SILO POINT | OFFICE / RETAIL OPPORTUNITY

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

klnb.com

HIGHLIGHTS

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



HIP / COOL SPACE LOCATED IN LOCUST POINT

The **SILO POINT** Planned Unit Development is strategically located in the heart of Locust Point, just minutes from Baltimore's most vibrant neighborhoods and attractions, including Under Armour's Baltimore Campus and downtown Baltimore along the Inner Harbor. The project is within close proximity to Interstate 95, Baltimore-Washington Parkway, and offers convenient access to bus and water taxi transportation outlets.

Size:	Unit B-1: 2,812 RSF Unit C-2: 3,449 RSF
Year Built:	2008
Total 1st Floor:	+16,660 SF - Office/Retail Space
Term:	5 - 10 years
Rental Rate:	$27.00, net of utilities and janitorial
Parking:	109 surface/covered reserved spaces; free employee/customer parking. Neighborhood parking does not require a parking pass and is not metered.
Location:	Professionally managed, hip Locust Point location
Amenities:	McHenry Row, Harris Teeter, RevCycle, Under Armour Gym, CorePower Yoga, Barracudas, City Limits, Little Havana, Lemoncello Baltimore, Jazz+Soju, Home Maid, LP Steamers, Riverside Park
Features:	➢ Award winning adaptive reuse mixed-use project ➢ Edgy, industrial loft-style spaces with exposed cement columns ➢ 25-foot ceilings ➢ On-site gym, and shared conference room ➢ Sky Lounge with amazing city views; available upon request ➢ Floor-to-ceiling glass storefront window
PUD Summary:	➢ Silo Point Condominiums: 228 Units ➢ McHenry Pointe Townhomes: 121 Units ➢ Key's Overlook Townhomes: 53 Units

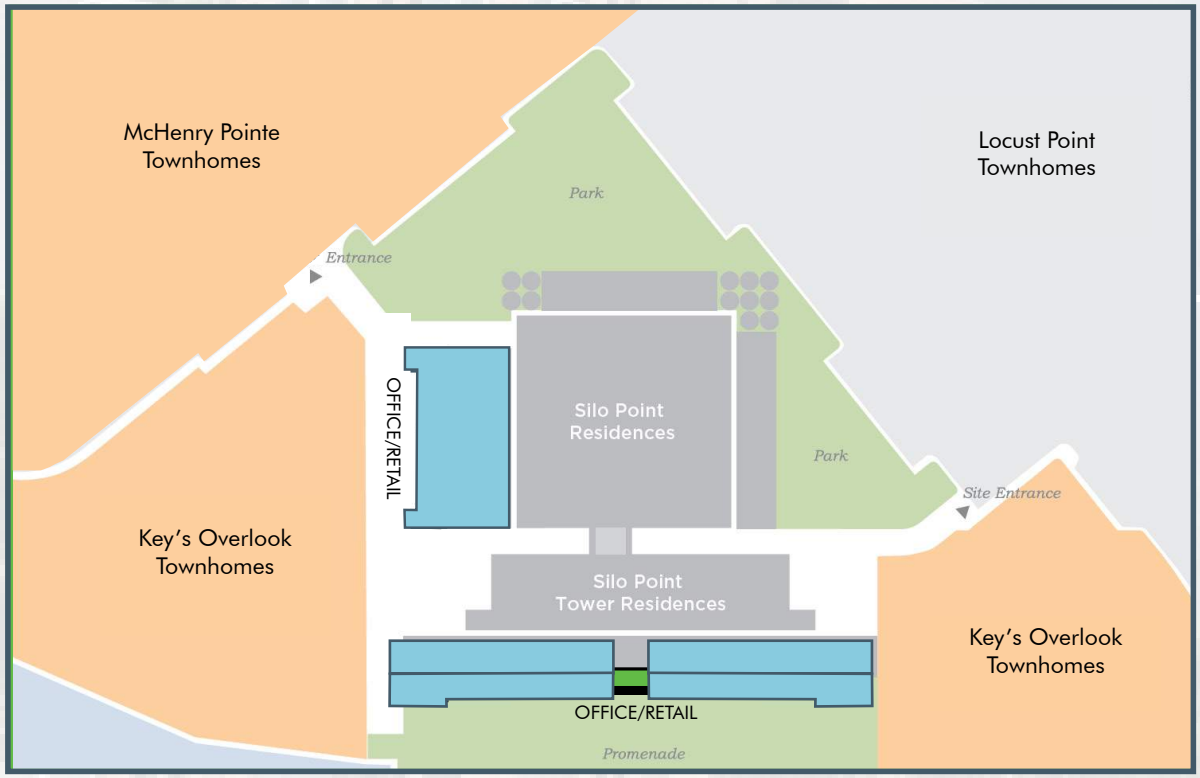
DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

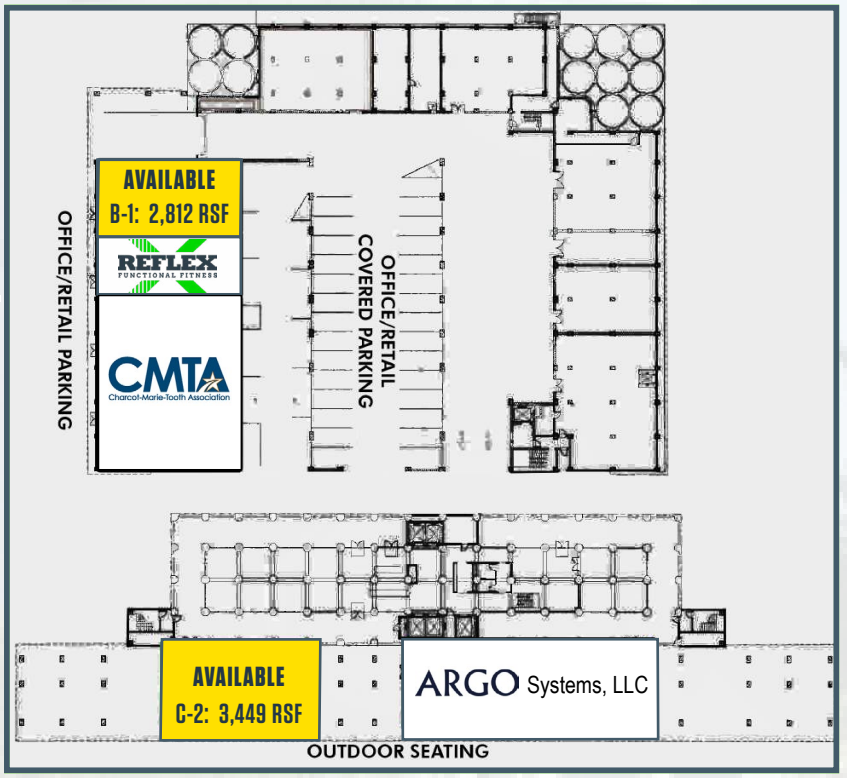
ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

SITE PLAN

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY





DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

LOCATION

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

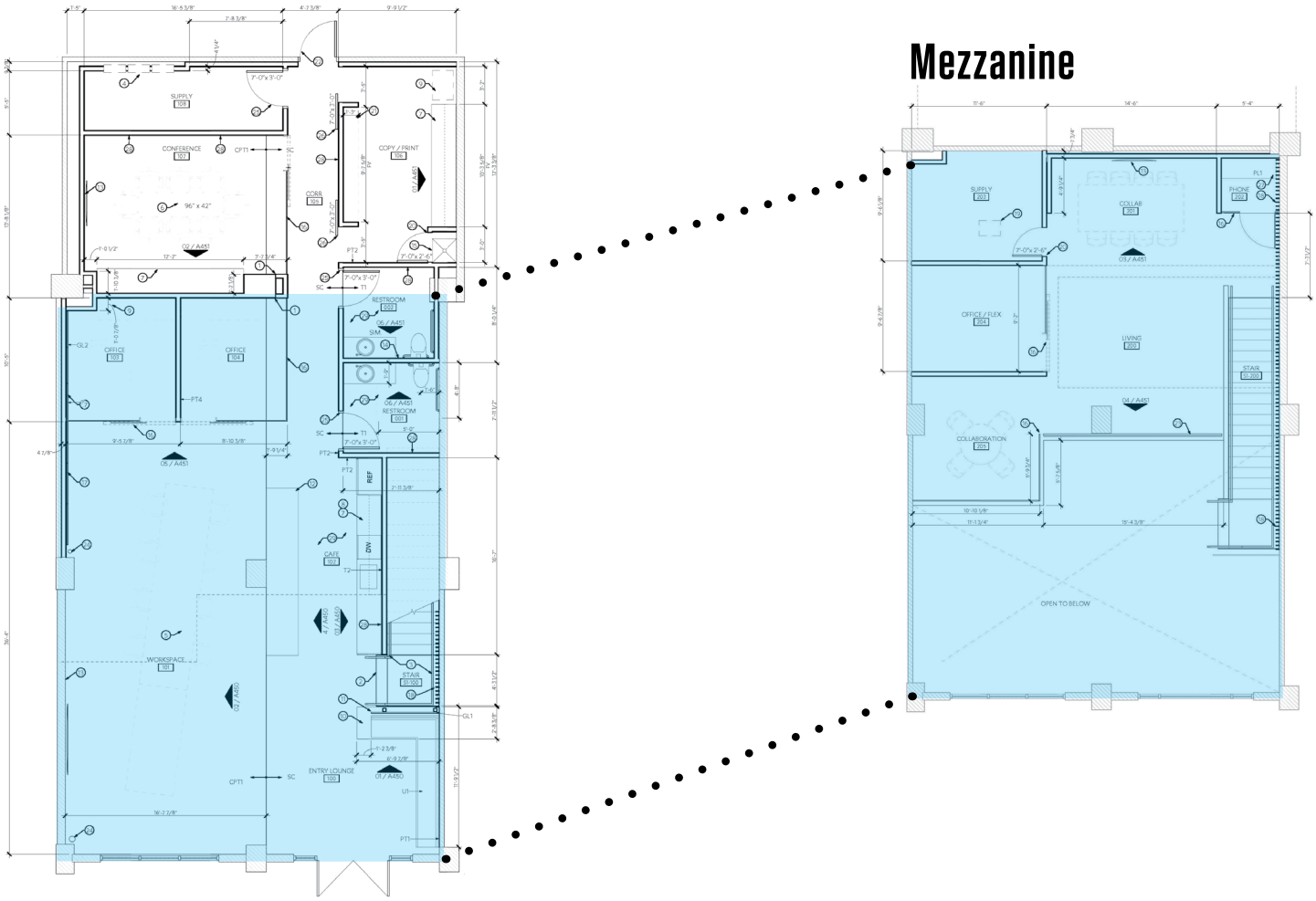
ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

FLOOR PLAN

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY

Unit B-1
2,812 SF



DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

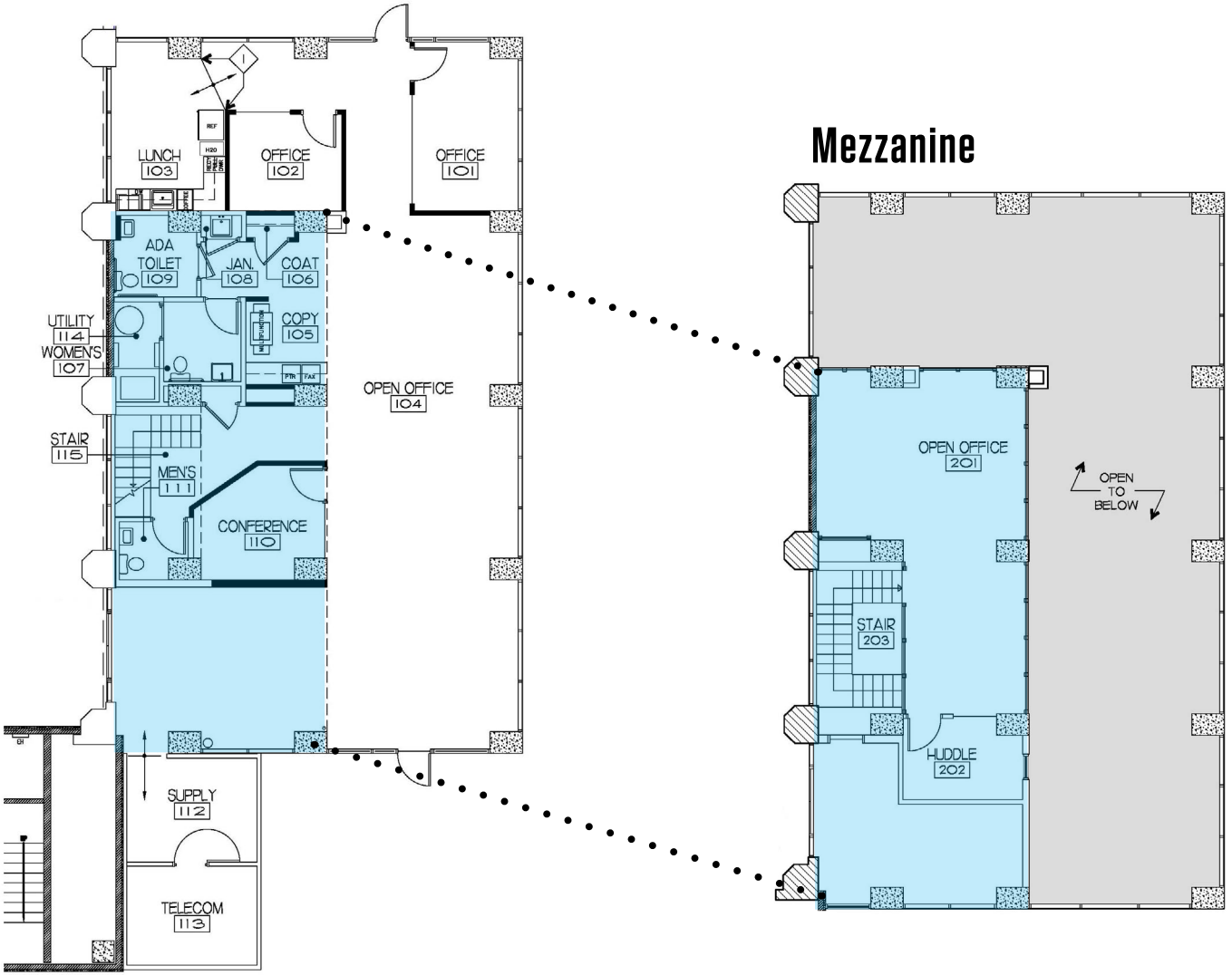
klnb.com

FLOOR PLAN

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY

Unit C-2
3,449 SF



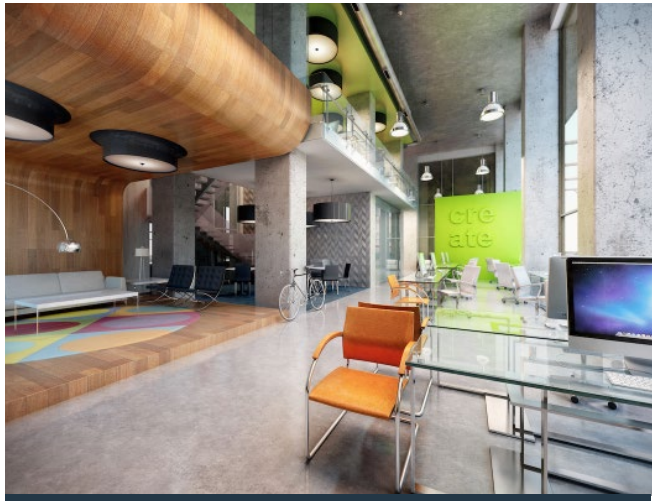
DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

PHOTOS

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



Class A Office Space



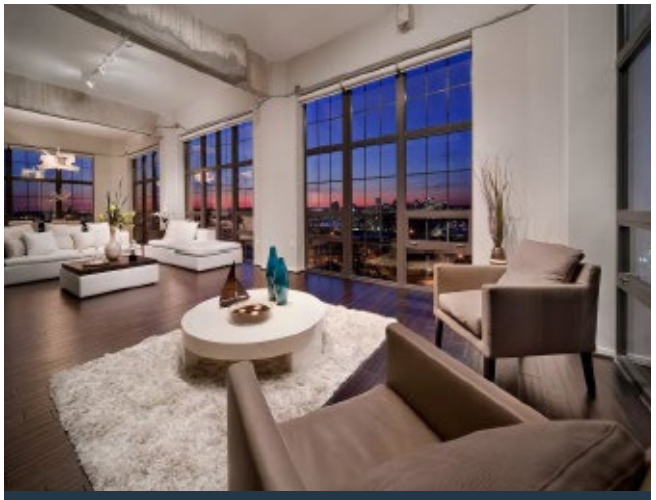
EAGB / Economic Alliance of Greater Baltimore



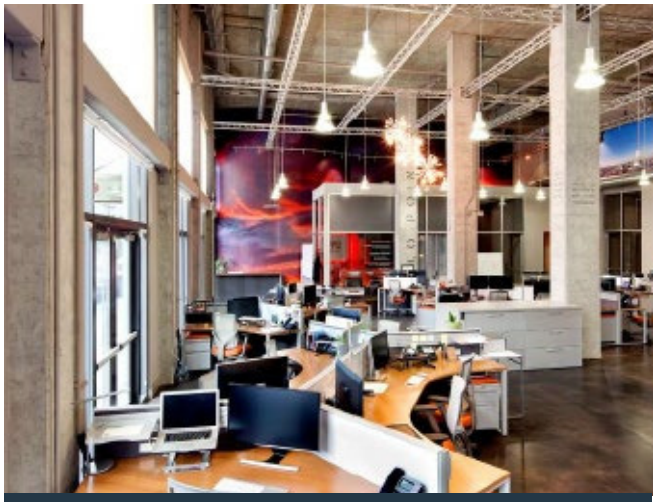
ARGO Systems, LLC



Reflex Functional Fitness



Silo Point Residences



Available

DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

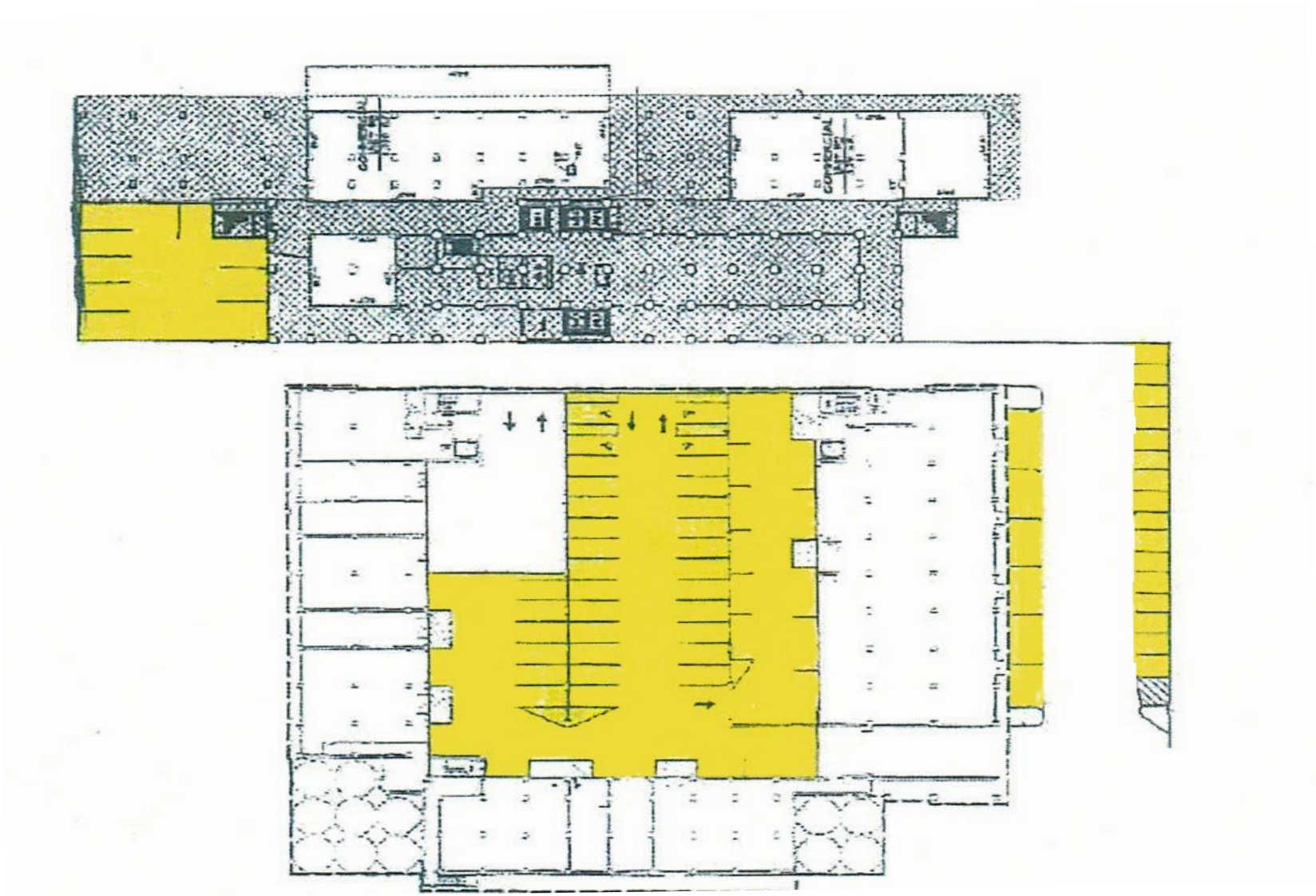
ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

klnb.com

PARKING

SILO POINT

1200 STEUART STREET, BALTIMORE, MD 21230, BALTIMORE CITY



DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com | 443-574-1410

ALEC MITCHELL
amitchell@klnb.com | 443-632-2062

FOR MORE INFORMATION, PLEASE CONTACT:

Office Inquiries

DAVID J. FRITZ, CCIM, SIOR
dfritz@klnb.com
443-574-1410

ALEC MITCHELL
amitchell@klnb.com
443-632-2062

9881 Broken Land Parkway, Suite 300, Columbia, MD 21046

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

klnb.com

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.