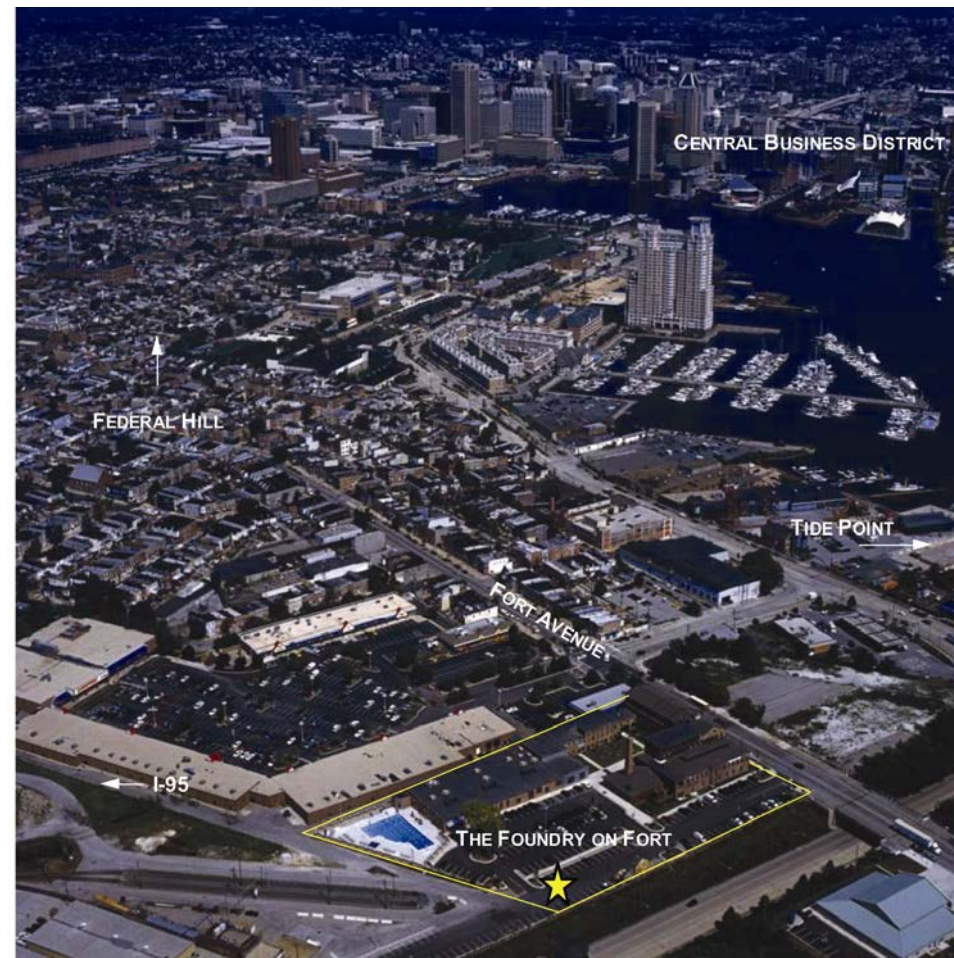


THE FOUNDRY ON FORT

921 E. Fort Avenue
Baltimore, MD 21230



Directions:

I-95 to Exit #55 / Towards Key Hwy. / Fort McHenry
Continue on E. McComas Street
Left on Key Highway
Left on Lawrence Street
Left on E. Fort Avenue
Property will be on the right

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



THE FOUNDRY ON FORT

921 E. Fort Avenue
Baltimore, MD 21230



Prime Locust Point location fronting Fort Avenue, just off Key Highway

- Renovated four-story historic building
- Mixed-Use Development featuring retail and Class A office
- 17,841 SF retail / 25,000 SF Class A office
- Perimeter offices with views of Inner Harbor
- Free on-site parking/4:1 ratio
- FiOS service available
- On-Site Amenities: Studio 921 (full service day spa), The Wine Market (wine store and café), Merritt Athletic Club (full service fitness center with outdoor pool)
- Zoned Office and Retail/Baltimore City

Contact:

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Ashley Combs or Lou Boeri
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2066 Lord Baltimore Drive, Baltimore, MD 21244



THE FOUNDRY ON FORT

921 E. Fort Avenue
Baltimore, MD 21230

ACREAGE: 4
USE: Office & Retail

First Floor - 17,841 SF +/- Retail
First Floor - 19,207 SF Athletic Club w/ outdoor pool
Second Floor - 15,635 SF +/- Class A office
Third Floor - 8,118 SF +/- Class A office
Fourth Floor - 1,247 SF +/- Class A office

