

Canton Crossing CLINTON ST Baltimore, MD 21224







Highlights

- Building is proximate to I-95 and I-895
- Canton Crossing and surrounding developments have a myriad of amenities including:
 - Grocery (Harris Teeter and Sprouts) and numerous restaurants
 - Merritt Athletic Club
 - Convenience Retail
- Space has waterfront views
- Fourth floor spaces are new and in great condition, with abundant natural light
- Abundant free parking
- Multiple Configurations from 3,909 SF to 22,052 SF of total contiguous space
- Available open surface and structured parking
- Rental Rate and lease term flexibility



Waterfront Office Space For Sublease



Premises

- Sublease through February 28, 2025
- 33,845 SF on the 3rd and 4th floors consisting of the following:
 - 7,884 SF in Suites 310/340
 - 3,909 SF in Suite 320
 - 8,399 SF in Suite 425*
 - 6,429 SF in Suite 450*
 - 7,224 SF in Suite 475*

*a combined total of 22,052 SF on the fourth floor

BROKER INCENTIVE Full commission plus incentive of \$1.00 SF for any leases signed in 2022

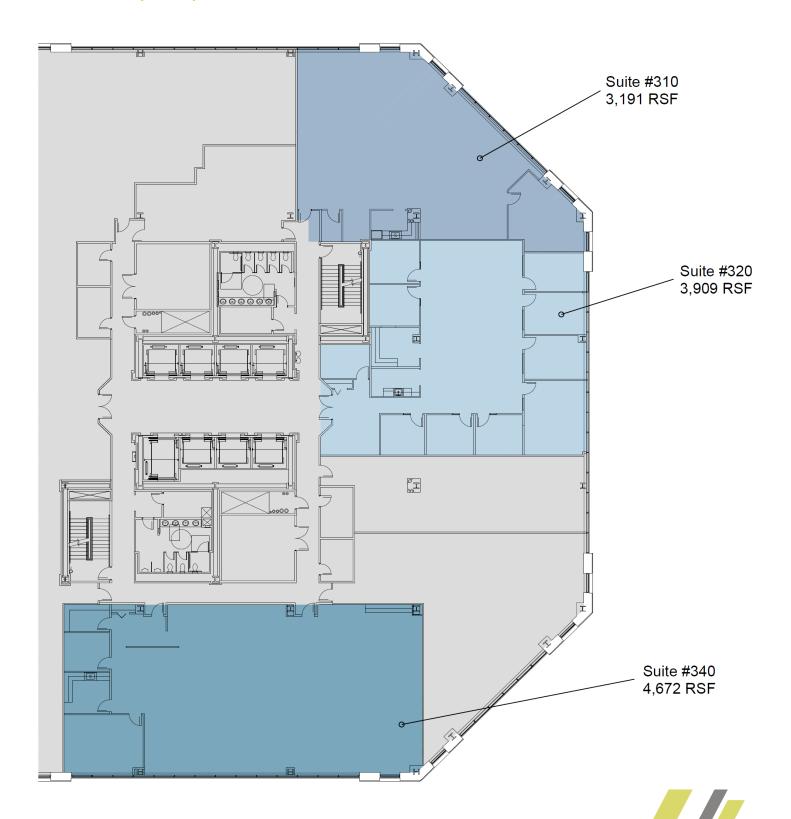




CANTON CROSSING

Third Floor Plan

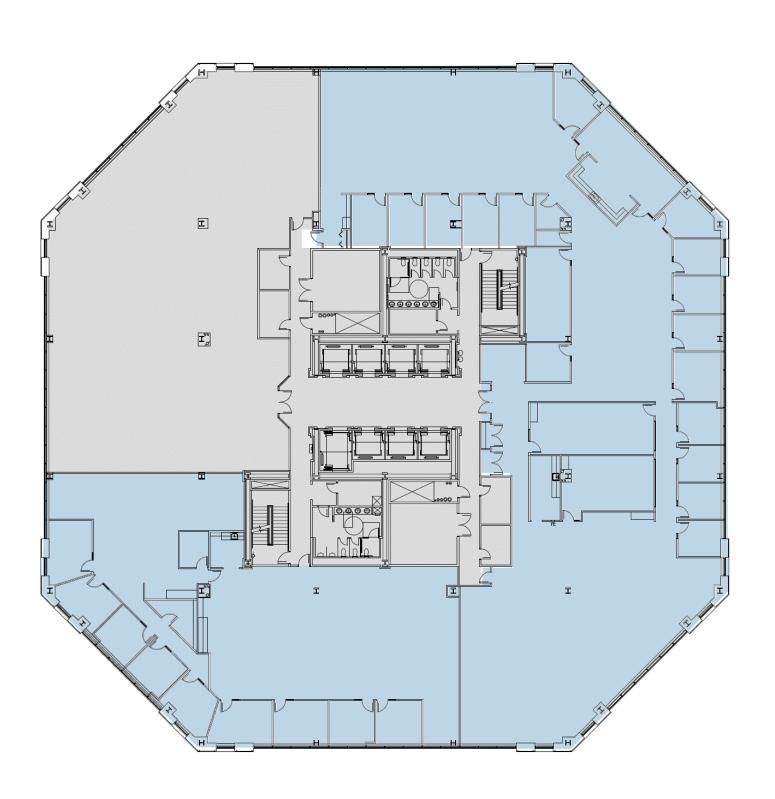
11,800 sf Suites 310, 320, 340



CANTON CROSSING

Fourth Floor Plan

22,052 sf Suites 425, 450 & 475



Canton Crossing 1501 S CLINTON ST

Baltimore, MD 21224

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LIVE WORK PLAY

Canton Crossing is located in the amenityrich Canton Submarket in Baltimore City with multifamily developments, nearby fitness centers, retail, dining, recreation, and entertainment.





LIVE

The Gunther

1212 East Apartments

O'Donnell Apartments

The Porter

Domain Brewers Hill



WORK

Easy access to I-95 and I-895

Public transportation

Within Baltimore's 21.3M square foot office market



PLA Y

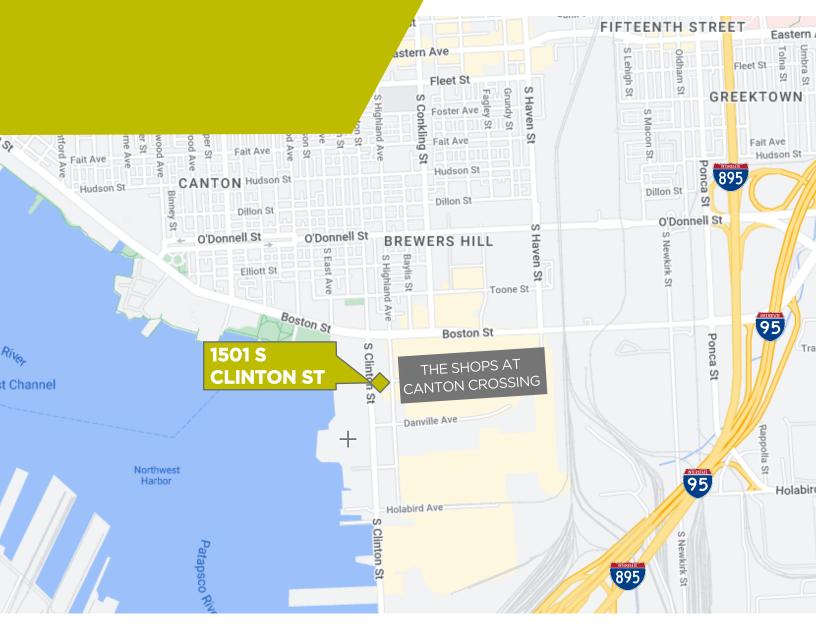
Canton Waterfront Park
Merritt Athletic Club
The Shops at Canton

Crossing

WHAT'S NEARBY

Easy access to amenities





THE SHOPS AT CANTON CROSSING































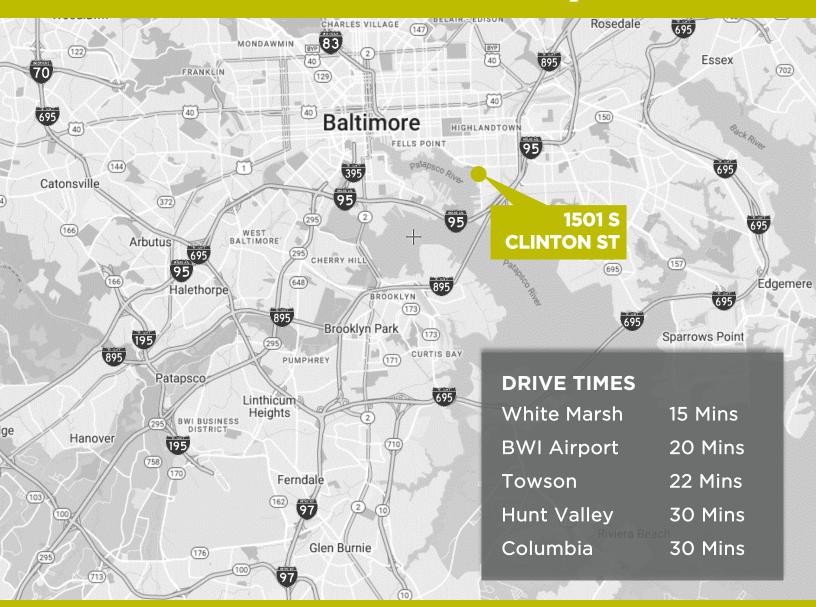


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