

**SPEC SUITES
COMING SOON**

↓ [CLICK HERE FOR
DESIGN/SPECIFICATIONS](#)

BALTIMORE'S FIRST MASS TIMBER OFFICE BUILDING

COLLECTIVE PROJECT FEATURES

- Opportunity Zone
- Enterprise Zone
- Brownfields Development
- Strong millennial workforce
- Mixed use
- 500 apartments
- 60,000 SF retail
- Celebree daycare center
- Close proximity to I-95 and I-895

OFFICE BUILDING FEATURES

- Sustainable design
- Under-floor HVAC
- 18" raised floors
- Improved air quality
- Flexible tenant control
- 28,000 RSF typical floor
- First floor daycare
- Free on-site covered parking - 3/1,000 SF
- Smart glass on south & west sides of the building
- Full service leases (net of utilities)

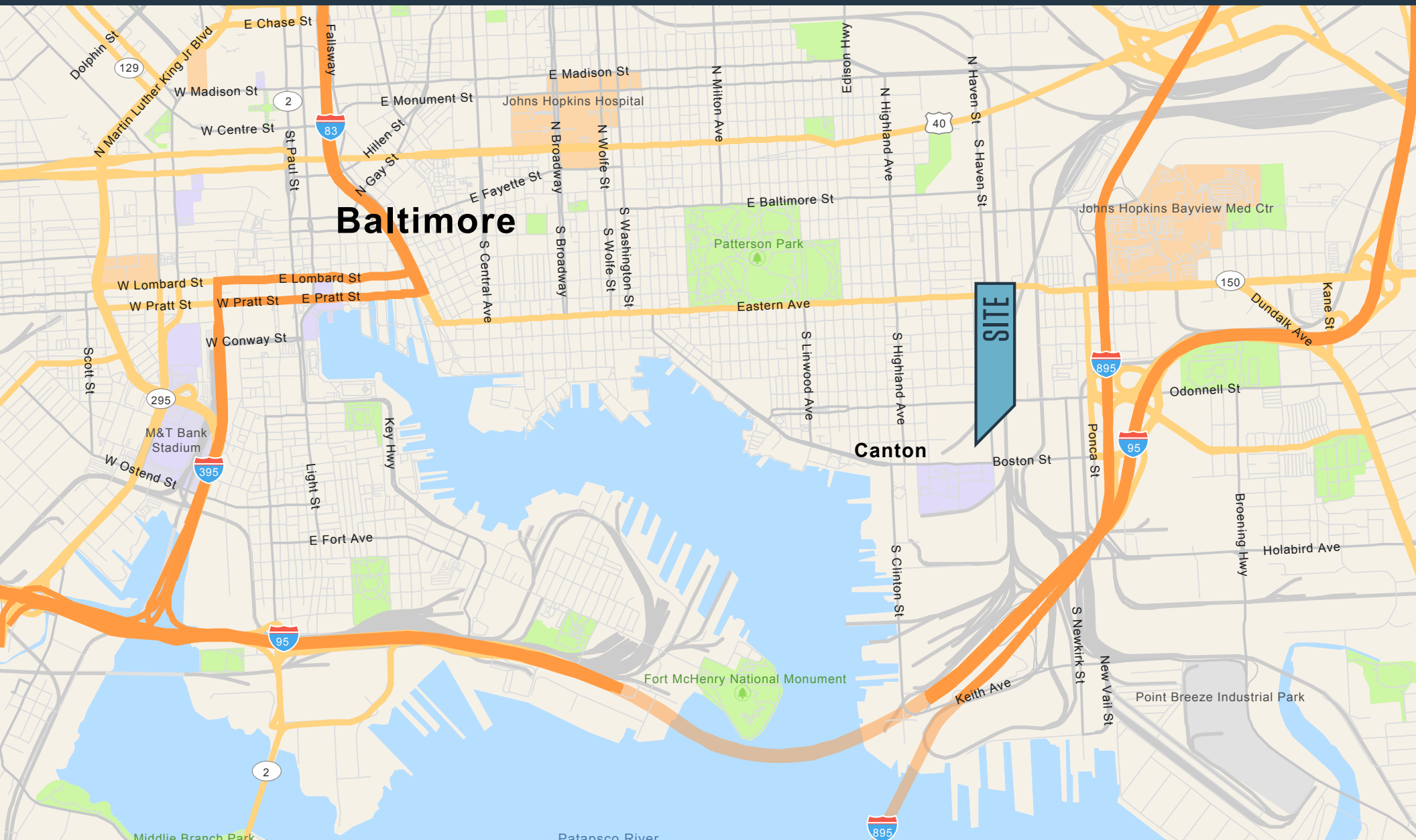
JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

klnb.com

LOCATION

COLLECTIVE AT CANTON



MARKET

COLLECTIVE AT CANTON

4010 BOSTON STREET, BALTIMORE, MD 21224, BALTIMORE CITY



JOE NOLAN, SIOR

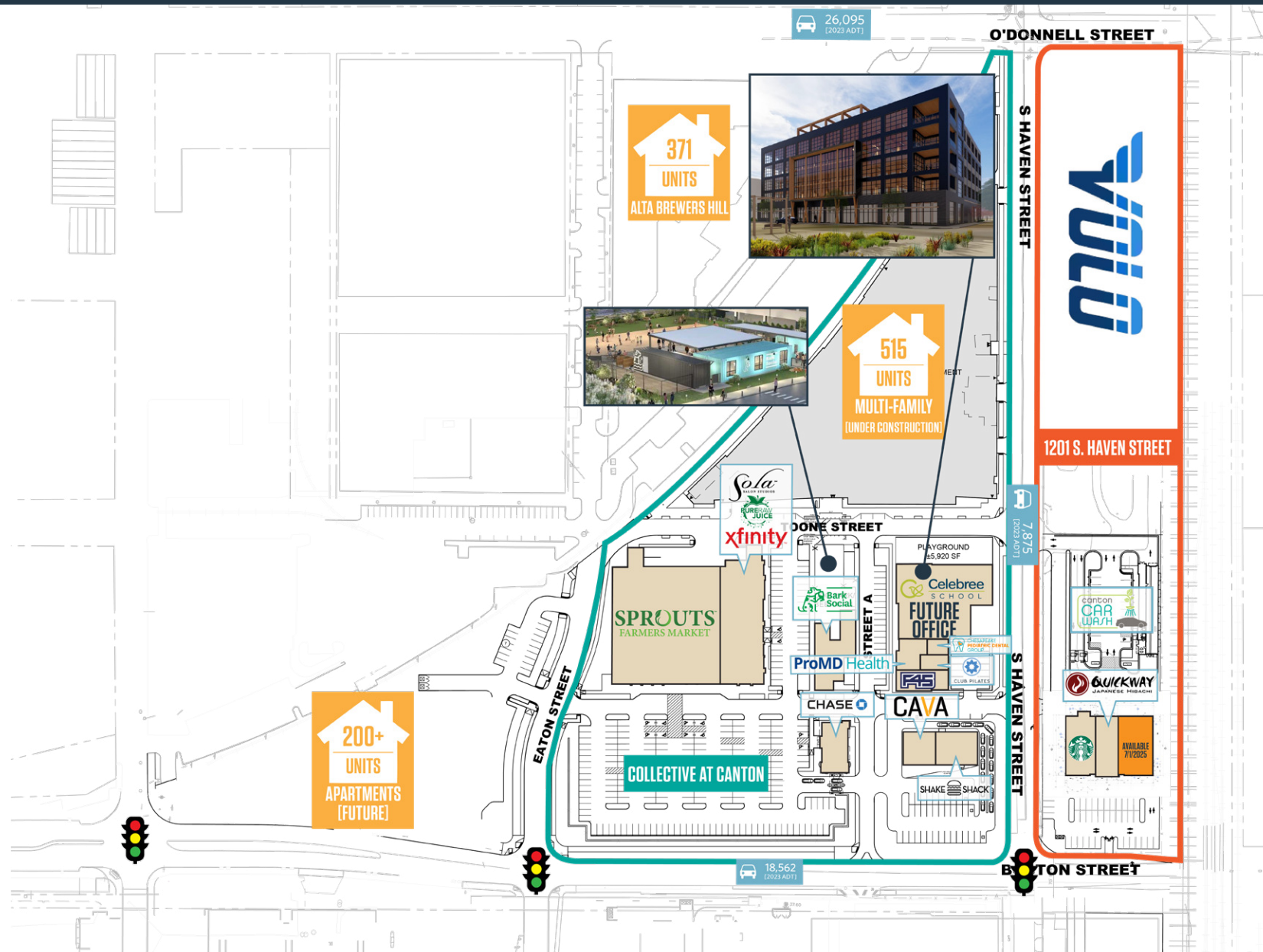
jnolan@klnb.com | 443-632-2065

klnb

PROJECT

COLLECTIVE AT CANTON

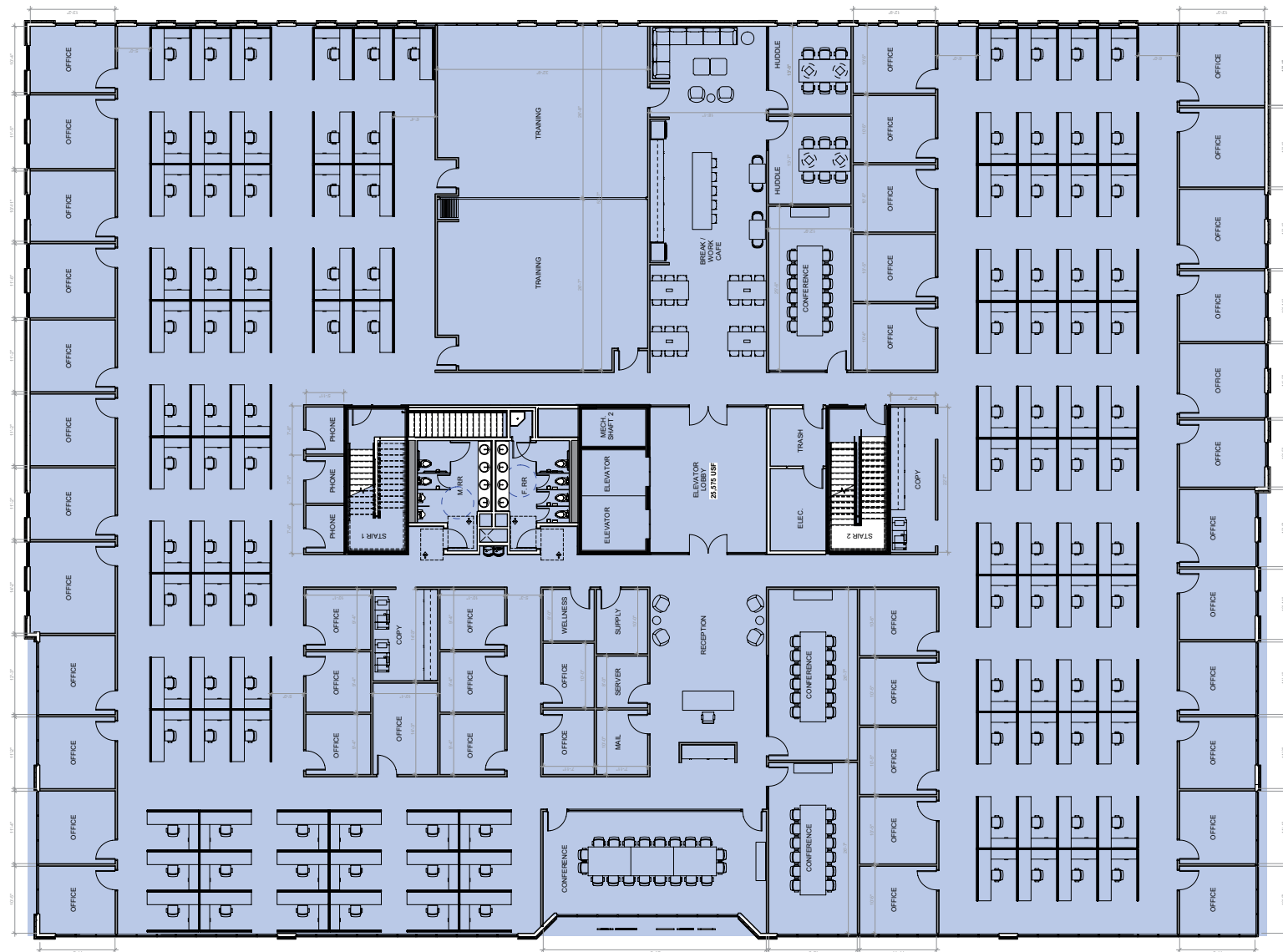
4010 BOSTON STREET, BALTIMORE, MD 21224, BALTIMORE CITY



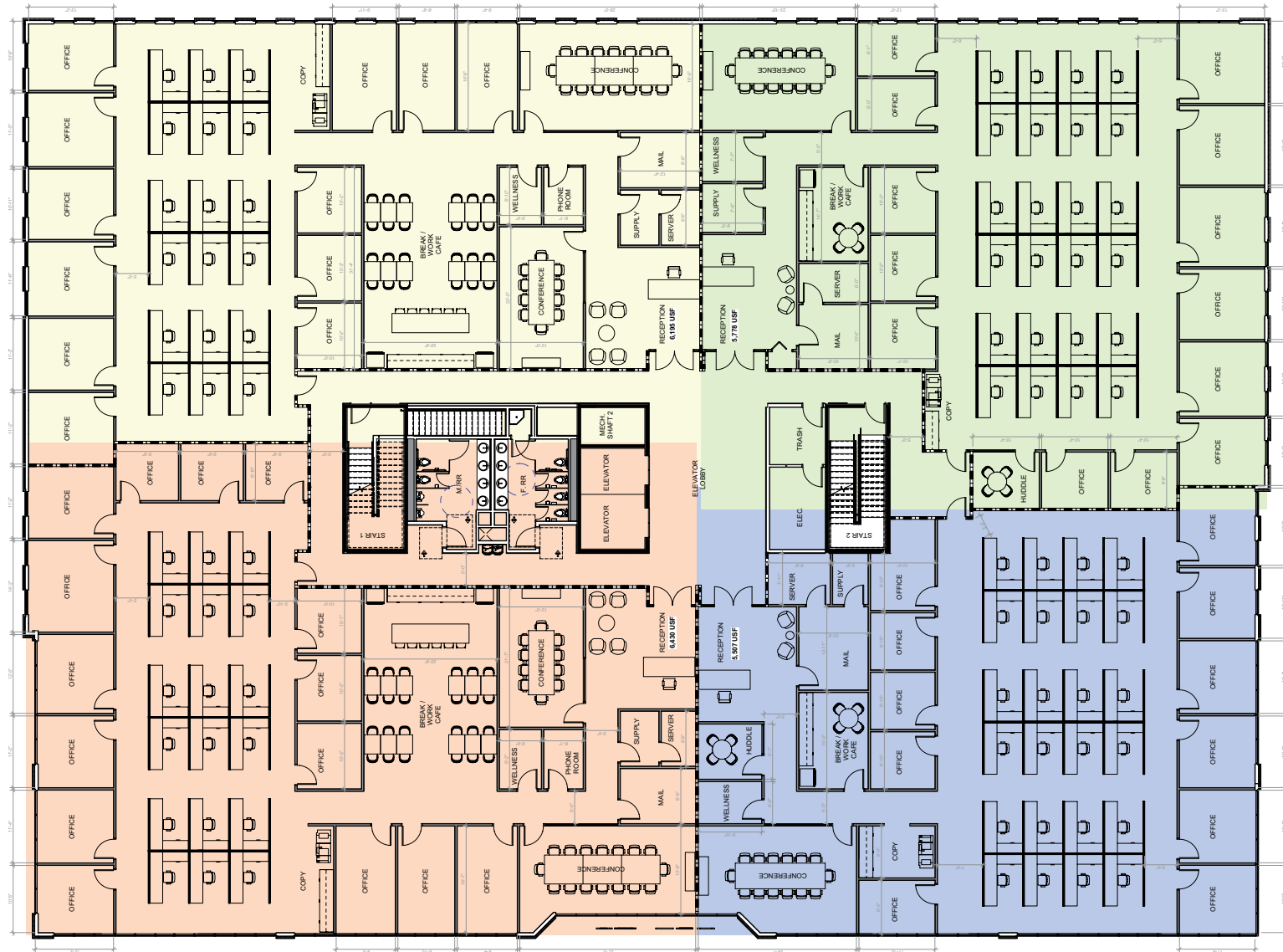
JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065





Sample Full Floor User Plan

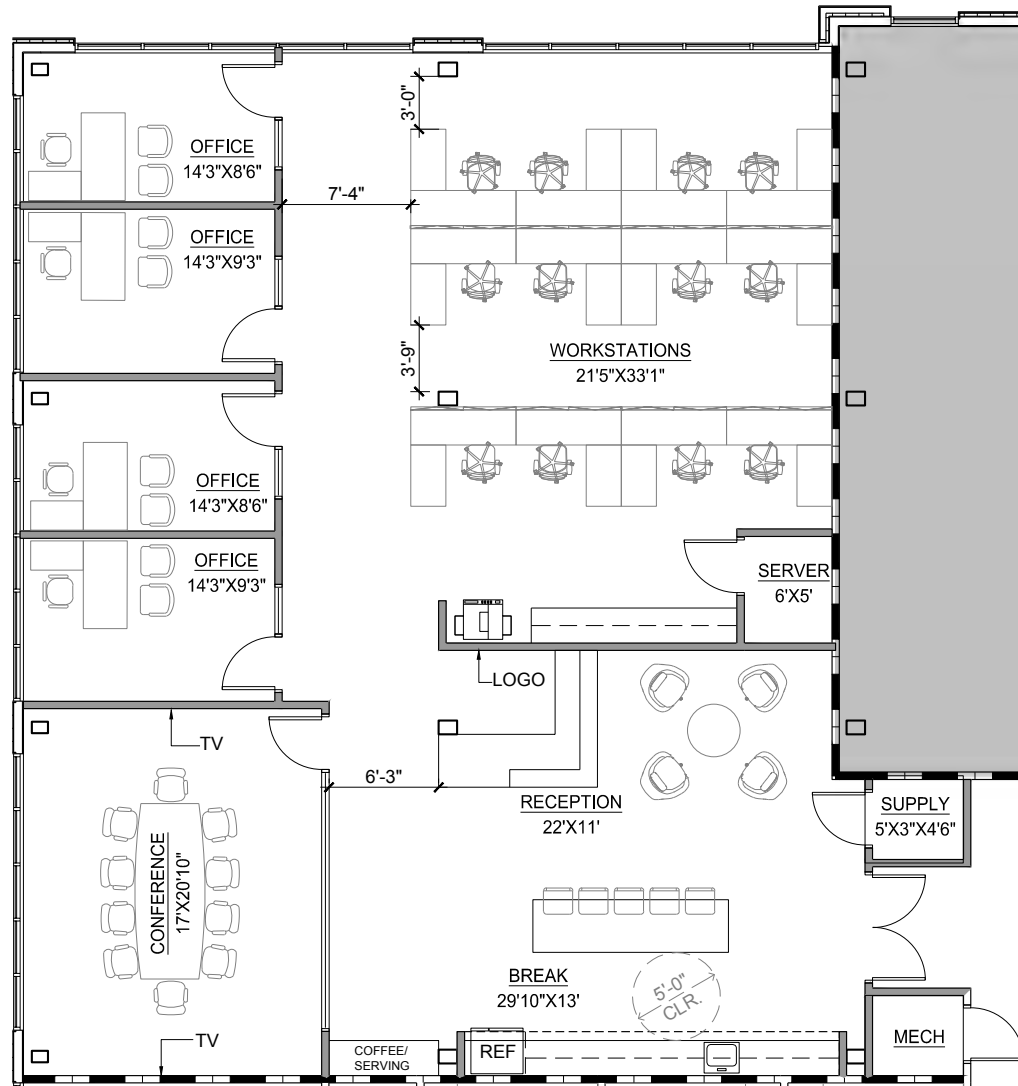


Sample Multi-Tenant Floor Plan

JOE NOLAN, SIOR
jnolan@klnb.com | 443-632-2065

SPEC SUITES COLLECTIVE AT CANTON

4010 BOSTON STREET, BALTIMORE, MD 21224, BALTIMORE CITY



Spec Suite: 4th Floor

1 SPACE PLAN - 2,867 USF / **3,211 RSF**
ID-1 1/8" = 1'-0"

JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065



PHOTOS

COLLECTIVE AT CANTON

4010 BOSTON STREET, BALTIMORE, MD 21224, BALTIMORE CITY



FIRST FLOOR LOBBY



TENANT SPACE



FIRST FLOOR LOBBY



TENANT SPACE



UPPER FLOOR LOBBY



TENANT SPACE

FOR MORE INFORMATION, PLEASE CONTACT:

JOE NOLAN, SIOR

jnolan@klnb.com

443-632-2065

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.