

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



TOTAL SF AVAILABLE - 200,000 SF

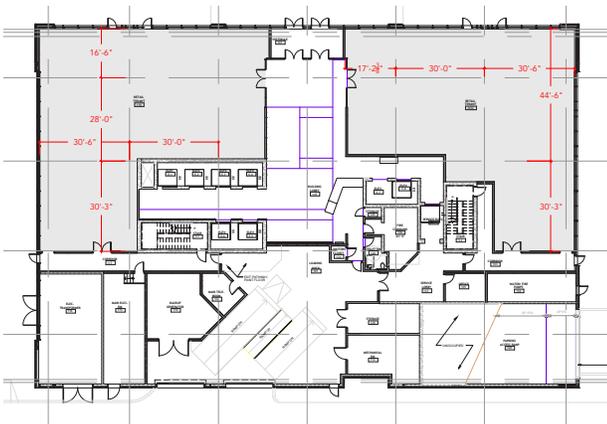
OFFICE

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

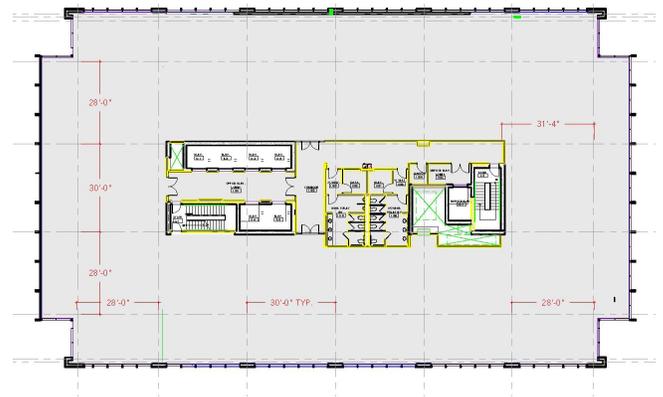
RETAIL

Total Available: 9,000 SF

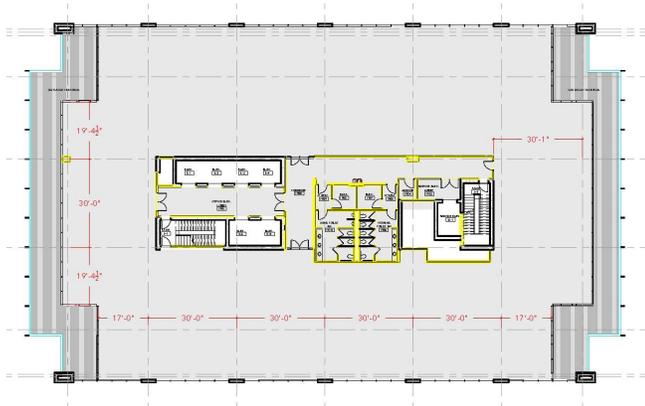
FIRST-FLOOR RETAIL



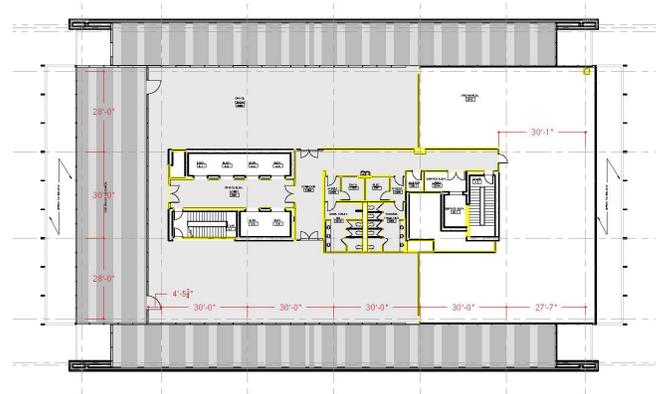
OFFICE/11TH-18TH FLOOR



19TH FLOOR



PENTHOUSE/20TH 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





3401 BOSTON STREET, BALTIMORE, MD 21224

Directions:

- » I-95 S to exit 56 toward Keith Avenue
- » **R** on Keith Avenue
- » Continue straight onto S Clinton St
- » **R** on Boston St
- » Destination will be on the right

With 53 years of full-service commercial real estate experience, Merritt Properties owns and operates more than 17 million square feet of space across three states. We design, build, lease, and manage our properties. Our portfolio includes flex/light industrial, office, bulk and retail product. Merritt's founder, Leroy Merritt, often completed deals on a handshake, and that level of trust and respect continues at our company today. We're committed to honest and fair business dealings that grow customer relationships into long-term partnerships.

For additional information or to schedule a tour, contact:

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merritt
PROPERTIES

3401Boston.com