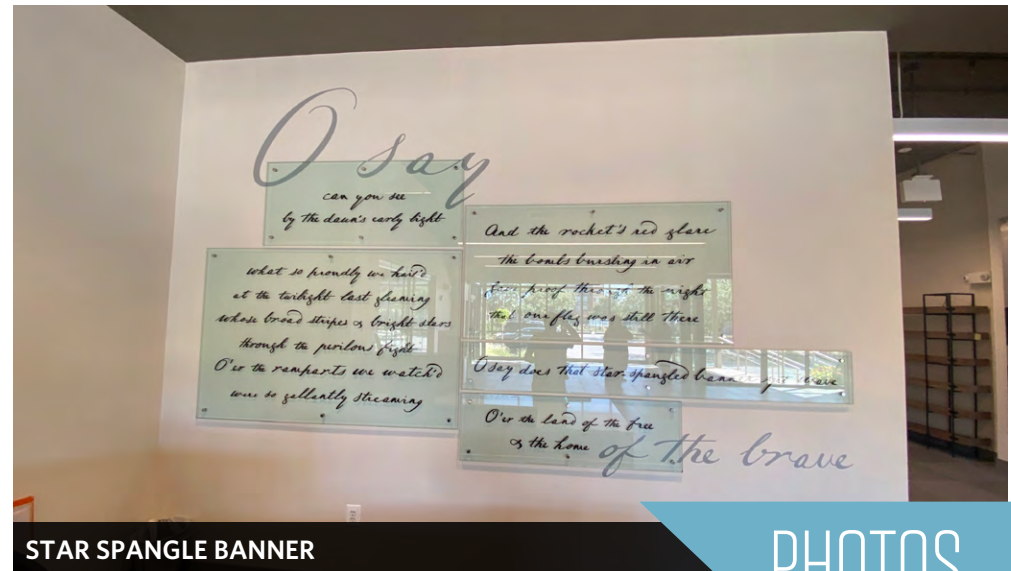
BANNER FRONT ENTRANCE



DIAMONDBACK BREWING COMPANY PATIO



BANNER MAIN LOBBY



STAR SPANGLE BANNER

PHOTOS

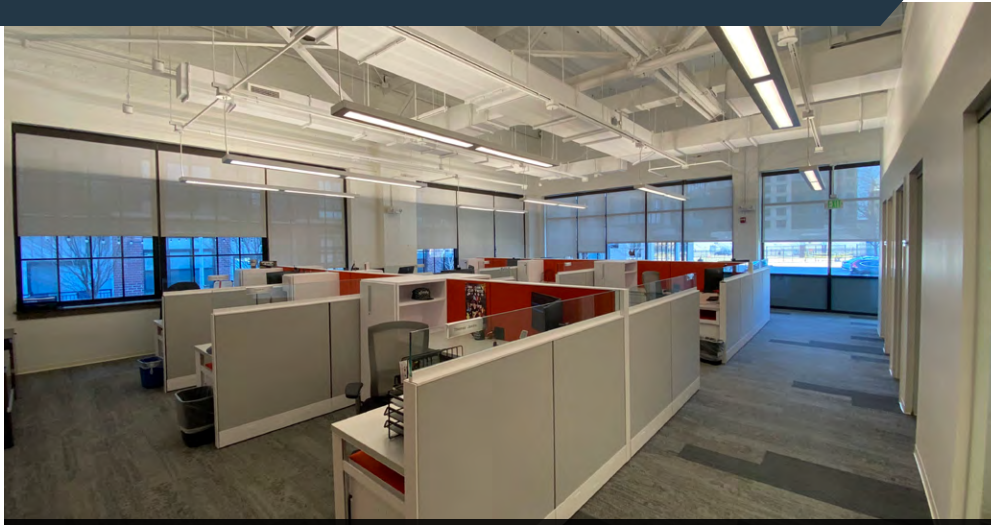
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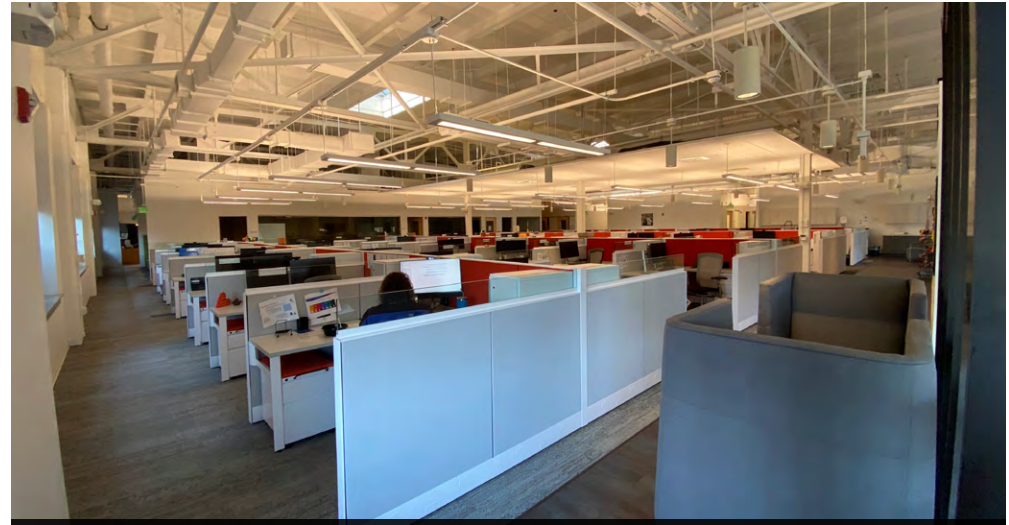


THE OFFICES AT **MC HENRY ROW**
★ ★ ★

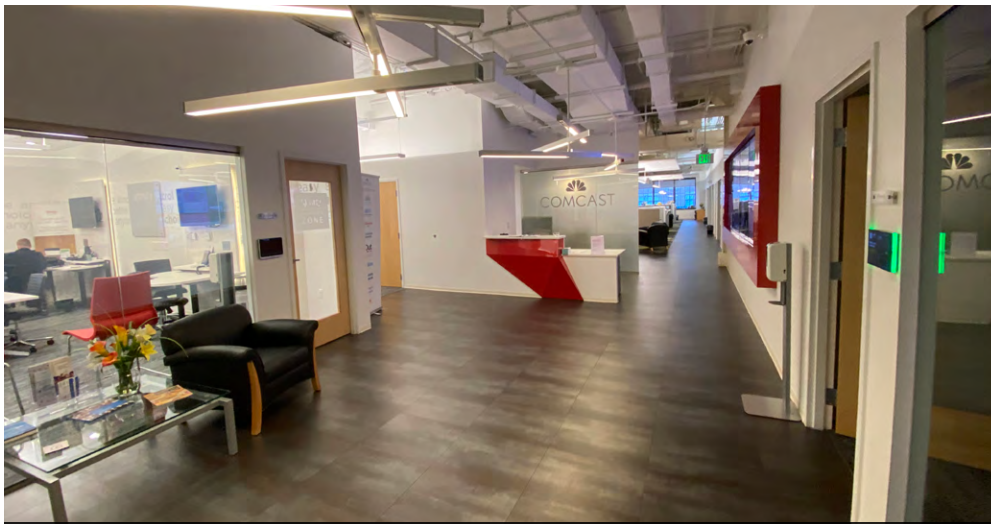
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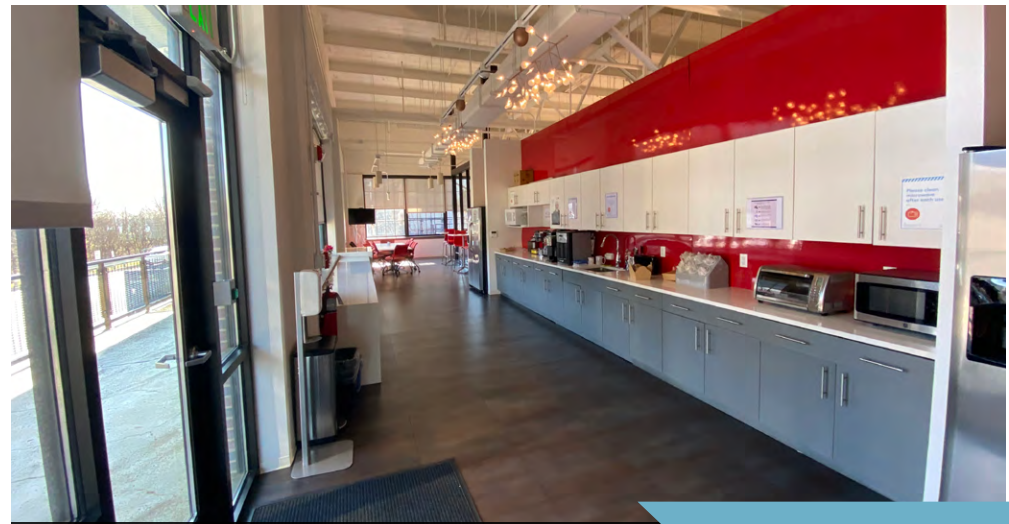
AVAILABLE 1ST FLOOR SUITE



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AVAILABLE 1ST FLOOR SUITE

PHOTOS

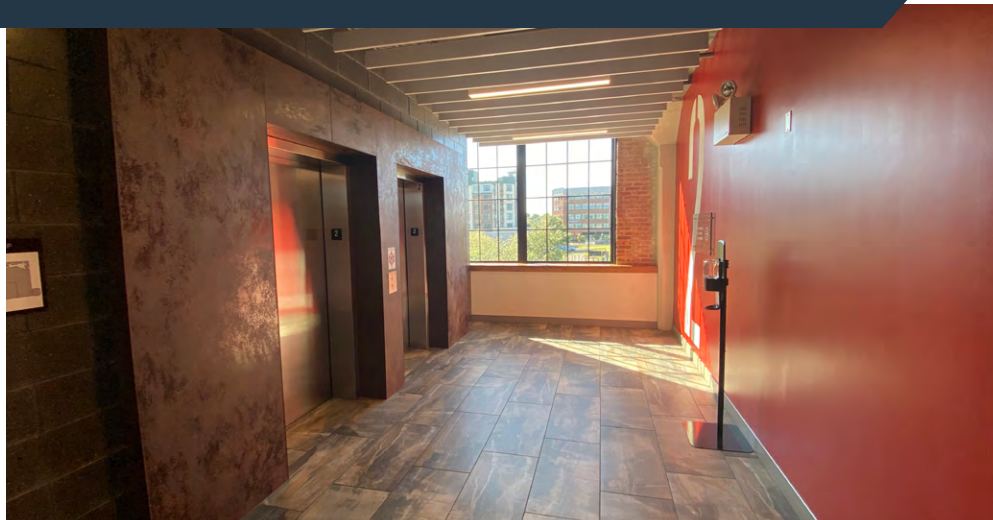
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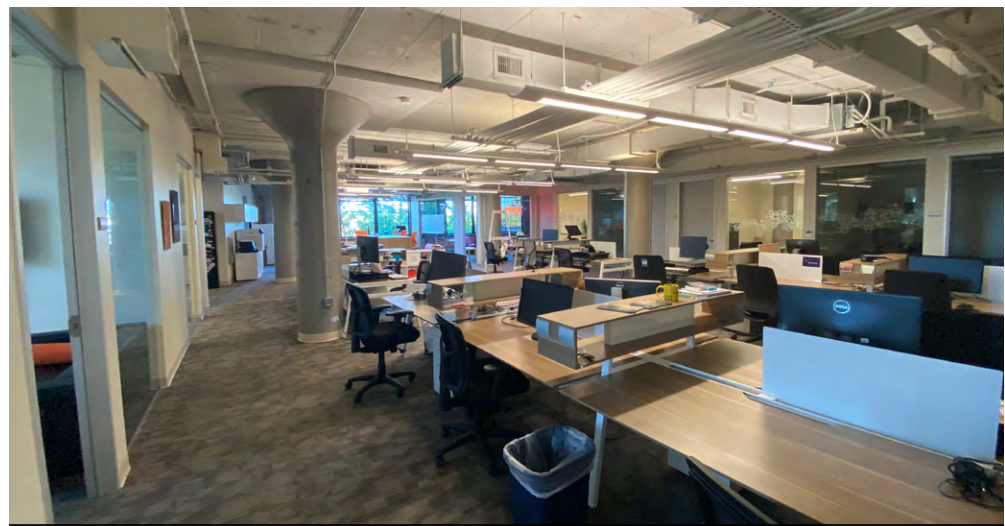
BANNER 2ND FLOOR LOBBY



AVAILABLE 2ND FLOOR SUITE



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