

479,114 SF OF LANDMARK OFFICE SPACE

AN ICONIC BALTIMORE BEACON



SOUTH STREET

BALTIMORE MARYLAND



Experience an elevated work environment in an iconic Baltimore landmark with premier access to transportation and I-83. 1 South Street blends historic Charm City and contemporary functionality with plans for revitalization under new ownership.

Tenants can enjoy luxurious and welcoming renovated amenities and thoughtfully designed office spaces with generous floorplates and harbor views. There's a shining beacon beaming even brighter on the horizon of Baltimore, discover the new 1 South Street.

PREMIER ON-SITE FEATURES



LEED SILVER
CERTIFIED



LOCATED LESS
THAN 2 BLOCKS
FROM THE
INNER HARBOR



CONCIERGE
SERVICE



CONFERENCE
FACILITY



FITNESS
CENTER



CAFÉ AND
MARKET



UPGRADED
DESTINATION
ELEVATORS



LESS THAN
ONE BLOCK FROM
CITY HALL &
THE COURTHOUSE



ON-SITE
PARKING GARAGE



EXCITING BUILDING
RENOVATIONS
PLANNED FOR 2024!



WORLD CLASS AMENITIES

RESTAURANTS

1. Mount Vernon Marketplace
2. Cheezy Mike's Food Emporium
3. The Local Oyster
4. Sotto Sopra
5. HomeSlyce - Mt. Vernon
6. Mick O'Shea's
7. Puerto 511
8. Mekong Delta Cafe
9. Café Poupon
10. Next Phaze Cafe
11. Song's Chicken
12. David and Dad's Cafe
13. Hoodfellas Bistro
14. America's Best Wings & Soul Food
15. B&O American Brasserie
16. Crazy John's
17. Nalley Fresh
18. Krispy Krunchy Chicken
19. American Fish and Chicken
20. Peking House
21. Au Bon Pain
22. Underground Pizza
23. Luckie's Tavern
24. Leinie Lodge & Beer Garden
25. Tin Roof
26. Werner's Diner and Pub
27. 17 Light Restaurant
28. TellTale Restaurant
29. The Water Street Tavern
30. Brown Rice Korean Grill
31. Peter's Pour House
32. Supano's Prime Steakhouse
33. The Kabul
34. Poyoteca
35. Rosina Gourmet
36. South St Cafe
37. CLOCK Restoration
38. Crafty Crab Inner Harbor
39. Pitamore
40. R&R Taqueria
41. Watertable
42. The Center Club
43. Blackwall Hitch
44. The Capital Grille
45. Miss Shirley's Cafe
46. Fogo de Chão Brazilian Steakhouse
47. Shake Shack Inner Harbor
48. Isabella's Brick Oven Pizza & Panini
49. IHOP
50. Chick-fil-A
51. Amicci's
52. Saturday Morning Cafe
53. Kona Grill
54. Phillips Seafood
55. The Cheesecake Factory
56. Mason's Famous Lobster Rolls
57. Hard Rock Cafe
58. La Tavola
59. Cafe Gia Ristorante
60. Dalesio's Of Little Italy
61. Ramen Utsuke
62. Azumi

63. The Bygone
64. Maximón
65. Loch Bar
66. Rusty Scupper

HEALTH CLUBS / GYMS

1. Merritt Clubs
2. Under Armour Performance Center
3. Let's Go Fitness
4. Planet Fitness
5. Maryland Athletic Club

RETAIL

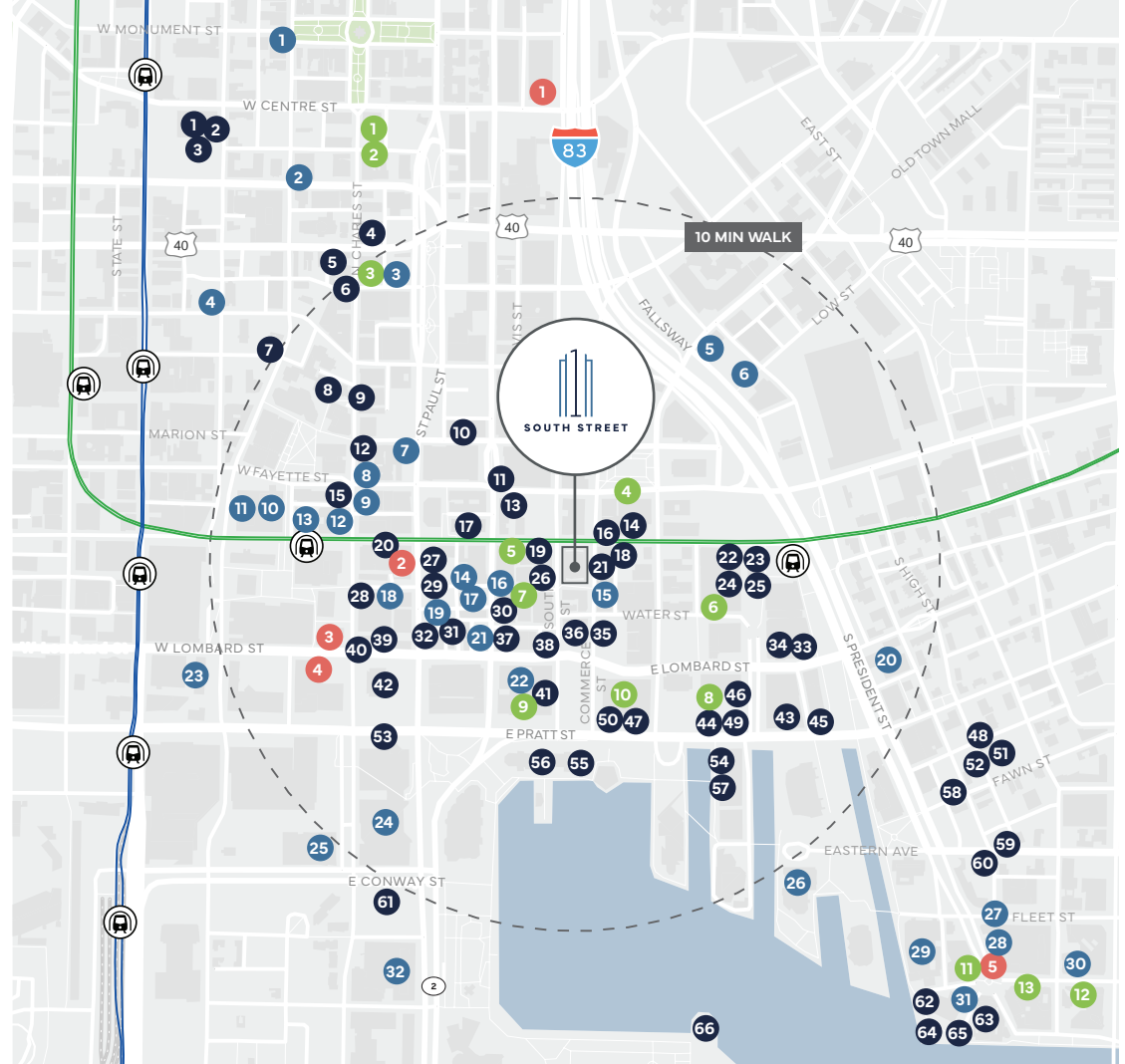
1. The Doll House Boutique
2. Paris West Optical
3. Bella Bridesmaids
4. Sleep Number
5. N Y 47th St Jewelry
6. Baltimore Custom Clothiers
7. The Suited Boutique

8. Marshall's
9. Harbor Place
10. CVS Pharmacy
11. Under Armour Brand House
12. Lush
13. Warby Parker

HOTELS

1. Hotel Revival
2. Hotel Indigo
3. Home2 Suites by Hilton
4. La Quinta by Wyndham
5. Holiday Inn Express
6. Sleep Inn & Suites
7. Baltimore Plaza Hotel
8. Candlewood Suites
9. Best Western Plus
10. Radisson Hotel
11. Holiday Inn
12. Kimpton Hotel Monaco

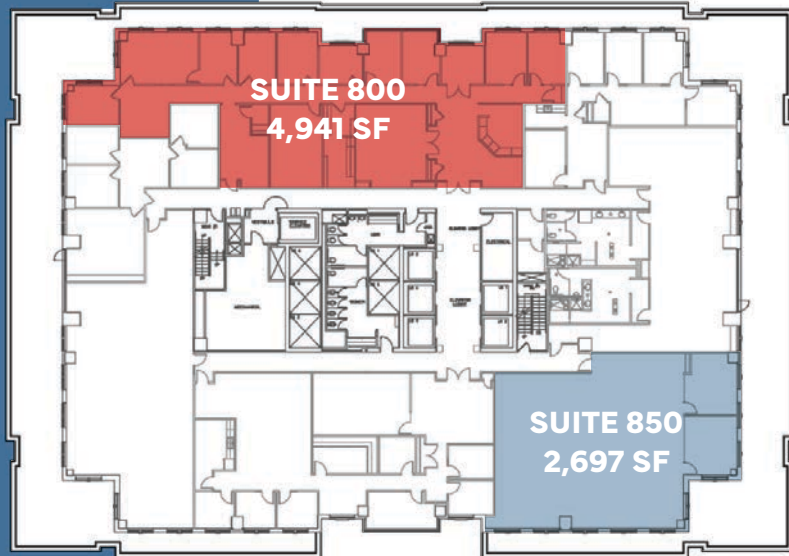
13. Lord Baltimore Hotel
14. Springhill Suites
15. Staybridge Suites
16. Hotel RL Baltimore Inner Harbor
17. Hampton Inn & Suites
18. Delta by Marriott
19. Residence Inn by Marriott
20. Fairfield Inn & Suites
21. Comfort Inn & Suites
22. Renaissance Baltimore Harborplace
23. Days Inn by Wyndham
24. Hyatt Regency
25. Sheraton Inner Harbor
26. Pier 5 Hotel Baltimore
27. Homewood Suites
28. Hilton Garden Inn
29. Baltimore Marriott
30. Courtyard by Marriott
31. Four Seasons Hotel
32. Royal Sonesta Harbor Court



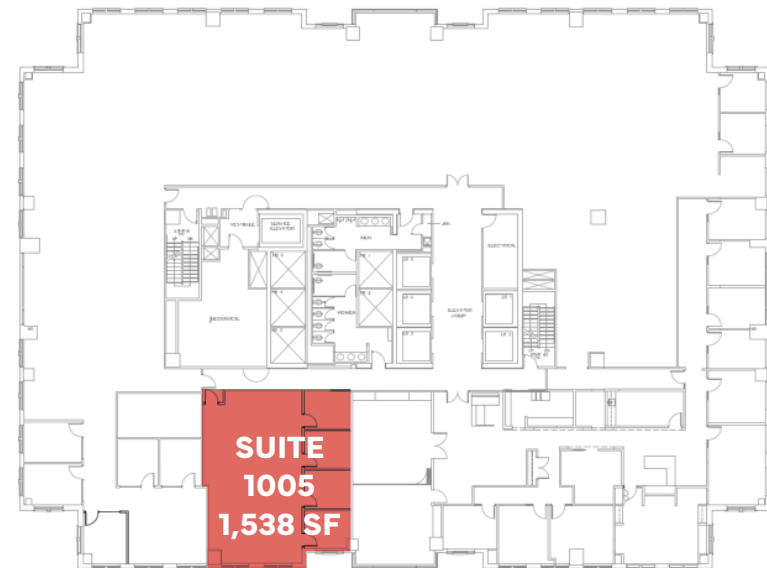
FLOOR PLANS & AVAILABLE SPACE

FLOOR	AVAILABLE SPACE	FLOOR	AVAILABLE SPACE
8 TH Floor	6,618 SF	18 TH Floor	11,905 SF
10 TH Floor	1,538 SF	21 ST Floor	4,299 SF
11 TH Floor	1,616 SF	23 RD Floor	21,208 SF
13 TH Floor	20,766 SF	24 TH Floor	13,913 SF

8TH FLOOR

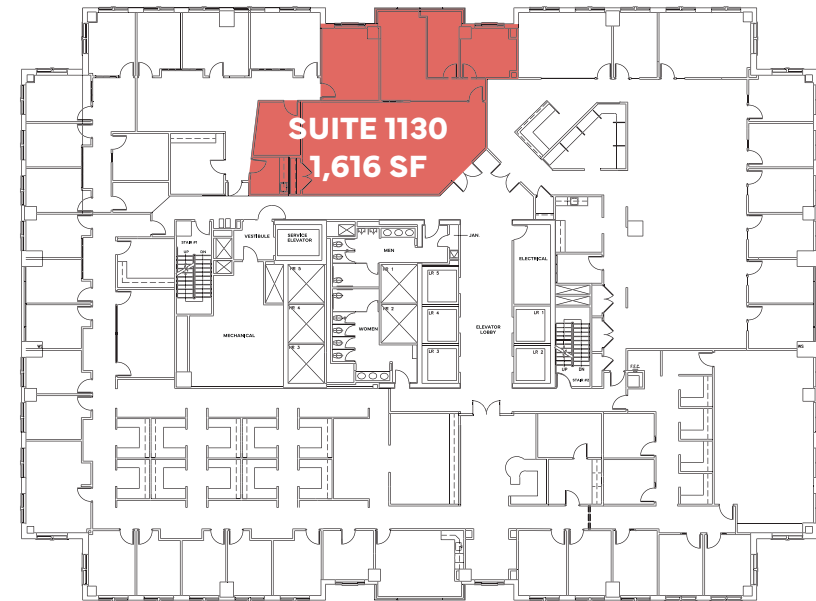


10TH FLOOR

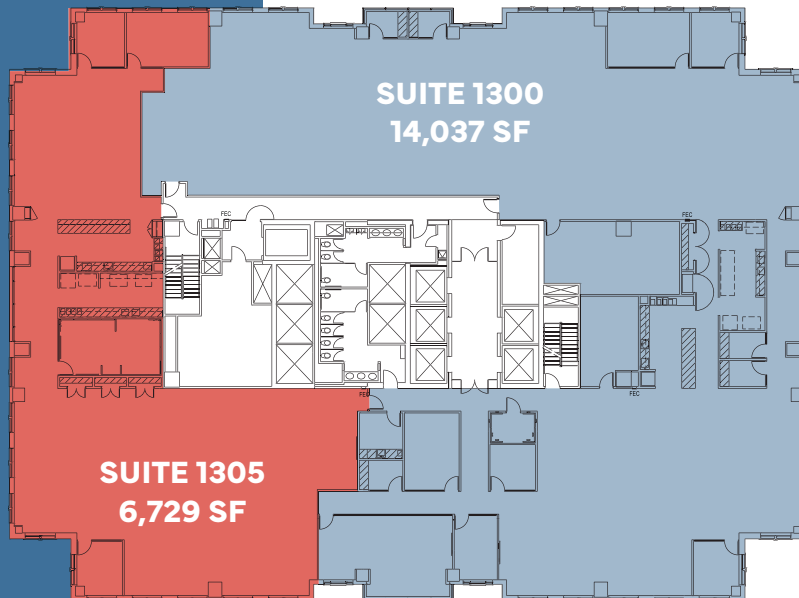


FLOOR PLANS & AVAILABLE SPACE

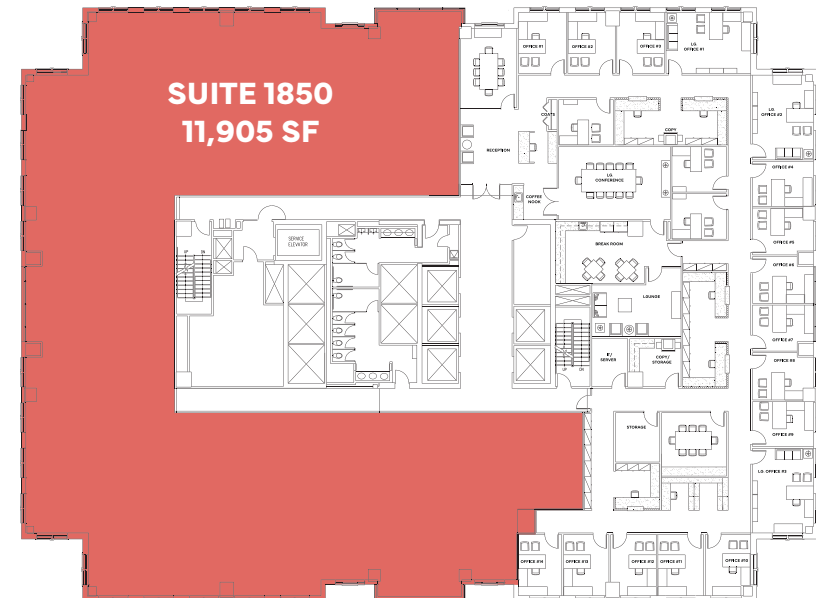
11TH FLOOR



13TH FLOOR

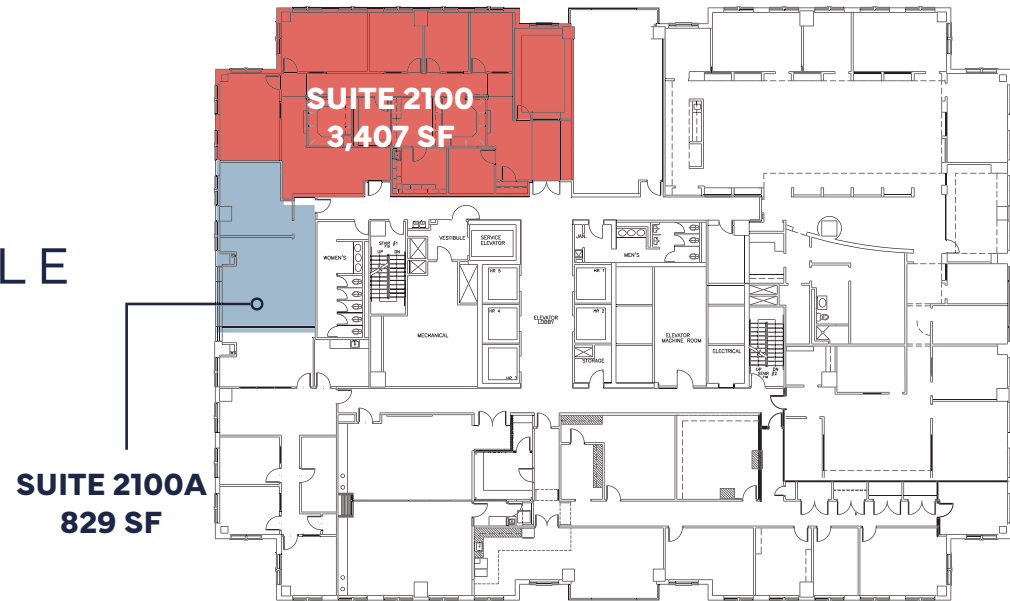


18TH FLOOR

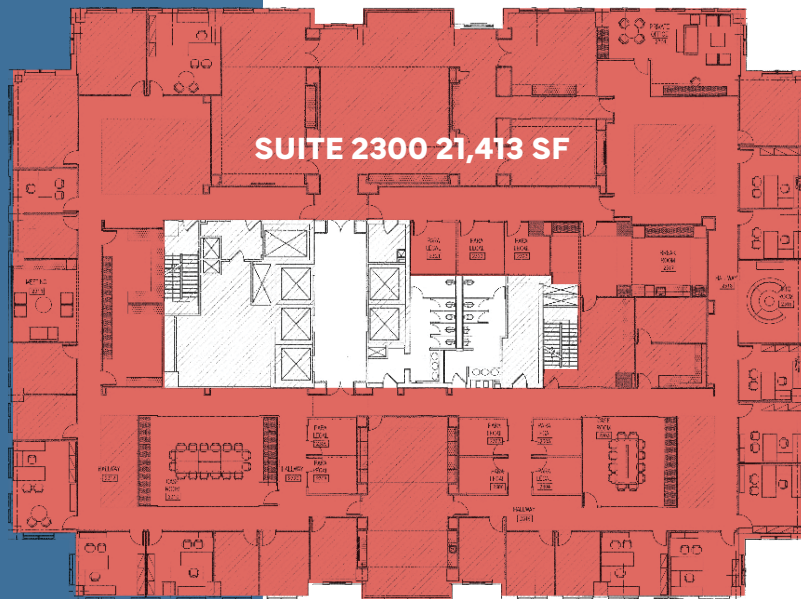


**FLOOR
PLANS
& AVAILABLE
SPACE**

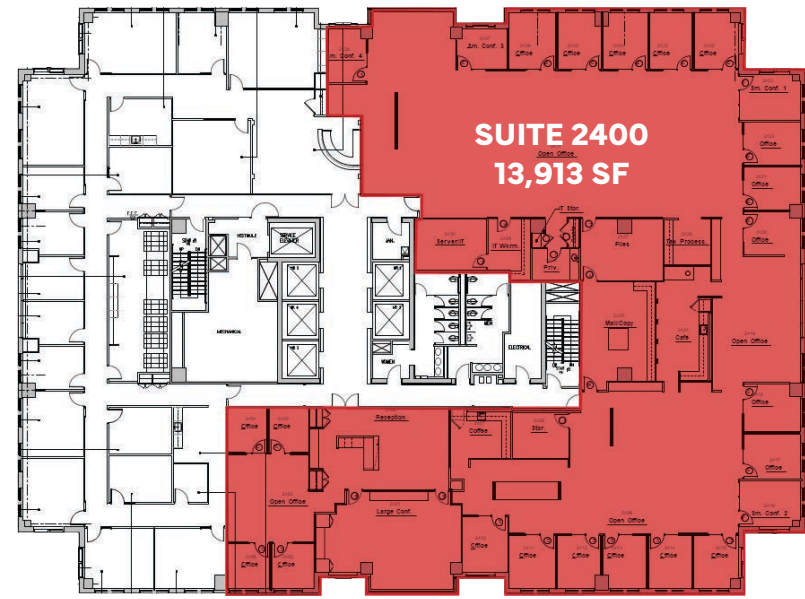
21ST FLOOR



23RD FLOOR



24TH FLOOR





Leasing Team

ALEXANDER MITCHELL

alexander.mitchell@cushwake.com

+1 410 347 7546

LINN WORTHINGTON

linn.worthington@cushwake.com

+1 410 504 9292



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.