



THE HARBOR DISTRICT

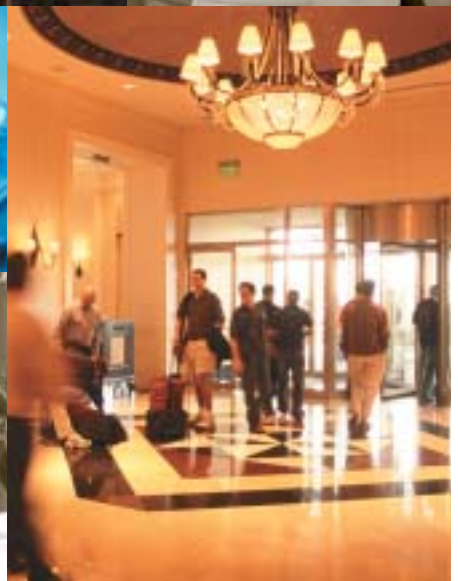
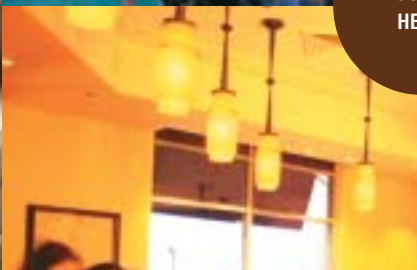
[H A R B O R *e a s t*]

[H A R B O R *p o i n t*]

YOU ARE HERE. Where the spirit is bigger than the sum of its parts. A spirit that captures the romance, mystery and eminent practicality of the urban setting. Commerce. Art. Tourism. Entertainment. All set in one place...much the way things used to be. A return to the urban concept. What's old is not only new. It's excitement. It's vision. It's vibrancy. Step onto the street, stop and close your eyes for a moment. You'll feel it. This is more than life...this is living. You are here.



YOU ARE
HERE.



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[H A R B O R *e a s t*]

W

L A T I T U D E

**HARBOR EAST | HARBOR POINT & GREATER FELS POINT
DENSITY OF MIXED-USE OVERALL 7.4 MILLION SQUARE FEET
ON 65 ACRES FROM THE NATIONAL AQUARIUM TO FELS POINT**

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- ✦ 2040 HOTEL ROOMS
- ✦ 2.5 MILLION SQUARE FEET OF CLASS A OFFICE SPACE
- ✦ 2000 LUXURY RESIDENTIAL UNITS
- ✦ 1 MILLION SQUARE FEET OF RETAIL AND RESTAURANT SPACE
- ✦ 7300 STRUCTURED PARKING SPACES
- ✦ OVER 2000 LINEAR FEET OF TREE LINED WALKWAYS,
PEDESTRIAN PROMENADES AND LANDSCAPED PUBLIC SPACE
- ✦ OVER \$2 BILLION IN INVESTMENT

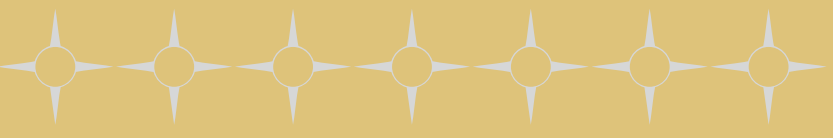
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L O N G I T U D E

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YOU ARE HERE. Where the spirit is bigger than the sum of its parts. A spirit that captures the romance, mystery and eminent productivity of the urban setting. Commerce. Art. Tourism. Entertainment. All set in one place. Much the way things used to be. A return to the urban concept. What's old is not only new, it's excitement. It's vision. It's vibrancy. Step onto the street, stop and close your eyes for a moment. You'll feel it. This is more than life...this is living. The Harbor District. More life.

The new center of vibrancy in downtown Baltimore. Where mixed-use really means the right mix of everything needed in life... all within walking distance. Harbor East represents one of the most exciting retail, commercial and residential opportunities in America... destined to become Baltimore's premier entertainment-lifestyle destination. Harbor East embodies the revitalization of and return to urban living.



BRINGING THE URBAN EXPERIENCE TO LIFE.

LIFESTYLE AND FASHION RETAIL Over 250,000 square feet of upscale specialty, lifestyle and national and fashion retailers.

CONVENIENCE RETAIL AND CONSUMER SERVICE Residential shopping amenities include a 250,000 square foot Whole Foods Market, a gourmet wine shop, The Harbor Bank, Harbor Cleaners and Cingular Wireless.

ENTERTAINMENT 7-screen cinema art theater.

DINING Baltimore's largest collection of fine dining and casual themed establishments.

RESIDENTIAL More than 800 waterfront townhomes, upscale apartments and above-retail lofts.

The spirit and the soul of the city. Harbor East. Opportunity, vitality and energy surround you. All in a setting that's as beautiful as it is lively.

OFFICE More than 1,000,000 square feet of new Class-A office space in distinctive waterfront buildings.

HOTELS

- ✦ 200-room Four Seasons Hotel and Resorts, the world's leading operator of luxury hotels.
- ✦ 32-story, 750 room, four-star Marriott Waterfront Hotel, featuring all-waterview guest rooms, 50,000 square feet of meeting space and a 1,000-car parking facility.
- ✦ 205-room Courtyard by Marriott Hotel.
- ✦ 65-room, luxury Harbor Inn at Pier 5.
- ✦ 180-room Hilton Garden Inn.
- ✦ 165-room Homewood Suites.

RECREATION

A 200-slip marina with over 2,000 linear feet of tree-lined walkways, pedestrian promenades and landscaped public areas.

PARKING

Convenient on-site parking for over 3,500 vehicles.

HARBOREAST



URBAN RESORT AT HARBOR EAST.

The epitome of luxury will soon reside on Baltimore's waterfront.



A 200-ROOM FOUR SEASONS HOTEL AND RESORTS INCLUDING –

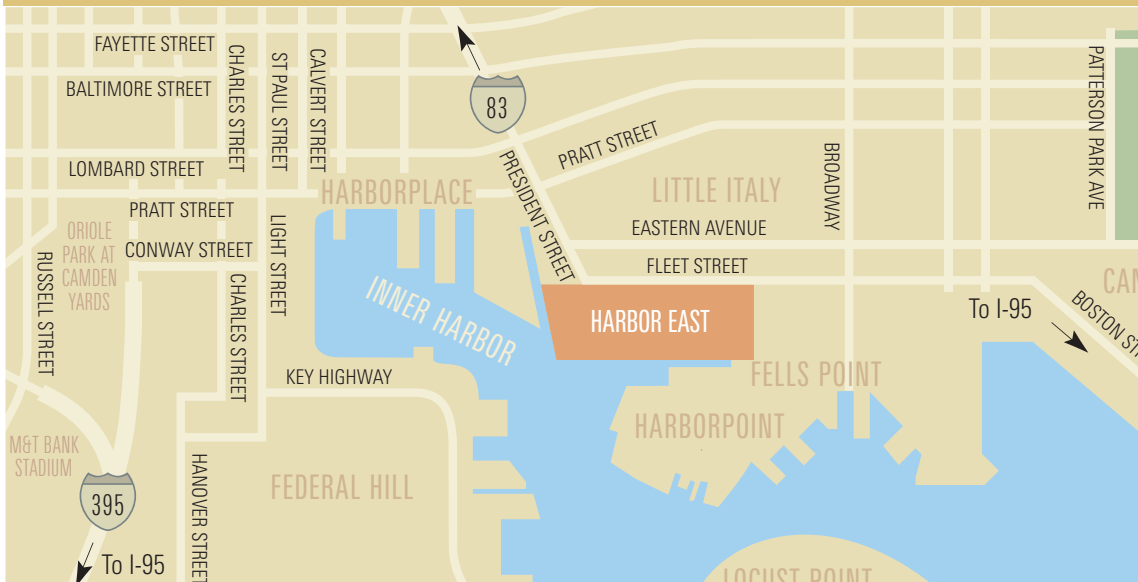
- ✦ 88 waterfront, condominium homes
- ✦ Waterfront townhomes
- ✦ Spa, fitness and luxury pool facility
- ✦ Three waterfront restaurants
- ✦ Upscale street level retail

LEGEND ›

- 1. CENTRAL BUSINESS DISTRICT
- 2. LITTLE ITALY
- 3. HARBOR POINT
- 4. FELLS POINT

CENTRAL BUSINESS DISTRICT

Situated for Success.





- ✦ 200,000 Employees
- ✦ 700,000 Conventioneers
- ✦ 650,000 Households
- ✦ \$60,000+ Average HHI
- ✦ 15 Million Visitors/Tourists

A SINGULAR OPPORTUNITY

The East Coast's Ultimate Mixed-Use Project.



THE PERFECT TIME.

A PROJECT OF ENORMOUS SCOPE.

- ✦ 38-acre mixed-use development.
- ✦ 3,000,000 square feet.
- ✦ 8 square blocks.
- ✦ 500,000 square feet of retail and entertainment space.

THE IDEAL SETTING

THE PLACE TO BE FOR EVERY PART OF THE DAY.

Now is the time. Harbor East is the place. Recently ranked as a top location for retail opportunity, Baltimore lacks a retail-entertainment destination targeted to middle and upper demographics. Harbor East is designed to take advantage of that need.

LIVE

The ultimate residential opportunities for every walk of life.

- ✦ The Promenade
- ✦ Spinnaker Bay
- ✦ The Four Seasons Residences

WORK

- ✦ An estimated 4,000 permanent jobs will be created by business opportunities in Harbor East and Harbor Point.
- ✦ The area is rapidly becoming a key retail center for new workers, tourists and residents.

PLAY

- ✦ Cultural and sporting events nearby, including MLB's Orioles and the NFL's Ravens.
- ✦ Theaters, art galleries, museums, live music and dancing.
- ✦ Located on an 8-mile promenade circling the harbor.

HARBOREAST

THE ELEMENTS OF ATTRACTION

Retail. Hotels. Dining.



SHOP

- ✦ A variety of merchants, ranging from those that offer basic necessities to specialty shops.
- ✦ Home to a Whole Foods market, the world's largest retailer of natural and organic food.
- ✦ A short distance from Historic Broadway Market located in nearby Fells Point. The market sells fresh produce, meats, seafood and other items.

STAY

Hotels include —

- ✦ The Marriott Waterfront Hotel
- ✦ Courtyard by Marriott
- ✦ The Four Seasons Hotel and Resorts, featuring a world-class spa and fitness facility
- ✦ Hilton Garden Inn
- ✦ Hilton Homewood Suites

Already a destination, Harbor East provides an unparalleled urban experience...one that will attract people again and again.

DINE

A collection of renowned restaurants, including —

- ✦ Award-winning Charleston
- ✦ Chui's Sushi
- ✦ Fleming's Prime Steakhouse & Wine Bar
- ✦ Grille 700
- ✦ James Joyce Irish Pub & Restaurant
- ✦ Kosmos Lounge
- ✦ Lebanese Taverna
- ✦ The Oceanaire
- ✦ Pazo
- ✦ Rigano's
- ✦ Roy's Restaurant
- ✦ Taco Fiesta
- ✦ The nearby Little Italy and Fells Point neighborhoods offer countless dining options.

HARBOREAST



LOCATION

The center of activity.

A central location. Easy Access. The energy and vitality of Harbor East are easy to reach.



LOCATION

- ✦ Within walking distance of the city's central business district, Little Italy, Fells Point, and Harbor Point.
- ✦ Located at the terminus of I-83, which provides access to Baltimore's affluent northern counties.
- ✦ Minutes from I-95.
- ✦ A short ride from Amtrak and regional commuter train service at Pennsylvania Station, Baltimore.
- ✦ 15 minutes from BWI Airport.
- ✦ Located on the pedestrian promenade that links to other Inner Harbor Attractions.

HARBOR EAST

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LATITUDE



HARBOR*east*

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One of America's most exciting development projects, Harbor East represents a joint venture between Struever Bros. Eccles & Rouse, Inc. and H&S Properties Development Corporation. Together, they are revitalizing neighborhoods, shaping dynamic new workplaces, creating exciting retail destinations and reinvigorating old buildings with new life.

S

LONGITUDE

YOU ARE HERE. Where the spirit is bigger than the sum of its parts. A spirit that captures the romance, mystery and eminent productivity of the urban setting. Commerce. Art. Tourism. Entertainment. All set in one place. A return to the way things used to be. A return to the urban concept. What's old is not only new, it's exciting. It's vision. It's vibrancy. Step onto the street, stop and close your eyes for a moment. You'll feel it. This is more than life...this is living. The Harbor District.. You're here.

Envision the possibilities. The blank palette – a 27-acre peninsula situated on Baltimore's waterfront. Incredible views surrounded by a vibrant area that has brought about a rebirth in urban living. Upscale retail stores, restaurants, hotels and residences are just a short walk away. Harbor Point represents the 21st century version of the downtown experience. Energetic. Alive. A setting that evokes fun, vitality... a setting that brings out the best in all of us whether at work or at play.





Harbor Point presents an unprecedented opportunity. Office space in architecturally distinctive buildings. Business-class hotels. Street level restaurants and retail spaces. All on one of Baltimore's most prominent pieces of waterfront property.

THE ESSENTIALS FOR SUCCESS.

- ✦ 27 acres on the waterfront
- ✦ 1.4 million square feet of Class-A office space
- ✦ 150,000 square feet of retail space
- ✦ 345 hotel rooms
- ✦ 3,865 available parking spaces
- ✦ 11 acres of public park and common space

HARBORPOINT

AN INCOMPARABLE LOCATION

An unrivaled opportunity.

A MIXED-USE NEIGHBORHOOD WITH A UNIQUE PERSONALITY. Harbor Point creates a distinct opportunity. The opportunity for business owners and employees to live, work, socialize, entertain and shop in a locale that not only has its own lively identity, but also provides easy access to all that downtown Baltimore and the waterfront have to offer.





WORK

An estimated 4,000 jobs will be created by business opportunities in Harbor Point and Harbor East. The area is also developing into a retail center to accommodate these new workers, as well as tourists and residents.

PROFESSIONAL OFFICE SPACE

1.4 million square feet of Class-A office space in distinctive waterfront buildings.

AVAILABLE PARKING

3,865 convenient vehicle parking spaces

THE SETTING. Surrounded by water on three sides, Harbor Point offers spectacular views of Baltimore's waterfront. Along with a recreational area featuring tree-lined walkways and Point Park, an 11-acre public park, this project will also represent an extension of the harbor promenade – linking Harbor Point to other Inner Harbor attractions.

LIVE

For those who want to be part of this dynamic community on a permanent basis, more than 800 for-sale and rental townhomes, condominiums and above-retail loft apartments are available.

RESIDENTIAL OPPORTUNITIES

- ✦ Fells Landing
- ✦ Jackson's Wharf

HARBORPOINT

THE ELEMENTS OF ATTRACTION

Retail. Hotels. Dining.





SHOP

- ✦ A variety of merchants, ranging from those that offer basic necessities to specialty shops.
- ✦ Around the corner to Whole Foods Market, Harbor East, the world's largest retailer of natural and organic food.
- ✦ A short distance from Historic Broadway Market located in nearby Fells Point. The market sells fresh produce, meats, seafood and other items.

STAY

Harbor Point offers 345 hotel rooms, providing easy access to the area.

DINE

From casual to sophisticated, an array of dining options are located in the Harbor Point neighborhood. Plus the nearby Harbor East, Little Italy and Fells Point neighborhoods offer countless dining options.

HARBORPOINT

AT THE WATER'S EDGE

At the center of everything





HARBOR POINT is minutes away from Baltimore's central business district. The Inner Harbor and other Baltimore landmarks, as well as the popular communities of Fells Point, Little Italy, Harbor East and Canton, are all within easy walking distance. In addition, Harbor Point can be easily reached via the harbor promenade that follows the water's edge or by a short ride on the water taxi.

LOCATION FACTS

- ✦ Adjacent to historic Fells Point, Little Italy and Harbor East.
- ✦ Less than 1 mile from Harborplace, the Gallery Shops at Harborplace, the World Trade Center, Baltimore's central business district and Harbor East shopping.
- ✦ 1.2 miles from the Baltimore Convention Center.
- ✦ 1.4 miles from Canton - 4,265 housing units.
- ✦ 1.5 miles from Oriole Park at Camden Yards, M&T Bank Stadium, home of the Baltimore Ravens, and the Light Rail at Camden Yards.
- ✦ 1.6 miles from Federal Hill - 6,632 housing units.
- ✦ 3.5 miles from Tide Point - 200,000 square feet Class A commercial park.
- ✦ 3.6 miles from Pennsylvania Station - Amtrak and regional commuter trains.
- ✦ 11.3 miles from Baltimore/Washington International Airport.
- ✦ Hopkins Main Campus nearby.
- ✦ Easy access to I-95, I-83, 695 and 395.
- ✦ Served by Water Taxi for stops at all harbor locations.

HARBOR POINT

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W

LATITUDE



HARBORPOINT

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PARTNERSHIP AND DEDICATION TO BALTIMORE Just a decade ago, this brownfield was abandoned land. Today, dedication and partnership allow for mixed-use of the property connecting the distinctive new neighborhoods of Harbor Point, Harbor East and Fells Landing. One of America's most exciting development projects, Harbor Point represents a joint venture between Struever Bros. Eccles & Rouse, Inc. and H&S Properties Development Corporation. Together, they are revitalizing neighborhoods, shaping dynamic new workplaces, creating exciting retail destinations and reinvigorating old buildings with new life.

S

LONGITUDE



SHOP From Fells Point's historic Broadway Market where fresh produce, meats and seafood are sold. To Whole Food Market, the world's largest retailer of natural and organic foods. The shopping possibilities are many. Whether it's the basic necessities or specialty items, they're near at hand. The area is also home to Bin 604 wine shop and Su Casa, a home furnishings store. In addition, nearby Fells Point is a local destination for antique shopping.

STAY Collectively, Harbor Point and Harbor East offer 1,845 hotel rooms. From quaint bed and breakfasts to high-rise hotels, all provide easy access to local attractions.

NEARBY PLACES TO STAY

- Admiral Fell Inn
- Ann Street Bed & Breakfast
- Celie's Waterfront Inn
- The Inn at Henderson's Wharf





DINE The nearby neighborhoods of Little Italy and Fells Point also offer an impressive selection of dining options.

LITTLE ITALY

- Amicci's
- Da'Mimmo
- La Scalla
- La Tavola
- Mo's Crab and Pasta Factory
- Sabatino's
- Vaccaro's Italian Pastry Shop
- Vellaggia's

FELLS POINT

- Admiral's Cup
- Bertha's Bar and Restaurant
- Black Olive
- Din How
- DuClaw Brewing Co.
- Green Turtle
- John Stevens Ltd.
- Kali's Court
- Kawasaki Café
- Kooper's Tavern
- Louisiana
- Maggie Moo's Ice Cream and Treatery
- Max's on Broadway
- Mezze
- Pierpoint
- Red Star
- Slainte'
- Timothy Dean Bistro
- True
- Wharf Rat
- Woody's
- Ze Mean Bean





These are the results of a survey conducted of current customers to attain zipcode information.

3.5 MILLION CUSTOMERS WITHIN A THIRTY MINUTE DRIVE.

LOCAL DEMOGRAPHICS

TOTAL HOUSING UNITS

Neighborhood	Housing Units
Canton	4,265
Charles Village	9,524
Downtown	2,598
Fells Point	5,171
Federal Hill/Inner Harbor	6,632
Guilford	7,448
Hampden	8,950
Little Italy	4,695
Mt. Vernon/Midtown	0,000
Roland Park	3,713
TOTAL	62,996

NEW LUXURY HOUSING

*Currently under construction **Construction to begin within 18 months

Housing	Units	Avg. Sale/Rent
Promenade Apartments	113	\$2,200/mo.
Spinnaker Bay Condos	32	\$850,000
Spinnaker Bay Apartments	316	\$2,200/mo.
Four Seasons Condos**	88	\$1,500,000
Fells Landing Townhomes	20	\$387,000
Fells Landing Flats	24	\$349,000
Fells Landing Townhomes	7	\$667,000
Jackson's Wharf Homes**	110	\$849,000
Other Residential at H.E.**		
Central Ave/Aliceanna St.	300	\$2,000/mo.
1400 Lancaster Street*	48	\$555,000
Central Ave/Lancaster St.	300	\$450,000
701 South Eden St.	300	\$2,000/mo.
TOTAL	1,670	

OTHER WATERFRONT RESIDENCES

Belts Landing Apartments	104	\$2000/mo.
Lighthouse Landing Apartments	80	\$2000/mo.
Pierside Apartments	164	\$2000/mo.
Thames Point Apartments	124	\$1700/mo.
Tindecò Wharf Apartments	238	\$2000/mo.
Anchorage	94	\$440,000
Harborview Condos	385	\$600,000
Harborview Townhomes	50	\$750,000
Scarlett Place Condos	147	\$450,000
Towers at Harbor Court Condos	165	\$600,000
Belts Landing	250	\$600,000
Canton Cove	89	\$600,000
Henderson's Wharf	54	\$550,000
TOTAL	1,944	

HOTELS

*Currently under construction **Construction to begin within 6 months

Hotel Rooms

Baltimore Marriott Waterfront	750
Courtyard by Marriott	205
Four Seasons Hotel & Resorts**	200
Harbor Inn at Pier 5	65
Hilton Garden Inn**	200
Homewood Suites**	160
Westin**	345
Hotels located in Fells Point	130
TOTAL	2,040

TOTAL HOTEL ROOMS DOWNTOWN 6,485

VISITORS TO BALTIMORE 15 million annually

TOTAL EMPLOYEES DOWNTOWN 200,000

LEISURE ACTIVITIES RANKED BY THE AVERAGE

BALTIMORE TOURIST:

1. Dining
2. Sightseeing
3. Entertainment
4. Shopping
5. Museum/Art Exhibit

CLASS-A OFFICE SPACE

1000 Lancaster St. (Parcel G)	130,000 sf
800 Aliceanna St. (Parcel B)	200,000 sf
1000 Aliceanna St. (Parcel C)	180,000 sf
720 Aliceanna St. (Parcel H)	70,000 sf
Bagby Building	100,000 sf
Bond St. Wharf	205,000 sf
Sylvan Inc.	30,000 sf
Whitman, Requardt, Assoc.	80,000 sf
Harbor Point future office space	1,400,000 sf
TOTAL	2,375,000 sf

2000 Statistical information made available by Baltimore Neighborhood Indicators Alliance www.bnia.org; Baltimore Metropolitan Council www.baltometro.org; Overnight Leisure Profile collected from DK Shifflet

EQUIVALENT DAYTIME POPULATION 11,875



DEVELOPMENT PARTNERS

ABOUT H&S DEVELOPMENT CORPORATION H&S Bakery was founded in 1943 by the Paterakis family and continues to be a mainstay in downtown Baltimore. There are currently nine divisions of the company operating in seven states with distribution into twenty-three states, including H&S Properties Development Corp. To manage the company's ever-growing real estate portfolio, H&S management formed H&S Properties Development Corp. and is responsible for over \$300 million in multi-use development along Baltimore's waterfront including three office buildings totaling over 500,000 square feet, two hotels with a total over 950 rooms, a luxury apartment building and various retail and restaurant offerings.

ABOUT STRUEVER BROS. ECCLES & ROUSE, INC. Established in 1974 in Baltimore, Maryland (SBE&R) has a long-standing and prestigious record of success as a unique urban development and construction company. Known for conquering challenging locations as a multi-role developer, builder and a construction manager, the firm has an intentional focus on waterfront transformation, historic adaptive reuse and urban infill, mix-use projects. To date SBE&R has developed more than 6 million square feet of commercial, residential and retail space for some of the nation's leading companies, including Under Armour Sports Apparel, Ayers Saint Gross Architects, Johns Hopkins and Philips Foods and Seafood Restaurants. For more information about Struever Bros. Eccles & Rouse, Inc., visit www.sber.com.

◀ LEGEND

1. CENTRAL BUSINESS DISTRICT
2. LITTLE ITALY
3. HARBOR POINT
4. FELS POINT

DIRECTIONS TO THE HARBOR DISTRICT

FROM AIRPORT

Follow I-195 West to Baltimore/Washington Parkway (295) North. Exit on I-895 North Harbor Tunnel. Take second exit (Boston Street) following the tunnel. Make a right at the first light onto Boston Street. Proceed approximately 1.5 miles and make a left on Aliceanna Street. (continue below)

FROM SOUTH

Follow I-95 North. Take second exit (Boston/O'Donnell Street) following the tunnel. Make a left at the first light onto Boston Street. Proceed approximately 1.5 miles and make a left on Aliceanna Street. (continue below)

FROM NORTH [Philadelphia and Northeast]

Follow I-95 South. Exit on Boston/O'Donnell Street. Remain straight as the exit becomes Boston Street. Proceed approximately 1.5 miles and make a left on Aliceanna Street. (continue below)

To Harbor East » At South Caroline Street, Harbor East begins and continues west to the waters edge. The North border is Fleet Street and the South border is Lancaster Street and the promenade around the Inner Harbor.

To Harbor Point » At South Caroline Street, make a left. Once you cross Lancaster Street, Harbor Point is on the right and extends south to Thames Street and West to the waterfront.

FROM NORTH [York, Harrisburg and Pennsylvania Station, Baltimore]

Follow I-83 South to end of expressway. I-83 South becomes President Street and continue through the light at Fleet Street. Once you cross Fleet Street, you have entered Harbor East. The North border is Fleet Street and the South border is Lancaster Street and the promenade around the Inner Harbor. The West border is the waters edge and the East border is South Caroline Street. To Harbor Point: Make a left on Aliceanna Street (at circle). Make a right on South Caroline Street. Once you cross Lancaster Street, Harbor Point is on the right and extends South to Thames Street and West to the waterfront.

THE HARBOR DISTRICT



720 Aliceanna Street, Suite 500 | Baltimore, MD 21202 | 443.573.4490 | www.harboreast.com