

FOR LEASE Available Spring 2018

Anthem House



segall
GROUP
COMMERCIAL REAL ESTATE

Maryland

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Segall Group is proud to offer retail space at the newly-completed Anthem House, a 292 unit luxury rental apartment building in Baltimore's Locust Point neighborhood. The project, which offers its residents unparalleled amenities and water views of Baltimore's renowned Inner Harbor, includes approximately 15,000 square feet of premier restaurant/retail space with high ceilings and ample outdoor seating areas. At the intersection of Fort Avenue and Lawrence Street, a prime corner space of 3,570 square feet remains available for lease.

A second phase of the project, known as A2, is currently under construction, with 52 residential units and two retail spaces totaling approximately 3,300 square feet.

With ideal positioning and easy access to I-95, Anthem's retail component is expected to draw both regionally and locally from the surrounding and growing communities populated by both young professionals and empty nesters.

Nearby marinas, harbor attractions, museums, Under Armour's Global Headquarters and an array of new, large scale residential developments all promise to keep Anthem at the center of a dynamic mix of new development and growth.






Quick Facts






Availability	Anthem House: Immediate A2: Q2 2018
Size	Anthem House: 3,570 SF A2: 1,212 SF & 1,550 SF (+570 SF 2nd Floor)
Residential	Anthem House: 292 Units A2: 52 Units
Rental Rate	Negotiable
Net Charges	CAM & Insurance: \$6.15 PSF, Taxes: \$1.90 PSF
Parking	2.5 levels of structured parking 90+ on-grade retail parking spaces

Nearby Retailers





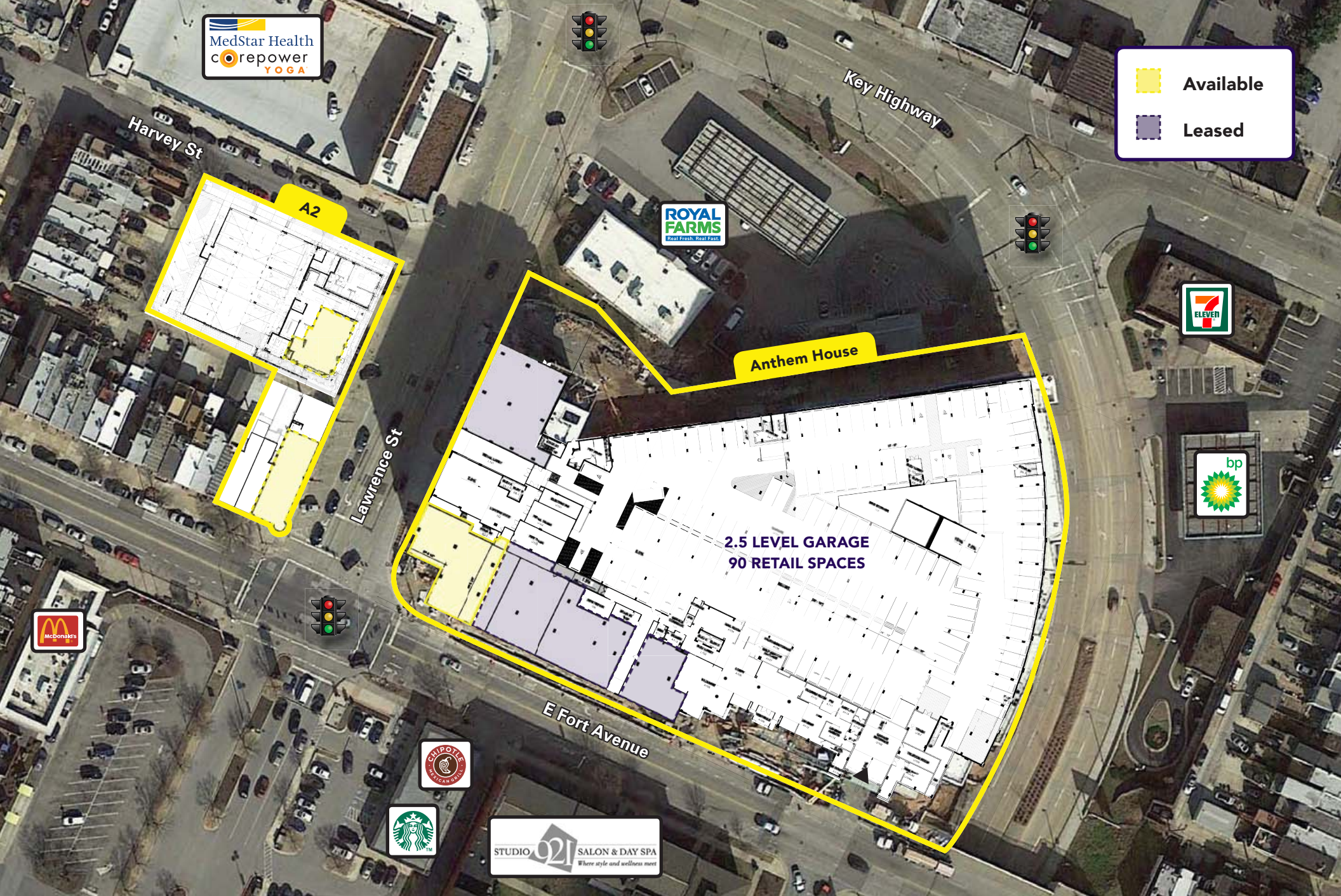
2017 Demographics	1 mile	3 miles	5 miles
 POPULATION	1,525	5,609	20,767
 HOUSEHOLDS	750	2,831	10,926
 AVG. HH INCOME	\$134,992	\$132,844	\$118,790
 DAYTIME POPULATION	33,877	342,689	611,082
 TRAFFIC COUNTS	16,790 AADT (Key Highway)	122,820 AADT (I-95)	

2017 Drive Time	5 minutes
 DAYTIME POPULATION	18,393
 POPULATION	17,158
 AVG. HH INCOME	\$115,182
 EDUCATION	93% High School or Greater (30% College Degree or Greater)
 MILLENNIALS (Ages 15-39)	57.5%

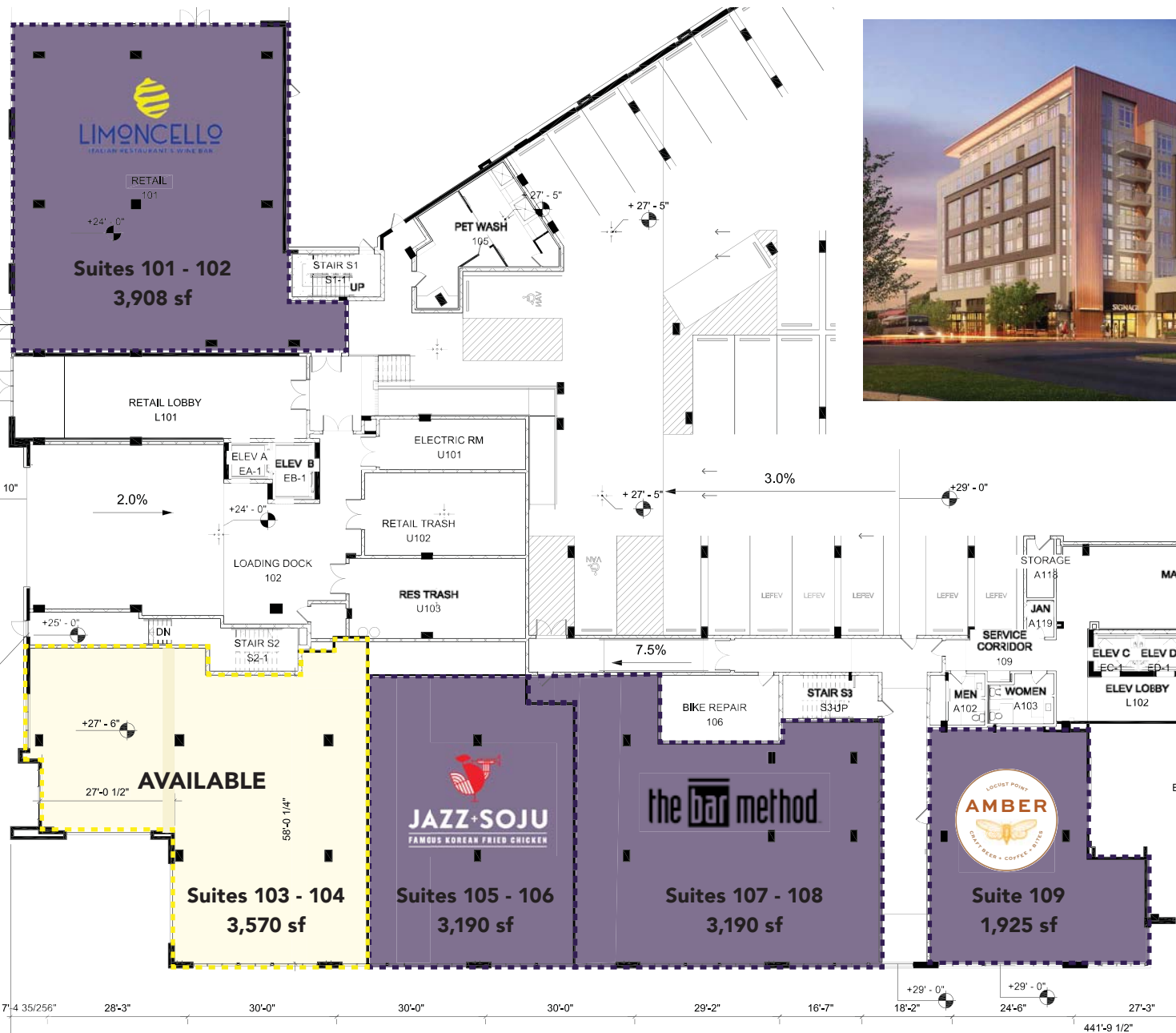


 Available

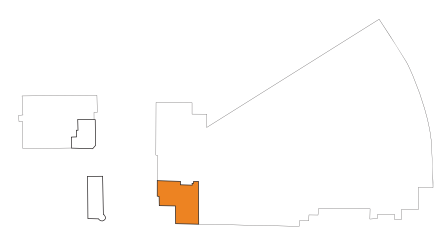
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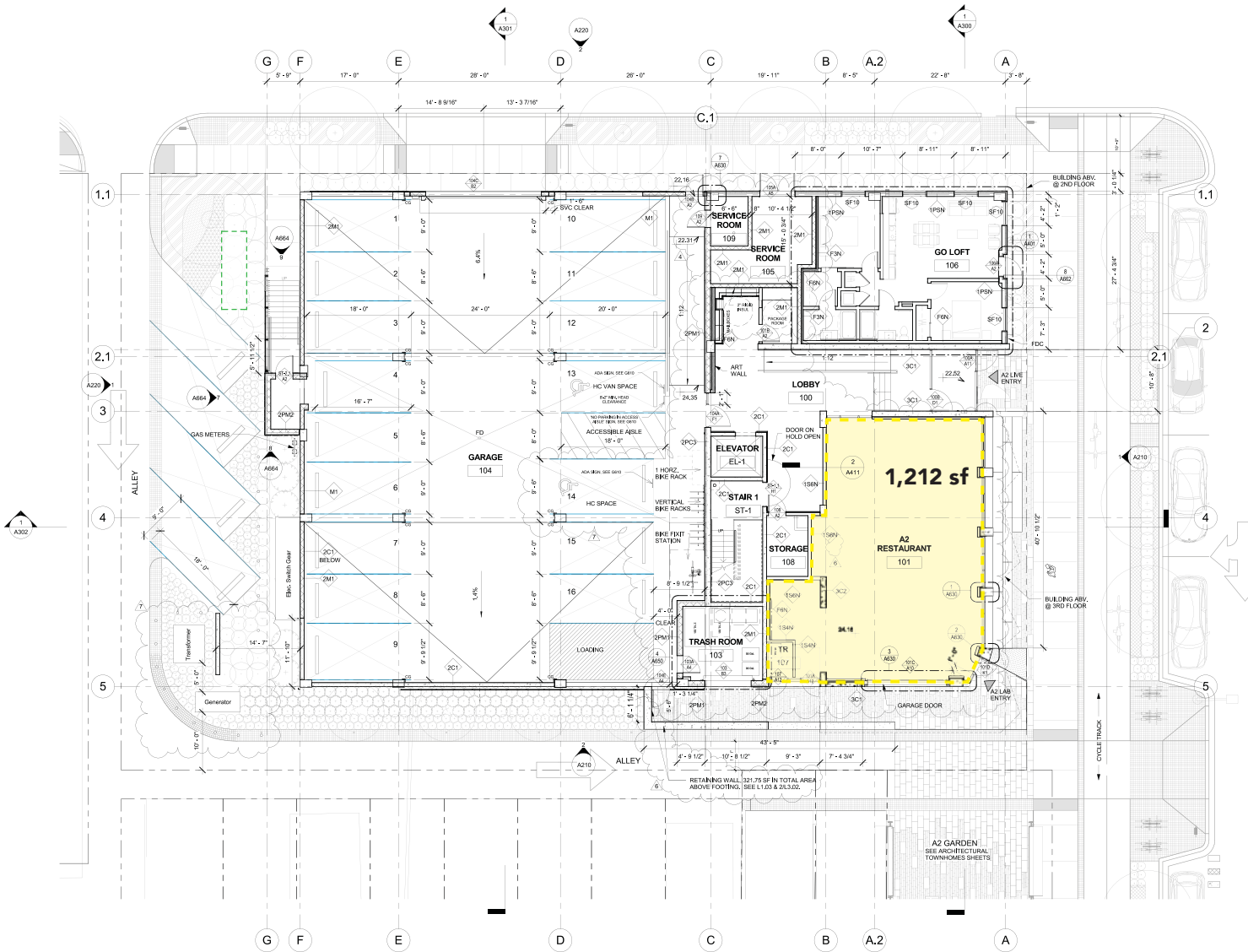
Lawrence St



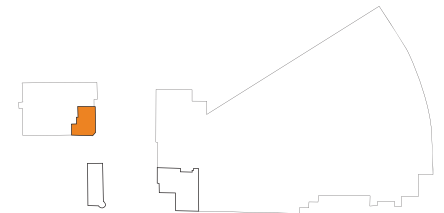
E Fort Ave.



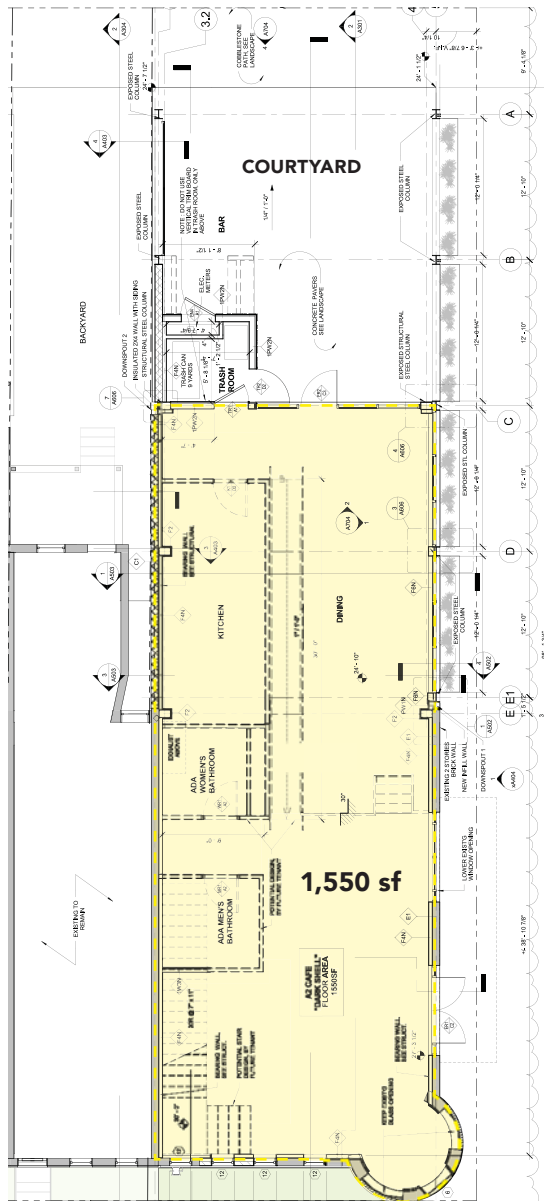
Harvey St.



Lawrence St.

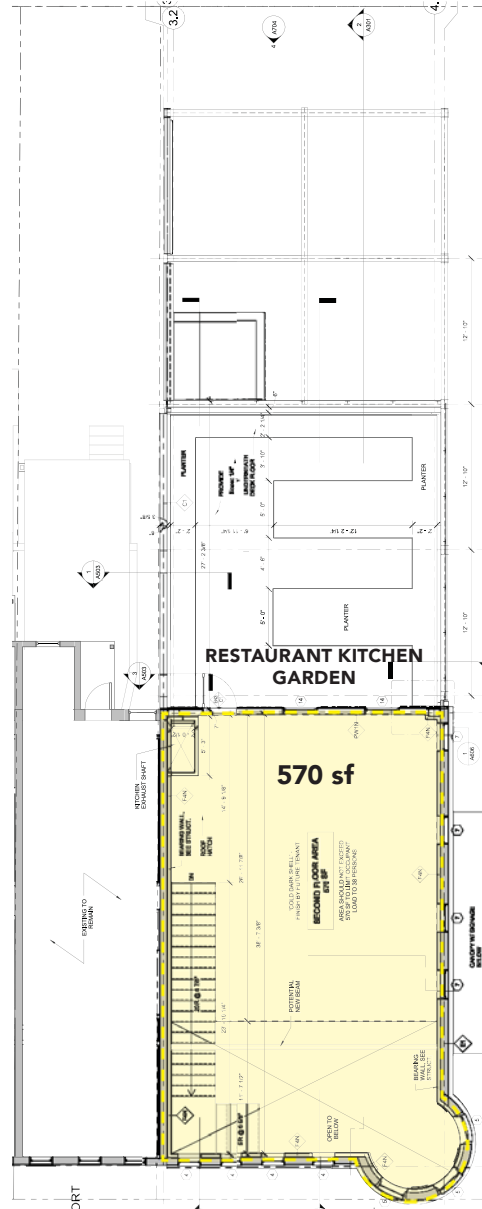


1st Floor

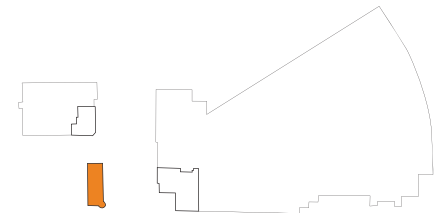


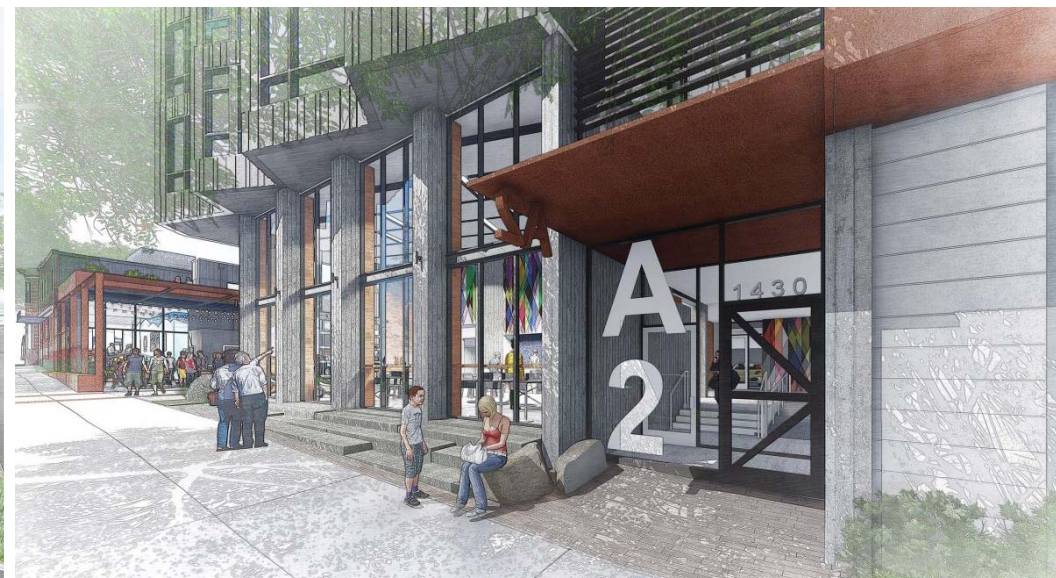
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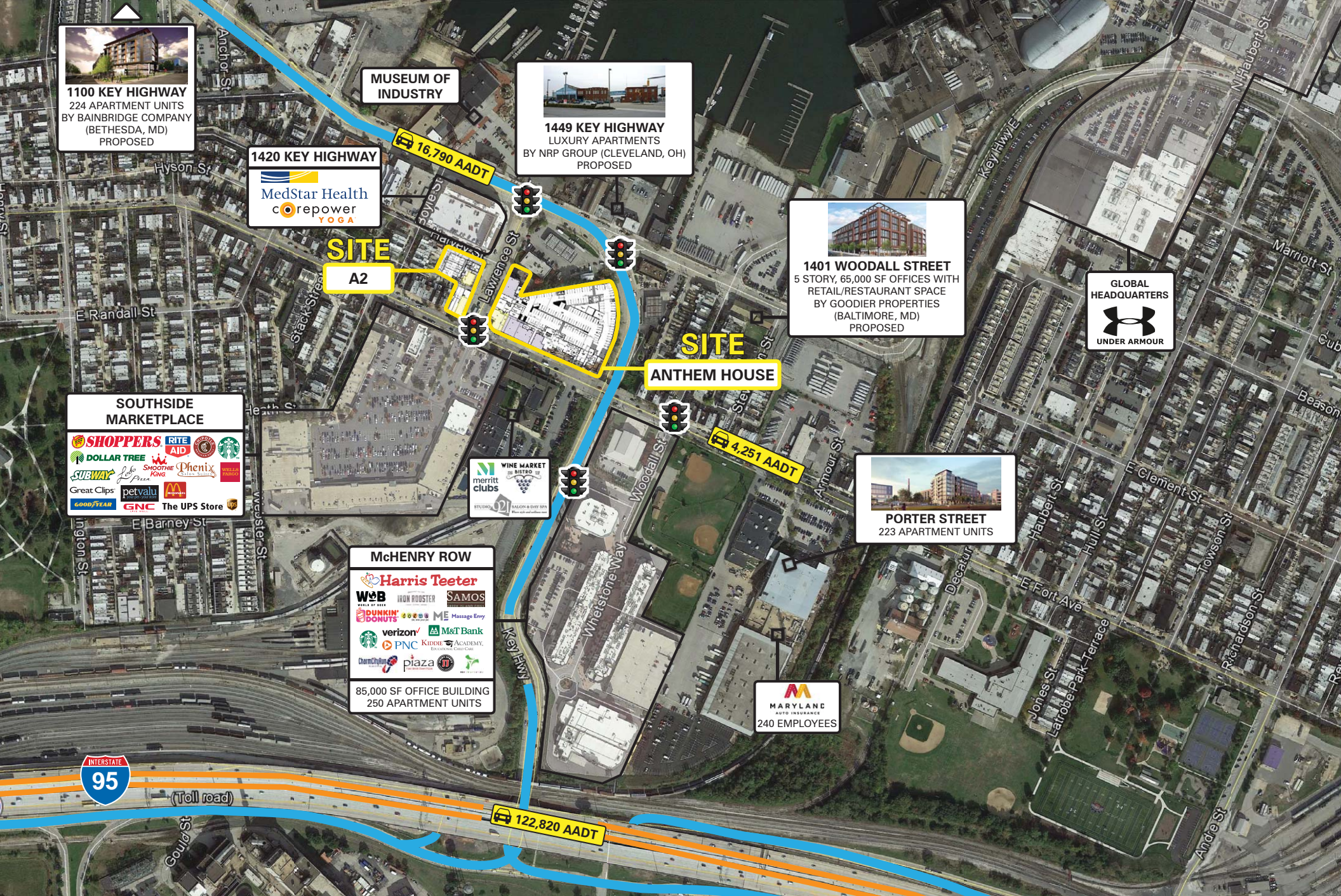
2nd Floor

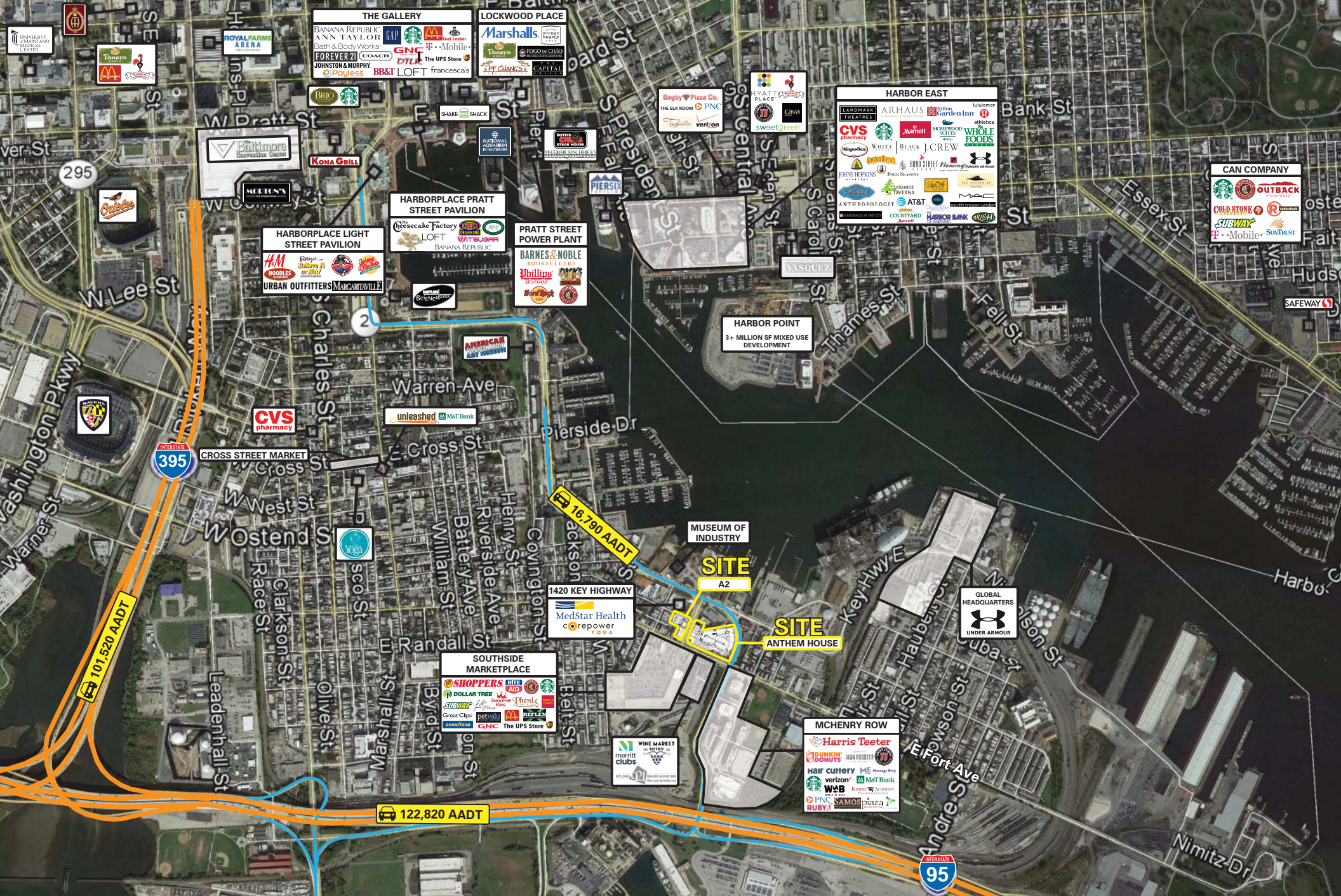


Lawrence St









Interested? Contact:

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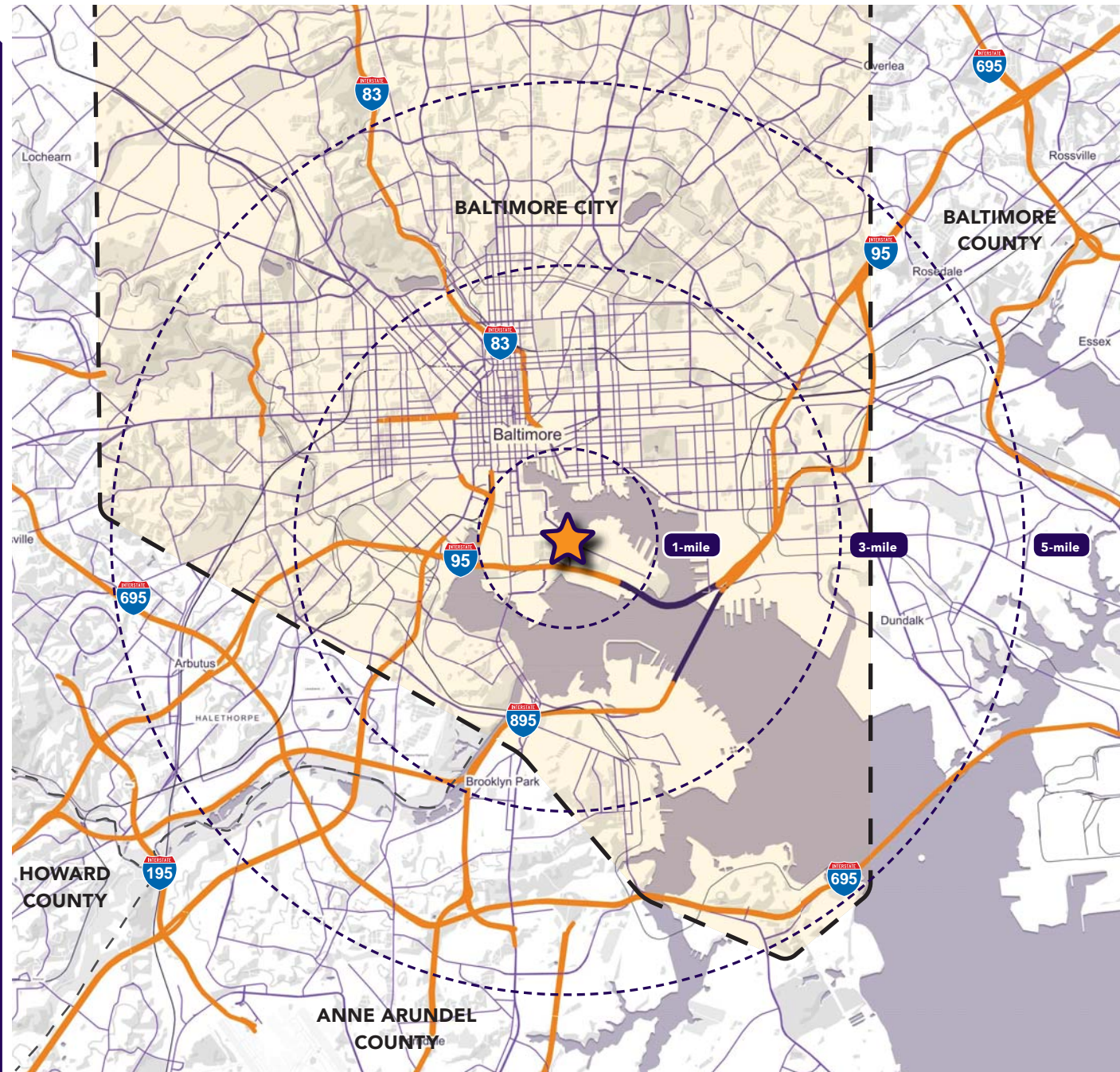
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