

# STATE OF DOWNTOWN BALTIMORE



## DOWNTOWN PARTNERSHIP OF BALTIMORE

REPORT PRESENTED BY



More data available at [GoDowntownBaltimore.com](https://GoDowntownBaltimore.com)



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M&T Bank

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DOWNTOWN PARTNERSHIP

MARKET CENTER  
MERCHANTS ASSOCIATION

MCB  
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Mercy  
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stewart  
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TEDCO  
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WT  
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WPM  
REAL ESTATE GROUP

**PARTNERSHIP**  
STRENGTHENS  
OUR **IMPACT**

Here's to 40 more years  
of bettering Downtown  
Baltimore through  
meaningful partnerships.

# STATE OF DOWNTOWN BALTIMORE



## EXECUTIVE SUMMARY

**T**he future of Downtown Baltimore has understandably been a major preoccupation and focus in recent years, due in no small part to the shifting landscape of office use and the adoption of hybrid work practices accelerated by the COVID-19 pandemic. It's a new reality to which other major cities across the United States and globally are also having to adapt as they consider how best to optimize investments of a previous era in order to define a new one. Here in Baltimore, this focus has led to new momentum, new vision, new energy and determination, and renewed promise for this essential district that serves as the business, economic, and entertainment engine of our great city. Downtown is more than a place. It's a heartbeat and, increasingly, a way of life for the growing number of new residents, new businesses, and the millions of year-round visitors who generate significant economic benefit for our local economy and region.

This report is as much a summary of key metrics of the past year as it is an indicator of what's to come. The renewal of the Baltimore Orioles' lease with the Maryland Stadium Authority, the opening of the fully-renovated CFG Bank Arena and of the new Lexington Market, the reimagination of Harborplace — combined with a steady influx

of new residents and new business owners — all confirm Governor Wes Moore's assertion that not only is this Maryland's decade, but it's Baltimore's time. And there's never been a better time for Downtown Baltimore.

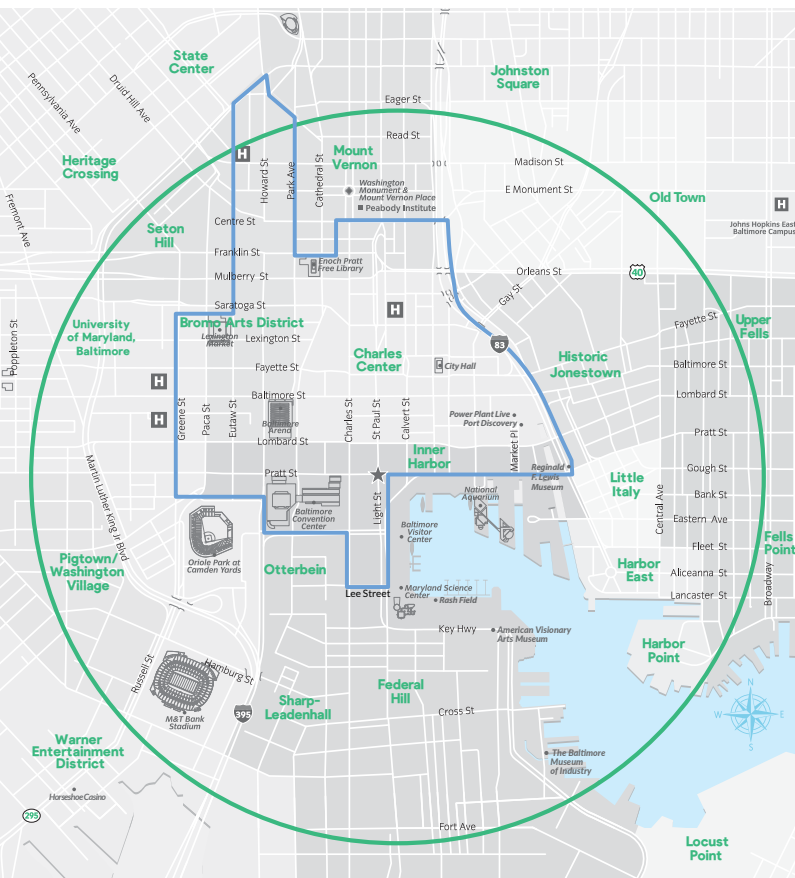
While employers and employees continue to navigate the reality and impact of hybrid work models, the first arrival of more than 5,000 State employees who will be relocating to refurbished commercial office space during 2024 was a major contributor to Downtown's employee base. This is the result of tremendous collaboration among past and present partners in the Maryland General Assembly, the Office of the Governor and Department of General Services, as well as City officials and agency leaders.

The continued demand for apartment options throughout Downtown signals a notable shift mirrored in other major metropolitan regions of the country. The adaptive reuse of former office buildings to residential units nationwide indicates the gravitational pull toward city centers that has been underway in recent years.

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**Above:** Senator Cardin, Senator Van Hollen, and Congressman Mfume host SBA Administrator Guzman in Baltimore City for a Tour of Black-Owned Small Businesses

# EXECUTIVE SUMMARY



## DOWNTOWN BALTIMORE ONE-MILE RADIUS

Downtown Partnership uses the one-mile radius of Downtown Baltimore, indicated by the green circle, for data collection and comparison to other major cities. The blue line represents the Downtown Management Authority (DMA) area.

Downtown Baltimore is no exception. Not only have we been ahead of the trend, but the pipeline for new residential units continues to be strong. As we know, with new residents comes demand for new retail, dining, leisure and entertainment options.

Among the initiatives we expanded this past year was our BOOST Program, reflecting our commitment to enabling and supporting the long-term success of BIPOC entrepreneurs. The BOOST Program is a multi-win for Baltimore in that it serves to address historical and contemporary racial inequities, while also contributing to a more dynamic, vibrant and safer Downtown by utilizing vacant retail spaces and expanding economic opportunity. In addition, our BOOST Harborplace Local Tenancy Program is working to facilitate the activation of empty retail space within the Inner Harbor,

supporting a number of emerging entrepreneurs in advancing their business concepts and actually boosting their potential for long-term success. With the increase in the amount of grant awards available to businesses willing to relocate within the Downtown Management Authority (DMA) perimeter, our Operation Storefront initiative has proven to be a catalyst for new business growth and the effective utilization of vacant retail space. All told in 2023, Downtown Partnership bestowed over \$2M in grants and operational support to small business owners including helping to identify vacant storefront options and enabling them to become an essential part of Downtown's retail landscape.

The emergence of new restaurants, along with Burlington's plans to open a store along the Pratt Street corridor in 2024, offer significantly expanded dining and retail options available to Downtown patrons. At the same time, the opening of the newly-renovated CFG Bank Arena, along with its plans to host more than 120 top-tier concerts and events annually represents a new era

in Baltimore's ability to facilitate world class performances and entertainment experiences for the enjoyment of residents and visitors alike.

Throughout 2023, visitors in increasing numbers from across the region and beyond streamed into Downtown Baltimore, delivering strong economic benefit to local businesses that experienced nearly double the level of visitor spending over the prior year, according to data provided by Visit Baltimore. These promising gains reflect the successful efforts of our partners at Visit Baltimore to assert our City's unparalleled assets and reclaim pre-COVID tourism levels.

The steady influx of new residents, expanded restaurant, entertainment and retail options, the planned mixed-use development known as The Compass in West Baltimore, the new Guardian House apartments on Gay Street, along with the ambitious plans to reimagine Baltimore's iconic



waterfront confirm that Downtown Baltimore’s renaissance is well underway. We could not be more grateful for the generous support and collaboration of our members, civic, and community partners who make possible our ability to carry out Downtown Partnership’s mission to promote, advance, and stimulate the economic health and vitality of Downtown.

As this essential business district and neighborhood thrives, Baltimore thrives, and along with it, so does Maryland. We hope the insights provided in this 2023 State of Downtown Report reaffirm your commitment to Downtown Baltimore and inspire confidence in collaborating with DPOB to ensure the long-term success of Downtown for the benefit of our entire region and generations to come.

## DOWNTOWN BALTIMORE BY THE NUMBERS

**Employment: 133,950**

**Residents: 41,066**

**Office Space: 29.1 M S.F.**

**Hotel Inventory: 8,698**

### Top 25 Largest U.S. Metro Areas: One-Mile Radius Statistics

Population		Average Household Income		Households over \$75,000		Employment		
1	New York	197,052	1	New York	\$207,003	1	New York	1,093,401
2	San Francisco	130,799	2	Boston	\$191,016	2	Washington	413,992
3	Chicago	114,367	3	Chicago	\$185,122	3	Chicago	382,706
4	Philadelphia	98,147	4	Washington	\$167,022	4	Seattle	329,562
5	Seattle	91,366	5	Seattle	\$152,248	5	Philadelphia	267,240
6	Los Angeles	86,138	6	San Francisco	\$149,634	6	Boston	248,758
7	Boston	58,480	7	Houston	\$145,412	7	Washington	226,331
8	Miami	54,191	8	Philadelphia	\$132,814	8	Los Angeles	195,146
9	San Diego	51,763	9	Charlotte	\$132,454	9	Miami	195,121
10	Denver	50,563	10	Miami	\$124,142	10	Denver	185,252
11	Washington	45,816	11	Dallas	\$118,573	11	San Diego	174,389
12	Minneapolis	42,753	12	San Diego	\$116,517	12	Minneapolis	174,389
<b>13</b>	<b>Baltimore (13)</b>	<b>41,066</b>	13	Tampa	\$113,755	<b>13</b>	<b>Baltimore (13)</b>	<b>133,950</b>
14	Portland	28,761	14	Denver	\$112,494	14	Charlotte	115,878
15	Houston	27,745	15	Minneapolis	\$110,973	15	Dallas	115,878
16	Atlanta	26,572	16	Pittsburgh	\$108,190	16	Pittsburgh	108,119
17	Charlotte	24,851	17	Orlando	\$104,374	17	Houston	108,119
18	Orlando	23,300	18	Portland	\$104,059	18	Miami	86,417
19	Dallas	22,736	<b>19</b>	<b>Baltimore (16)</b>	<b>\$103,948</b>	18	San Diego	83,835
20	Pittsburgh	20,178	20	Detroit	\$92,259	17	Orlando	82,568
21	Phoenix	18,195	21	Los Angeles	\$86,995	19	San Antonio	82,557
22	Tampa	17,850	22	Atlanta	\$85,285	20	Detroit	74,492
23	Saint Louis	13,184	23	Saint Louis	\$83,623	21	Charlotte	69,841
24	San Antonio	9,792	24	Phoenix	\$77,847	22	St. Louis	66,797
25	Detroit	7,613	25	San Antonio	\$75,647	23	Phoenix	64,963
						24	Tampa	54,641
						25	Portland	43,145

Source: © 2024 Environics Analytics, Business data provided by Data Axle Inc., Omaha, Nebraska, Copyright© 2023. All Rights Reserved. Compiled by Claudia Jolin, Downtown Partnership of Baltimore.

( ) = last year's ranking

# OFFICE & EMPLOYMENT



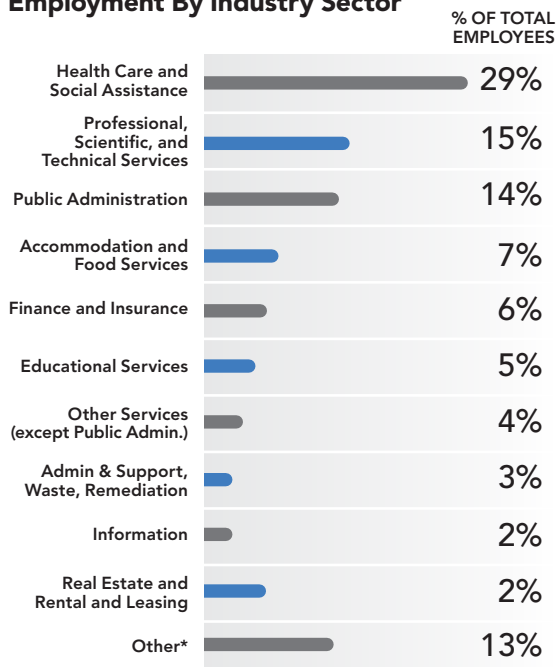
COMPTROLLER OF MARYLAND  
Located at  
7 St. Paul St

While Downtown Baltimore, like other major cities, continues to rebound from the effects of COVID-19, which have changed the way employers and employees view the necessity of daily in-office work, a significant boost to Downtown’s employee base is underway with the relocation of over 5,000 State workers. More than 350 employees of the Office of the Comptroller moved into 67,000 square feet of newly renovated office space at 7 St. Paul Street in late January 2024, and the State’s largest agency, the Department of Human Services, is scheduled to occupy over 150,000 square feet of office space at 25 S. Charles Street throughout the course of 2024.

While vacancy rates slightly increased, available square footage decreased indicating that the adaptive reuse of office space continues, consistent with the trend underway in downtown districts across the nation. To lessen property owner revenue loss, Downtown Partnership advocated for the establishment of the North Harbor Area of Special Sign Control and began the installation of eleven large format billboards. Downtown Partnership continues to monitor vacancy rates and is engaging with property owners in anticipation of major moves from the Central Business District.

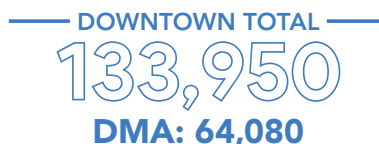
A new concern relates to companies with a significant downtown footprint downsizing their square footage due to hybrid work policies. Not unique to Baltimore, Downtown Partnership looks to the International Downtown Association as they research and identify innovative solutions and policy recommendations to mitigate adverse effects of relocation and downsizing.

## Employment By Industry Sector



\* The “other” category consists of the following sectors: Arts Entertainment, Recreation, Utilities, Retail Trade, Management of Companies, Construction, Transportation, and Manufacturing. Each of these categories consisted of less than 2% of the total employment. (The “other services” category is repair and maintenance, personal and laundry services, religious grant-making civic professional and similar orgs.)

## Employment

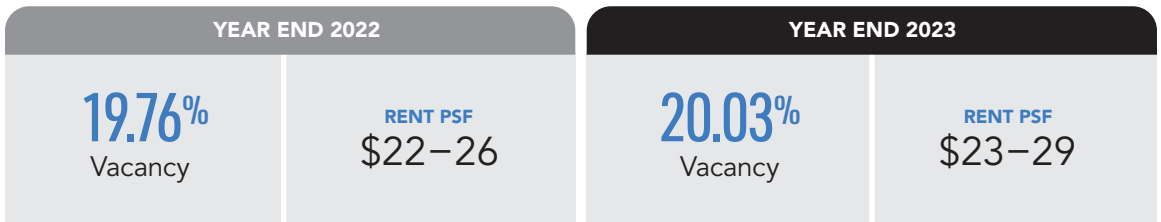


## Office Space

— TOTAL OFFICE SPACE —  
**29,128,749 S.F.**

Source: (One-Mile Radius) according to CoStar

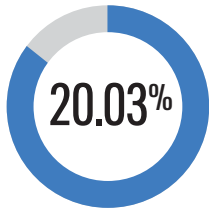
## Office Market Statistics



**Asking Rent PSF (2022):** CBRE, JLL, MacKenzie, Newmark, Transwestern  
**Asking Rent PSF (2023):** CBRE, Cushman & Wakefield, JLL, MacKenzie, Newmark, Transwestern  
**Downtown (CBD) Vacancy 2022:** CBRE, JLL, MacKenzie, Newmark, Transwestern  
**Downtown (CBD) Vacancy 2023:** CBRE, MacKenzie, Transwestern

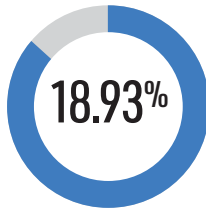
## 2023 Vacancy: National and Regional Standing

DOWNTOWN BALTIMORE



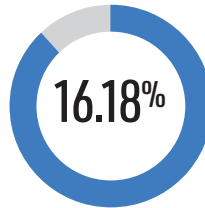
2022 → 19.76%

BALTIMORE CITY



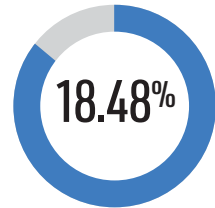
2022 → 16.86%

BALTIMORE METRO



2022 → 14.63%

NATIONAL



2021 → 15.96%

**CBD:** CBRE, MacKenzie, Transwestern  
**Baltimore City:** CBRE, Cushman & Wakefield, MacKenzie, Transwestern  
**Baltimore Metro:** CBRE, Cushman & Wakefield, JLL, MacKenzie, Newmark, Transwestern  
**National:** CBRE, Cushman & Wakefield, JLL, Newmark, Transwestern

## Notable Lease Transactions

NAME	ADDRESS	TYPE OF LEASE	BUSINESS TYPE	SQ. FOOTAGE
Maryland State Department of Human Services	25 S. Charles St	New Lease	Government	149,024
CFG Bank	2455 House St	New Lease	Bank	90,000
Comptroller of Maryland	7 St. Paul St	New Lease	Government	68,086
Maryland Department of Assessments and Taxation	700 E. Pratt St	New Lease	Government	47,391
Goodell, DeVries, Leech & Dann, LLP.	1 South St	Renewal	Law	45,000
Semmes, Bowen & Semmes	250 W. Pratt St	New Lease	Law	36,000
DLA Piper	650 S. Exeter St	New Lease	Law	34,814
Burlington	600 E. Pratt St	New Lease	Retail	34,279
Maryland Alcohol Tobacco and Cannabis Commission	1215 E. Fort Ave	New Lease	Government	24,292
Allianz Trade	100 International Dr	New Lease	Finance & Insurance	24,224
Atapco Properties, Inc.	1 South St	Renewal	Real Estate	23,000

# HOUSING

**S**trong demand for Downtown apartments continued throughout 2023, with the number of residents increasing from 39,168 to 41,066 and construction underway for an additional 2,873 units. The pipeline for new units is strong for the foreseeable future, with 6,243 new units planned through 2028.

These figures align with the findings of the Outlook 2022: Market Rate Housing Demand Study, commissioned by Downtown Partnership and conducted by Zimmerman Volk Associates. The study indicates that Downtown has the capacity to accommodate 1,120 new market-rate housing units annually through 2025. It further indicates the potential for up to 1,339 new units in the next 2–3 years, and an additional 1,405 new units in the following 3–5 years, totaling a potential of 7,025 new rental and for-sale units by 2027.

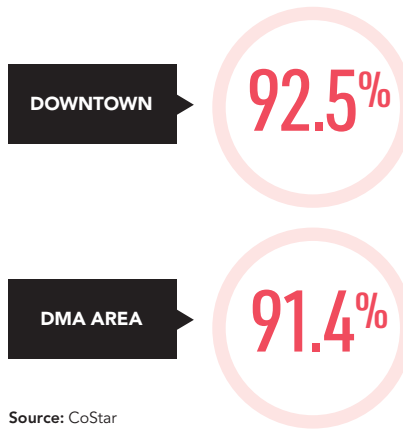
The ambitious revitalization of Harborplace by MCB Real Estate, which includes the sizable footprint of the two pavilions situated on the waterfront, signifies a promising new era for Baltimore's storied Inner Harbor. Central to MCB's current plans, in addition to reimagined open green space, is the inclusion of new quality retail options along with a total of up to 1,000 new residential units.

## Residents

— DOWNTOWN TOTAL —  
**41,066**  
DMA:11,403

## Housing Occupancy Rates

YEAR END 2023



Source: CoStar

**VIVO LIVING BALTIMORE**  
Located at 101 W. Fayette St





## Notable Residential Openings

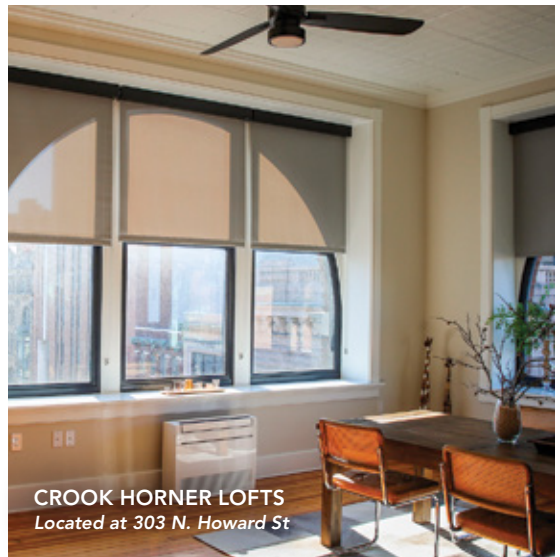
PROJECT NAME	ADDRESS	PROJECT TYPE	HOUSING TYPE	# OF UNITS
Crook Horner Lofts	301–305 N. Howard St	Conversion	Rental–Market Rate	15
733 W Pratt Street	733 W. Pratt St	Conversion	Rental–Market Rate	40
The Courtland	417 St. Paul St	Conversion	Rental–Market Rate	15
Vivo Living Baltimore	101 W. Fayette St	Conversion	Rental–Market Rate	558

Source: CoStar 2023

## For Sale Housing Market Summary

	Condo	Townhome
PROPERTIES SOLD	279	883
AVERAGE SALE PRICE	\$405,325	\$366,165
MEDIAN SALE PRICE	\$260,100	\$332,000

Source: MRIS2023 provided by Mackenzie Commercial



## Class A Apartment Building Effective Rental Rates\*

APARTMENT SIZE	AVERAGE MONTHLY RENT
Studio	\$1,505
1 Bedroom	\$1,658
2 Bedroom	\$2,279
3 Bedroom	\$3,224
All Unit Types	\$1,831

Source: CoStar, 2023 Q4 Figures

\* Includes 38 buildings within the One-Mile Radius defined by the following criteria: built, converted or renovated after 2000, 100 units or greater, building amenities, and quality finishes in units, market rate units by CoStar's definition



# HOSPITALITY

## RESIDENCE INN BY MARRIOTT

Located at 950 S. Caroline St



In 2023, Baltimore experienced a substantial increase in overnight visitation, driving significant economic impact and drawing visitors from the region, nation, and beyond.

Overnight visitors increased 14.7% from 10.2 million in 2022 to 11.7 million in 2023. This same cohort drove the 41.6% increase in spending from \$1.8 billion in 2022 to \$2.56 billion in 2023. The total number of visitors and related spending likewise reflected strong momentum with nearly 27 million visitors and \$3.2 billion in spending during the year.

The nationwide trend of hotel conversion to residential housing was also evident in Baltimore during 2023, adding a unique dynamic to the City's real estate landscape. A study by *RentCafe.com* in 2022 placed Baltimore fourth among U.S. cities for the number of residential adaptive reuse projects, highlighting the growing appeal for Downtown living. This trend is expected to persist, especially with the recent listing of several City-owned high-rise office buildings for sale in November 2023, signaling a shift toward more residential-friendly zoning.

### Downtown Hotel Pipeline

UNDER  
CONSTRUCTION  
THROUGH 2023

151

PLANNED  
THROUGH 2025

275

CURRENT TOTAL  
INVENTORY

8,698

Source: Smith Travel Research, Inc. / STR Global, Ltd. trading as "STR"

## Hotel Performance

DOWNTOWN (2023)	
56.8% Occupancy	ADR \$173.71  REVPAR \$98.75
NATIONAL (2023)	
63% Occupancy	ADR \$155.62  REVPAR \$97.97

Source: Smith Travel Research, Inc. / STR Global, Ltd. trading as "STR"

## Notable Hotel Openings

### Residence Inn by Marriott Baltimore Harbor Point

ADDRESS:  
950 S. Caroline St

PROJECT TYPE:  
New Construction

NUMBER OF ROOMS:  
135

## Visitation Numbers

TOTAL NUMBER OF OVERNIGHT VISITORS		TOTAL NUMBER OF VISITORS		TOTAL OVERNIGHT VISITOR SPENDING		TOTAL VISITOR SPENDING	
FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023
10.2M	11.7M	24.3M	26.7M	\$1.8B	\$2.56B	\$2.67B	\$3.2B

Source: Longwoods International Tourism Economics and U.S Travel Association Smith Travel Research, as provided by Visit Baltimore Annual Report FY 2023

## Hotel Conversions

NAME	ADDRESS	NEW USE	# UNITS	STATUS
Embassy Suites by Hilton Baltimore Inner Harbor	222 St. Paul St	Apartments Urban Investment Partners Cos.	300	Planning
Envy Hotel	20 E. Fayette St	Apartments by Reveal Real Estate	49	Under Construction
Holiday Inn Baltimore Downtown Inner Harbor	101 W. Fayette St	Vivo Living Apartments	362	Under Construction
Radisson Hotel Baltimore Downtown—Inner Harbor	101 W. Fayette St	Vivo Living Apartments	323	Completed
Baltimore Plaza Hotel	110 St. Paul St	Apartments by Reveal Real Estate	96	Completed
Delta Hotel Baltimore Inner Harbor	1 E. Redwood St	Apartments	150	Planning
Hotel RL Baltimore Inner Harbor	207 E. Redwood St	Redwood Place	130	Under Construction

\*Reflects current market trends

# RETAIL



WELLS FARGO  
Located at 100 E. Pratt St

Attracting new retail continues to be a key strategic focus of Downtown Partnership. While the Baltimore Metro region remained consistent with national retail occupancy rates in 2023, the Downtown district and the DMA experienced a slight decline. The decline is attributable to several widespread trends which include the shift towards online shopping as well as declining foot traffic in both urban and suburban retail locations. As part of the action plan for Downtown Baltimore known as "Downtown RISE," Mayor Brandon Scott's administration is developing a range of incentives to attract new retail to the Downtown district.

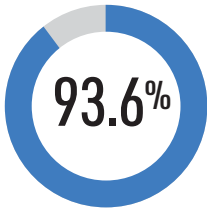
At the same time, major Downtown Partnership initiatives to support the long-term success of BIPOC-owned businesses, such as BOOST and the BOOST Harborplace Local Tenancy Program, as well as Operation Storefront, led directly to 23 entrepreneurs locating

their businesses to Downtown Baltimore. The announcement of Burlington's plans to open a new store at 600 E. Pratt Street (in the former Best Buy space) during 2024 will serve to complement Downtown's major retail options along the Pratt Street corridor. Moreover, the recent openings of Vinyl & Pages, Crust by Mack, Ammoora, The Empanada Lady, the Buttonwood, and Zander's, have added significantly to Downtown's eclectic restaurant and social gathering offerings. With the completed renovation of Baltimore's historic Lexington Market, combined with renovations to Cross Street and Broadway markets, Downtown residents, employees, and visitors have an increasing variety of dining options, all within a one-mile radius of the Inner Harbor. These and future openings will continue to support the growing residential population as well as the return-to-office trend as employees seek out varied lunch options.

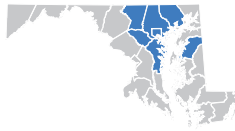
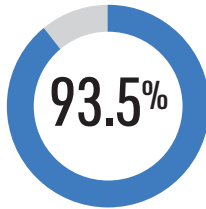


## Retail Occupancy Rates

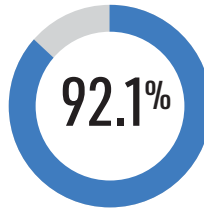
NATIONAL



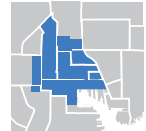
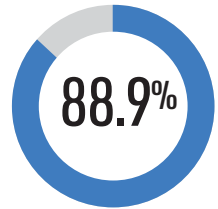
BALTIMORE METRO



DOWNTOWN  
ONE-MILE RADIUS



DMA AREA



Source (for National): CoStar, Integra Realty Resources, Marcus and Millichap

Source (for Baltimore Metro): CoStar, Integra Realty Resources, Marcus and Millichap, MacKenzie Commercial

Source (one mile and DMA): CoStar

## Total Downtown Retail Sales

\$900,508,129  
**MILLION**

Source: BusinessProfiles Environics Analytics | Data Axle

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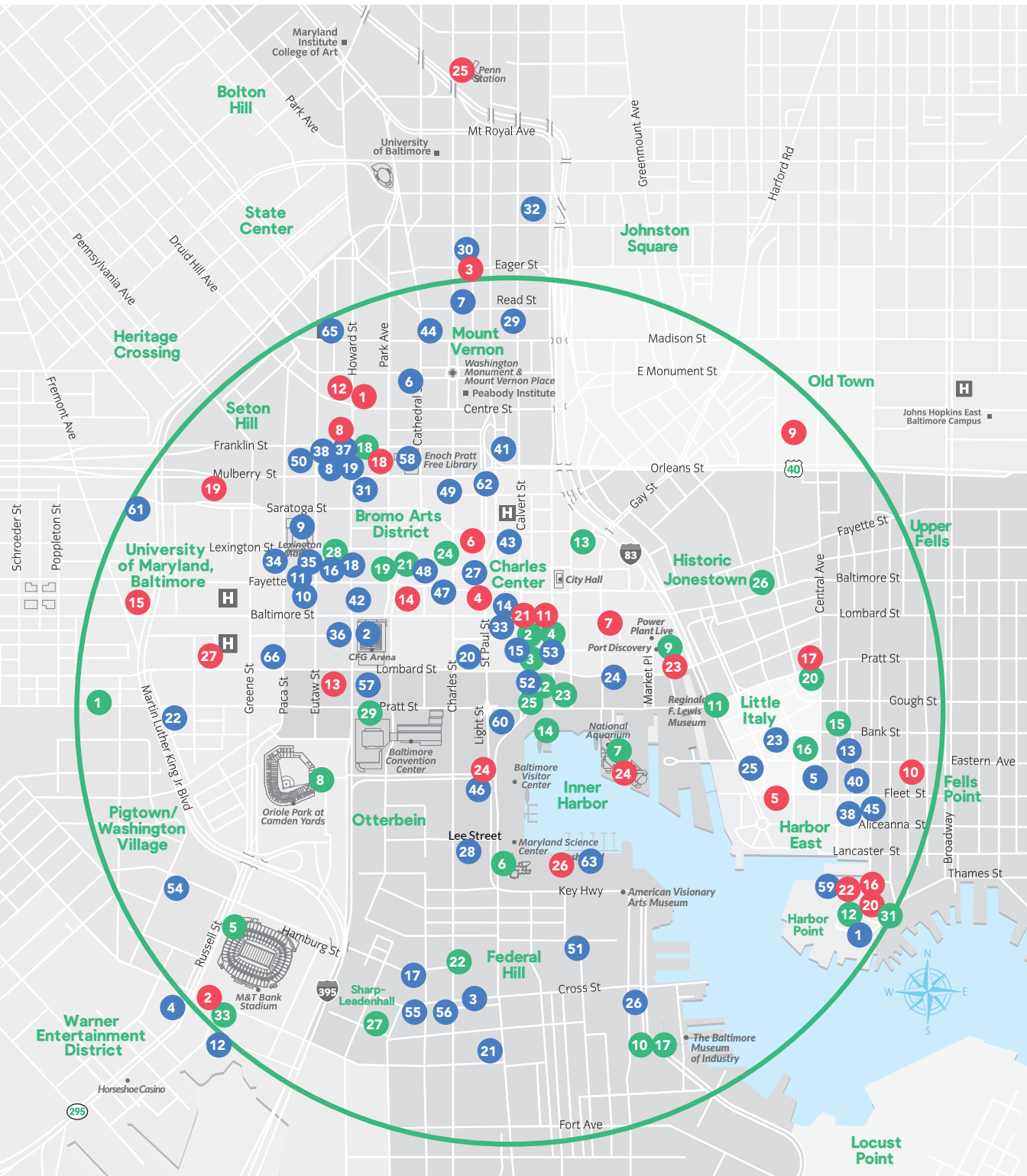
## Notable Retail Openings

NAME	ADDRESS	BUSINESS TYPE
Zander's	135 E. Baltimore St	Restaurant
QDOBA	426 W. Baltimore St	Restaurant
Wells Fargo	100 E. Pratt St	Bank
The Empanada Lady	8-10 South St	Restaurant
State Employees Credit Union of Maryland	250 W. Pratt St	Bank
Krazy Sweet Cafe	407 N. Charles St	Restaurant
Smoq-N-Meat BBQ	520 Park Ave	Restaurant
Chungchun Rice Dog	520 Park Ave	Restaurant
Godakk	520 Park Ave	Restaurant
Poke 2 U	520 Park Ave	Restaurant
Chase Bank	100 S. Charles St	Bank

# INVESTMENT MAP

## DOWNTOWN BALTIMORE 2018–2028

\$6.9 BILLION



One-mile radius of Pratt & Light Streets, which is used to collect economic development data for Downtown Baltimore.



## PLANNING

\$2,517,650,000

### ENTERTAINMENT/HOSPITALITY

- 1) **B&O Railroad Museum**  
901 W. Pratt St
- 2) **Chesapeake Shakespeare Company**  
7 S. Calvert St
- 3) **Hilton Garden Inn Baltimore Downtown**  
25 S. Calvert St
- 4) **Holiday Inn Express Baltimore Inner Harbor**  
231 E. Baltimore St
- 5) **M&T Bank Stadium**  
1101 Russell St
- 6) **Maryland Science Center**  
601 Light St
- 7) **National Aquarium**  
501 E. Pratt St
- 8) **Oriole Park at Camden Yards**  
333 W. Camden St
- 9) **Port Discovery Children's Museum**  
35 Market Pl
- 10) **Pride of Baltimore**  
1240 Key Hwy
- 11) **Reginald F. Lewis Museum**  
830 E. Pratt St
- 12) **Residence Inn by Marriott Baltimore Harbor Point**  
950 S. Caroline St
- 13) **The Peale**  
225 Holliday St
- 14) **USS Constellation**  
301 E. Pratt St

### HOUSING

- 15) **1300 Bank**
- 16) **1000 Eastern**
- 17) **1302 Key Hwy**
- 18) **HeLa Franklin Apartments**  
221 W. Franklin St
- 19) **Liberty Park**  
142-144 W. Fayette St
- 20) **Little Italy Lofts**  
210 S. Central Ave
- 21) **Sojourner Place at Park**  
144 W. Fayette St

### MULTI-USE

- 22) **1007 S. Charles St**
- 23) **300 E. Pratt St**
- 24) **Fidelity and Deposit Building**  
210 N. Charles St
- 25) **Harborplace**  
200 E. Pratt St
- 26) **Hendler Creamery**  
1100 E. Baltimore St & 1107 E. Fayette St
- 27) **Stadium Square**  
150 W. Ostend St
- 28) **The Compass**  
Howard to Fayette to Lexington to Park

### PUBLIC INVESTMENT

- 29) **Baltimore Convention Center**  
1 W. Pratt St
- 30) **Downtown Partnership CIP State funds**  
Various Locations
- 31) **Harbor Point Park**  
Caroline and Thames St
- 32) **Inner Harbor Promenade**  
200 E. Pratt St
- 33) **Warner Street District Streetscaping**

## UNDER CONSTRUCTION

\$2,388,500,000

### ENTERTAINMENT/HOSPITALITY

- 1) **Squashwise**  
601 N. Howard St
- 2) **The Paramount**  
1300 Warner St

### HOUSING

- 3) **7 W. Eager St Development**
- 4) **19 E. Fayette St**
- 5) **900 Fleet St**
- 6) **222 St. Paul Pl**
- 7) **Guardian House**  
17-23 S. Gay St
- 8) **Mayfair Place**  
300-304 W. Franklin St & 502-506 N. Howard St

- 9) **Perkins Somerset Old Town\***  
520 Somerset St
- 10) **The Monica**  
1517 Eastern Ave
- 11) **The Plaza**  
1 S. Calvert St
- 12) **The Xander**  
600 N. Howard St
- 13) **Vision Apartments**  
301 W. Lombard St
- 14) **Vivo Baltimore\***  
101 W. Fayette St

### MULTI-USE

- 15) **4MLK, The BioPark**  
4 N. Martin Luther King Jr Blvd
- 16) **Allied | Harbor Point North and South Tower**  
900 S. Caroline St
- 17) **Car Barn Baltimore**  
130 S. Central Ave
- 18) **Dwell on Park**  
400-414 Park Ave, 409 Tyson St
- 19) **Metro West**  
300 N. Greene St
- 20) **Parcel 4**  
1402 Point St
- 21) **Redwood Place**  
207 E. Redwood St
- 22) **T. Rowe Price Headquarters and Point Park**  
1307 Point St

### PUBLIC INVESTMENT

- 23) **Bard Building**  
710 E. Lombard St
- 24) **National Aquarium, Harbor Wetlands**  
501 E. Pratt St
- 25) **Penn Station**  
1500 N. Charles St
- 26) **Rash Field Redevelopment Phase II**  
300 Key Hwy
- 27) **UMMC Cancer Center**  
22 S. Greene St

## COMPLETED

\$1,962,850,000

### ENTERTAINMENT/HOSPITALITY

- 1) **Canopy by Hilton Baltimore Harbor Point**  
1201 Wills St
- 2) **CFG Bank Arena**  
201 W. Baltimore St
- 3) **Cross Street Market**  
1065 S. Charles St
- 4) **Hammerjacks**  
1300-1320 Russell St
- 5) **Kneads Bakeshop**  
506 S. Central Ave
- 6) **Hotel Revival**  
101 W. Monument St
- 7) **Hotel Ulysses**  
2 E. Read St
- 8) **Le Mondo**  
408-412 N. Howard St
- 9) **Lexington Market**  
112 N. Eutaw St
- 10) **M&T Bank Exchange at the France-Merrick Performing Arts Center**  
401 W. Fayette St
- 11) **SpringHill Suites Baltimore Downtown**  
400 W. Fayette St
- 12) **Topgolf**  
1411 Warner St
- 13) **Tru by Hilton Baltimore Harbor East**  
411 S. Central Ave

### HOUSING

- 14) **6 S. Calvert St**
- 15) **21 S. Calvert St Apartments**
- 16) **300 W. Fayette St Apartments**
- 17) **115 W. Hamburg St**
- 18) **114 N. Howard St Apartments**
- 19) **416 N. Howard St**
- 20) **22 Light St**
- 21) **1238 Light St Apartments**
- 22) **733-737 W. Pratt St**
- 23) **906-910 Trinity St**
- 24) **Appraisers' Building Residences**  
103 S. Gay St
- 25) **Avalon Harbor East**  
555 President St
- 26) **Bainbridge Federal Hill**  
1110 Key Hwy

- 27) **Baltimore Loft Apartments**  
8 E. Fayette St
- 28) **Banner Hill Apartments**  
611 S. Charles St
- 29) **Calvert Street Lofts**  
816-824 N. Calvert St
- 30) **City House Charles**  
6 E. Eager St
- 31) **Crook Horner Lofts**  
301-305 N. Howard St
- 32) **Horizon House**  
1101 N. Calvert St
- 33) **Luminary at One Light**  
5-11 Light St & 105-115 E. Baltimore St
- 34) **Paca House**  
116 N. Paca St
- 35) **Prosper on Fayette**  
100-104 N. Eutaw St
- 36) **Redwood Campus Center**  
300 W. Redwood St
- 37) **St. James Place Expansion**  
301 W. Franklin St
- 38) **SJ2 Apartments**  
319 W. Franklin St
- 39) **The Anne on Aliceanna**  
1400 Aliceanna St
- 40) **The Caroline**  
520 S. Caroline St
- 41) **The Courtland**  
419 St. Paul St
- 42) **The Genesis**  
9 N. Howard St
- 43) **The James**  
211 St. Paul St
- 44) **The Morrison**  
18 W. Madison St
- 45) **The Whitney**  
600 S. Caroline St

### MULTI-USE

- 46) **414 Light Street**  
414 Light St
- 47) **Alertus Technologies**  
10 N. Charles St
- 48) **BGE**  
120 W. Fayette St
- 49) **Brown's Arcade**  
322 N. Charles St
- 50) **Four Ten Lofts**  
410 N. Eutaw St
- 51) **Harbor Hill Apartments**  
301 Warren Ave
- 52) **Lupin Building/Brookfield**  
111 S. Calvert St
- 53) **Redwood Exchange**  
233 E. Redwood St
- 54) **Store It All Storage—Baltimore**  
1018 S. Paca St
- 55) **Union Brothers Furniture Building**  
37 W. Cross St
- 56) **Wheelhouse**  
7 W. Cross St

### PUBLIC INVESTMENT

- 57) **250 W. Pratt Plaza**
- 58) **Enoch Pratt Free Library—Central Library**  
400 Cathedral St
- 59) **Harbor Point Central Plaza**  
Wills and Dock St & Central Ave
- 60) **McKeldin Square Renovation**  
Pratt and Light St
- 61) **Mother Mary Lange School**  
200 N. Martin Luther King Jr Blvd
- 62) **Preston Gardens Capital Improvements**  
St. Paul St between Centre St & Saratoga St
- 63) **Rash Field Phase I**  
300 Key Hwy
- 64) **State Center Relocation**
- 65) **UM Midtown Campus**  
827 Linden Ave
- 66) **UMMC Coordinated Care Center**  
36 S. Paca St

\* = Project partially completed.

Source: Open source data, Downtown Partnership of Baltimore's online development map, private investors, developers and State of Maryland Capital Budget.

If you have updates to these projects or this map, please contact [info@dpob.org](mailto:info@dpob.org).

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*Pictured left-right: Troy LeMaile-Stovall, CEO, TEDCO; Linda Singh, PhD, Executive Director, Women Entrepreneur Leadership, TEDCO*





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THINGS TO DO  
THIS WEEKEND





# Gallagher is a proud supporter of the Annual State of Downtown Baltimore Breakfast



**Thank you to the Downtown Partnership and all others involved for your ongoing effort and commitment to our city.**



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