BROWN'S WHARF

FELLS POINT

PRIME WATERFRONT OFFICE SPACE
in one of Baltimore's greatest historic neighborhoods

1615-1637 Thames Street
Baltimore, MD
Brown's Wharf has been the cornerstone of Baltimore's vibrant Fells Point waterfront since its first building was erected in 1820. In continuous operation for nearly two centuries, the Wharf has presided over the entrance to Baltimore's Inner Harbor, watching the City, its world class Port, and Fells Point prosper and grow. Brown's Wharf today is a vibrant mixed-use project with office and retail occupants benefitting from the energy and excitement that comes from living, working, and/or playing in Fells Point.

Recently acquired by Baltimore-based Continental Realty Corporation and WorkShop Development, Brown's Wharf is undergoing a comprehensive modernization of its office buildings, their common areas, mechanical and access systems. The Wharf's public spaces are also being upgraded for enhanced use by tenants, their employees and guests.

Located just east of Baltimore's world famous Inner Harbor, and adjacent to the exciting Harbor East and Harbor Point areas of downtown, Brown's Wharf offers tenants and their employees state-of-the-art space with exceptional views in an amenity-rich location.
ACCESS AND TRANSPORTATION

Whether commuting into the city or simply crossing town, Brown’s Wharf is convenient to parking garages and several modes of local transportation. Hop on a WaterTaxi to cross the harbor, join Baltimore’s bike share program, or take the Charm City Circulator. The promenade, which wraps around the harbor, is also a great way to get your steps in.

**BUS ROUTES**
- Charm City Bus - Green line
- MTA City Link - Fleet Street
- MTA Express Link - Express service to Columbia, MD
- Harbor Connector - Tide Point & Canton Waterfront Park

**WATER ROUTES**
- Water Taxi
- Harbor Connector Commuter Service Stop - BWT Landing 11 – Fells Point (512 S. Broadway)

**BIKE SHARE**
- 901 S. Bond Street
- 1000 Wills Street

**PARKING GARAGES**
- Fleet & Eden - 815 spaces
- Caroline Street - 329 spaces
- PMI on S. Caroline & Thames - 750 spaces
Building specs & Capital Improvements

104,000 s.f., Class A Building
Retail: 19,760 s.f.
Office: 84,240 s.f.

Available office space
1st floor: 1,115 s.f.
2nd floor: 12,272 s.f.
3rd floor: 2,026 s.f.

Rental rates
1st floor: $25.00 net of utilities
2nd floor: $28.00 net of utilities
3rd floor: $27.00 net of utilities

Turn-key tenant improvements
Suites with individual climate controls
Water views

Property Highlights
New office entry and lobby
Complete elevator modernization
New variable air volume HVAC system
New key fob and/or smartphone access control system
Restroom remodeling and ADA upgrade
Rebranding and building signage
Modernized and redesigned public areas
New 23 slip marina to open 2019
FELLS POINT AND BALTIMORE’S WATERFRONT

Fells Point may be one of Baltimore’s oldest neighborhoods, but it is also one of the most vibrant, exciting and hip. The average age of the Fells Point resident is 35. The average household income is $116,000. More than 70% of Fells Point residents have a college degree. And with a walk score of 92 out of a possible 100, residents enjoy being close to everything they need.
NEARBY ATTRACTIONS

Fells Point Historic District
Waterfront Promenade
Inner Harbor
LOCALLY OWNED AND OPERATED BY

CONTINENTAL REALTY CORPORATION

WORKSHOP DEVELOPMENT

WORKING CLOSELY WITH BALTIMORE ORGANIZATIONS

WATERFRONT PARTNERSHIP OF BALTIMORE
baltimorewaterfront.com

WATER TAXI
baltimorewatertaxi.com

LIVE Baltimore
livebaltimore.com

THE PRESERVATION SOCIETY
preservationsociety.com

CANTON KAYAK CLUB
cantonkayakclub.com

SOUTHEAST
southeastcdc.org

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