

3401 BOSTON

NEW OFFICE IN CANTON

Now Pre-Leasing

LOCATED IN THE THRIVING CANTON NEIGHBORHOOD OF DOWNTOWN BALTIMORE

3401 Boston Street will be a contemporary addition to the Canton business district, providing 20 stories of Class A office space and retail. With panoramic views of Baltimore's Inner Harbor, historic Fort McHenry and the City's stunning skyline, the building will feature:

- 200,000 SF of Class A office
- 20,000 SF average floorplate with floor-to-ceiling glass
- 9,000 SF of street-level retail
- Free covered on-site parking
- Building signage opportunity
- Grand lobby with smart elevators
- Community lounge for building employees
- Community penthouse terrace
- Intended for LEED Silver certification
- Easy access to I-95
- Walking distance to Merritt Clubs Canton, Shops at Canton Crossing and Canton Waterfront Park

3401 BOSTON STREET | BALTIMORE, MD



TOTAL SF AVAILABLE - 200,000 SF

OFFICE

Typical Floor Plate: 20,000 SF
Total Available: 200,000 SF

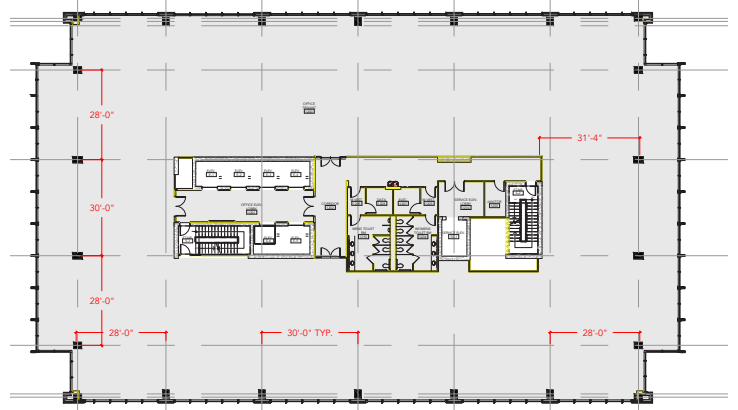
PARKING

Total Spaces: 550

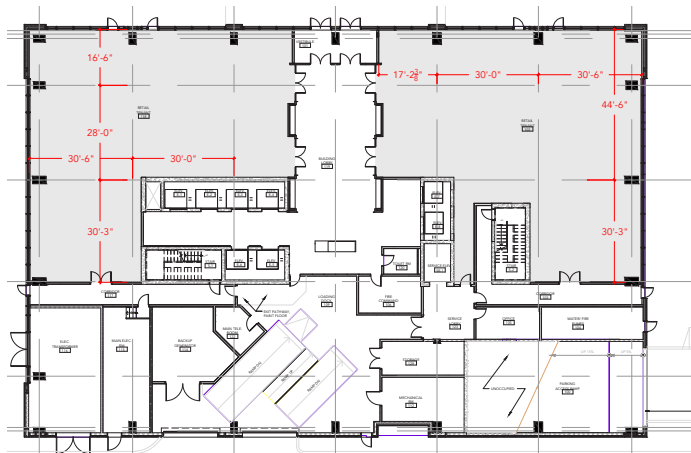
RETAIL

Total Available: 9,000 SF

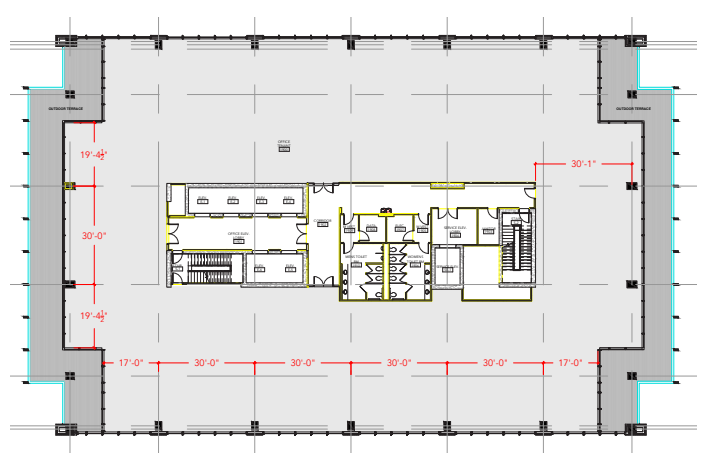
OFFICE



RETAIL



19TH FLOOR/PENTHOUSE



SURROUNDING AMENITIES

Atwater's
BB&T
Chick-fil-A
DSW
Dunkin Donuts
Harris Teeter
Howard Bank
Iron Rooster
Jimmy John's
Merritt Clubs
Michaels

Mission BBQ
Nordstrom Rack
On the Border
Panera
QDOBA Mexican Eats
Red Robin
Samos Greek Island Grill
Starbucks
Target
TD Bank
THB Bagels & Deli



For additional information or to schedule a tour, contact:



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