

3401 BOSTON

NEW OFFICE IN CANTON

Now Pre-Leasing

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 floorplate with floor-to-ceiling glass
- 9,000 SF of street-level retail
- 550 garage parking spots
- 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

3401 BOSTON STREET | BALTIMORE, MD



3401Boston.com

Corporate Office: 410.298.2600

Virginia Office: 703.858.2725

TOTAL SF AVAILABLE - 200,000 SF

OFFICE

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

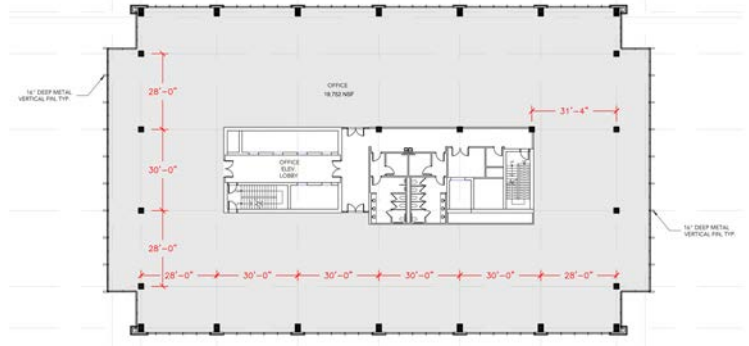
PARKING

Typical Parking: 3.5/1,000 SF
 Total Spaces: 550

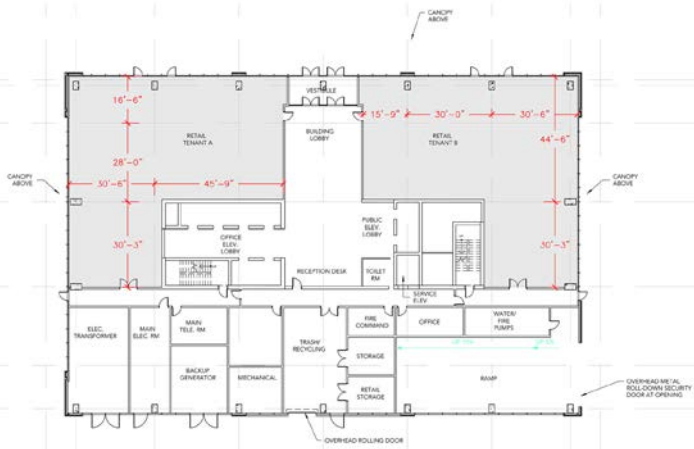
RETAIL

Total Available: 9,000 SF

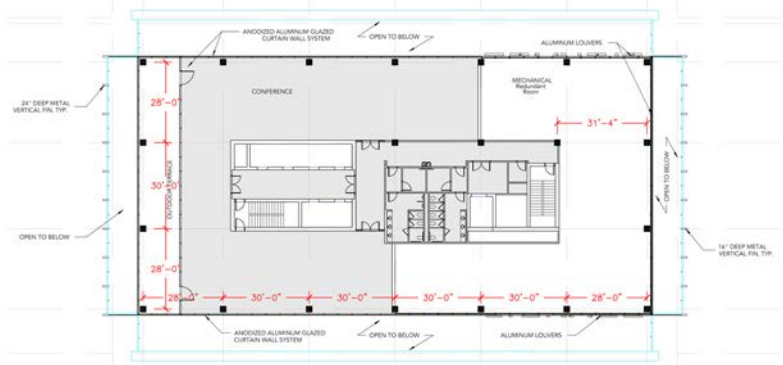
OFFICE



RETAIL

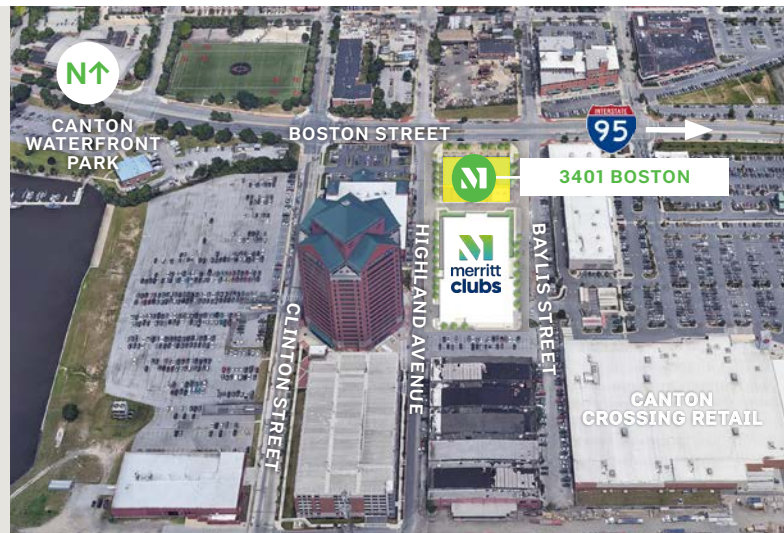


PENTHOUSE



SURROUNDING AMENITIES

- | | |
|---------------|--------------------------|
| Atwater's | Mission BBQ |
| BB&T | On the Border |
| Chick-fil-A | Panera |
| DSW | QDOBA Mexican Eats |
| Dunkin Donuts | Red Robin |
| Harris Teeter | Samos Greek Island Grill |
| Howard Bank | Starbucks |
| Iron Rooster | Target |
| Jimmy John's | TD Bank |
| Merritt Clubs | THB Bagels & Deli |
| Michaels | |



For additional information or to schedule a tour, contact:
 Pat Franklin | Whit Levering | Lauren Lindsay | Ashley Reimer

merrittproperties.com

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