

Now Pre-leasing  
**Premier Canton  
Office Space**

**3401 BOSTON**

3401 Boston Street, Baltimore, MD





## 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 floor plate 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



[3401Boston.com](http://3401Boston.com)





## TOTAL SF AVAILABLE - 200,000 SF

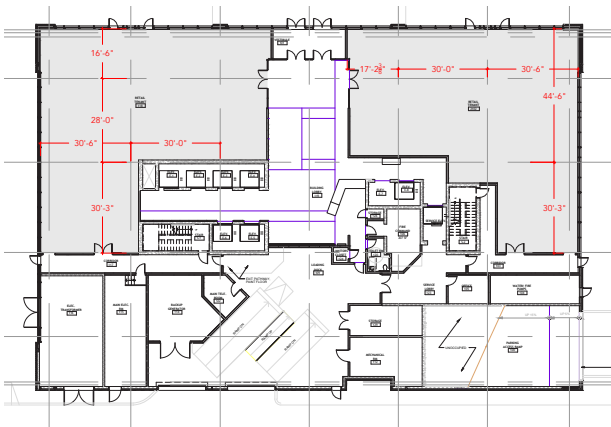
### OFFICE

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

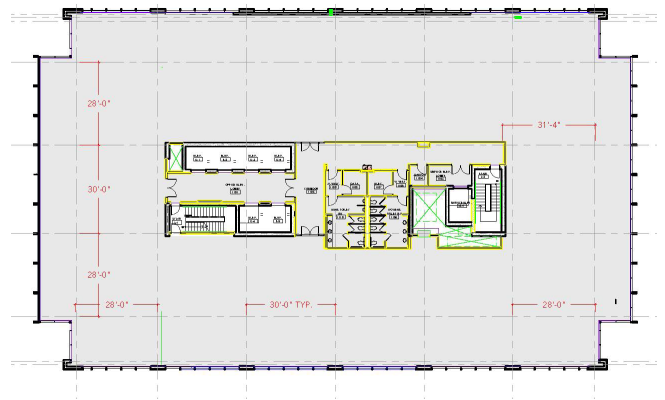
### RETAIL

Total Available: 9,000 SF

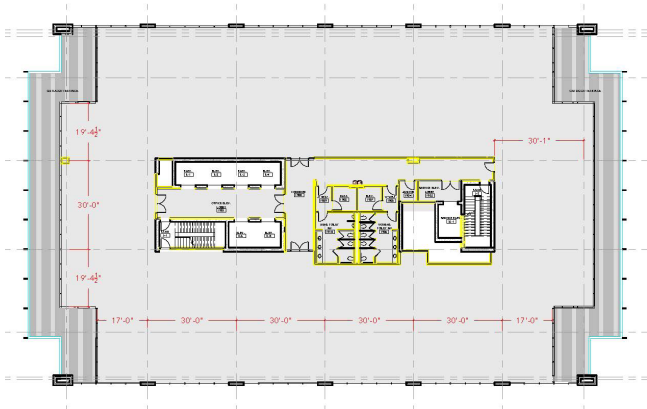
#### FIRST-FLOOR RETAIL



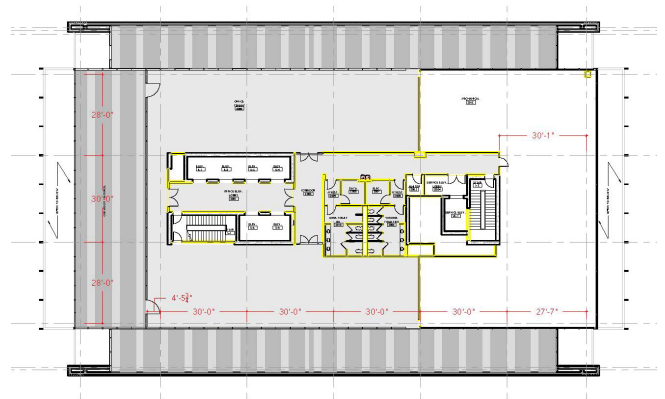
#### OFFICE/11<sup>TH</sup>-18<sup>TH</sup> FLOOR



#### 19<sup>TH</sup> FLOOR



#### PENTHOUSE/20<sup>TH</sup> FLOOR



*"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."*

#### GEORGE CARACOST

VICE PRESIDENT & GENERAL MANAGER,  
SAAB DEFENSE AND SECURITY





