

HARBOR EAST is redefining urban life, expanding the city experience and recapturing the time when commerce, shopping, dining, art, tourism, entertainment and living all thrived in one easily accessible setting.



Destined to become the center of activity for the Baltimore/Washington region, Harbor East is the boldest new neighborhood on the East Coast.

Class-A Office Space. Retail Shops. Destination Restaurants. Residences. Hotels. Eleven-acre Waterfront Park. Tourism. Entertainment. It's the urban experience, reinvigorated and redefined.

Tap into the vibrancy of Harbor East. Embrace this truly one-of-a-kind mixed-use experience.



the most prominent
mixed-use urban
waterfront development
on the east coast

ON A PALETTE OF 70 WATERFRONT ACRES,
A NEW COMMERCIAL VISION IS BEING REALIZED

Few projects hold as much potential as Harbor East for creating the new, 21st century urban experience. Situated on a 70-acre area that extends into Baltimore's harbor, this development is surrounded by a vibrant neighborhood that has brought about a rebirth and created a new regional business address.

Harbor East presents a unique opportunity. Class-A office space in architecturally distinctive buildings.



Business-class hotels. Street level restaurants and water view retail spaces. All on Baltimore's most prominent piece of waterfront property.

Harbor East — the urban community of the region. A neighborhood that not only has its own lively identity, but also provides easy access to all that downtown Baltimore and the spectacular waterfront have to offer.

Surrounded by water on three sides, Harbor East offers remarkable commercial space on Baltimore's waterfront. Along with a recreational area featuring tree-lined walkways, a marina and the 11-acre public Harbor Point Park, this development will include an extension of Baltimore's 8-mile harbor promenade — linking Harbor East to other Baltimore harbor attractions within short walking distance.



Eleven square blocks
of pure opportunity

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A VISIONARY PROJECT THAT REDEFINES THE OFFICE ADDRESS

Yes, Harbor East has created a new center of vibrancy in downtown Baltimore, where mixed-use really means the right mix of everything needed in life...all within walking distance. It represents one of the most exciting commercial, restaurant, retail and residential opportunities in America...already becoming the region's premier office-retail-dining-entertainment-lifestyle destination.

Harbor East is a bold and visionary urban business environment. The quality of this unmatched office setting enables Harbor East to attract renowned national corporate headquarters, regional business and local Baltimore icons.

Blue chip businesses are selecting Harbor East as a means of attracting the best and the brightest employees. This spectacular business address is leading to better job retention, higher employee satisfaction and an elevation in the quality of the work place.

AN OFFICE ADDRESS IN A CLASS BY ITSELF

Nearly three million square feet of Class-A office space including the new global headquarters for Legg Mason as well as Baltimore's premier businesses and institutions including Johns Hopkins, Citi-Smith Barney, Morgan Stanley and Laureate Education.

CONVENIENT PARKING

9,000 structured parking spaces and ample on-street parking.

DINING, LIFESTYLE AND FASHION RETAIL

More than one million square feet of specialty, lifestyle and fashion retailers and Baltimore's largest collection of fine dining restaurants, including Cindy Wolf's five-star destination, Charleston. Whole Foods Market, Starbucks, Urban Chic, City Sports and Arhaus Furniture add to the vibrant retail in the neighborhood.

ENTERTAINMENT EXPERIENCES

A new 7-screen Landmark Theatre and state-of-the-art Maryland Athletic Club (MAC), and within close proximity of MLB's Orioles and the NFL's Ravens stadiums, the National Aquarium and the Maryland Science Center.

PREMIER HOTELS FOR BUSINESS GUESTS

Nine hotels with 3,000 rooms including the Four Seasons

Hotel and Residences Baltimore, and the Flagship Marriott Waterfront Hotel, featuring 50,000 square feet of meeting space and a 1,000-car parking facility.

URBAN RECREATION

A 200-slip marina with more than 2,500 feet of tree-lined walkways, pedestrian promenades and landscaped public areas that are directly linked to the 8-mile Harbor Promenade.



TRANSIT-ORIENTED DESIGN AND GREEN SUSTAINABILITY

Accessibility and sustainability are hallmarks of Harbor East and all new phases of development will be governed by LEED standards.



UNPARALLELED COMMERCIAL
BASE IN THE HEART OF A
booming regional
market area



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Harbor East creates a sense of place steeped in Baltimore's rich history and waterfront commercial tradition. Relating seamlessly to its neighborhood context, the mixed-use environment rises harmoniously from Baltimore's historic waterfront neighborhoods to the towers of the Inner Harbor.

Contemporary, state-of-the-art office and retail space in Harbor East will provide tenants with the highest level of sustainable operational standards and energy efficiencies unduplicated in Baltimore. Carefully designed to enhance its waterfront setting, this mixed-use neighborhood will embody LEED standards in all of its new developments.



Just minutes away from The National Aquarium, Convention Center and Camden Yards, Harbor East is Baltimore's new business district. The Inner Harbor and other Baltimore landmarks, as well as the popular communities of Fells Point, Little Italy, and Canton



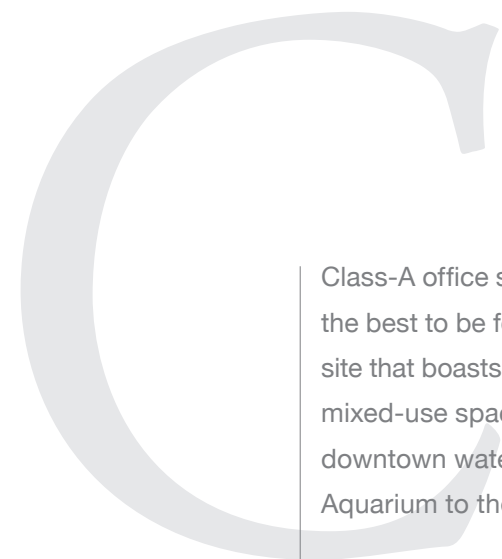
unprecedented potential for expansive growth and success

are all within easy walking distance. In addition, 3.9 million people are within a short 30-minute drive, making Harbor East easily accessible to the powerful demographics of the entire Baltimore and Washington metropolitan areas.

Recently ranked as Baltimore's #1 location for commercial opportunities, Harbor East is unrivaled in the potential it offers as a business destination targeted to the Baltimore/Washington region. Harbor East has already established a 24/7 community that is attracting a constant influx of new regional businesses, new residents, as well as consistently drawing visitors and workers from the surrounding Mid-Atlantic region.

Harbor East is an economic generator. An estimated 10,000 new, permanent jobs will be created by business opportunities in Harbor East, as the area is rapidly becoming a key commercial center for new employees, residents, and tourists.





Class-A office space at Harbor East is quite possibly the best to be found on the East Coast. A dynamic site that boasts more than 10 million square feet of mixed-use space, and set on 70 acres on Baltimore's downtown waterfront, stretching from the National Aquarium to the historic Fells Point neighborhood.



Harbor East is redefining urban life in Baltimore, expanding the city experience, and recapturing the time when commerce, shopping, dining, art, tourism, entertainment and living all thrived in one easily accessible setting.

an expansive vision an unprecedented opportunity



Harbor East is an amenity rich environment with an urban park, a continuation of the 8-mile Harbor promenade, a world-class fitness center, a 7-screen art house theatre, incredible fine dining choices, casual food choices, vibrant and unique shops and boutiques, a Whole Foods Market, ample on-street and garage parking, and much more.

Harbor East is an inspiring urban neighborhood. Contemporary building design and quality materials provide unique and unduplicated business settings for its commercial office partners. The office space at Harbor East is built with an energy-efficient mindset that is healthy for occupants and incorporates Green building techniques.





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THE LEGG MASON TOWER WILL INCLUDE:

- 25-story Class-A Office Tower
- 550,000 square feet of commercial office space
- Up to 100,000 square feet of retail and restaurant space
- 1,200 shared, secure underground parking spaces
- Pre-certified by the U.S. Green Building Council as LEED Silver Compliant in its Leadership in Energy and Environment Design standards
- Waterfront promenade

Few places equal the style, panache and luxury of the Four Seasons. And soon a Four Seasons Hotel and Residences will call Harbor East home, bringing a distinctive level of service, amenities and splendor to Baltimore's waterfront.

An unprecedented development plan includes the construction of the new global headquarters for Legg Mason in an adjoining 25-story, 650,000 square foot office tower. Nowhere in the region is mixed-use being achieved with such uncompromising standards of excellence on one of the premier waterfront parcels on the entire East Coast.



the epitome of panache, style and service will soon reside in harbor east



FOUR SEASONS HOTEL AND RESIDENCES

- 44-story waterfront hotel and residential building
- 250 hotel rooms
- 125 condominium and penthouse homes
- 3 waterfront restaurants
- Up to 100,000 square feet of retail and restaurant space
- Spa, fitness center and unparalleled luxury pool facility
- Waterfront promenade
- 1,200 shared, secure underground parking spaces

A the east coast's ultimate mixed-use development

- A total investment of \$3 billion
- More than 10 million square feet of office, retail, restaurant and residential space
- Nearly 3 million square feet of Class-A office space
- Nine hotels with 3,000 rooms including the Four Seasons Hotel and Residences
- More than 1 million square feet of retail and restaurant space
- More than 2,500 premier residences
- More than 9,000 structured parking spaces, in addition to on-street parking
- A total of 70 acres on Baltimore's waterfront
- Green and sustainable development utilizing LEED standards
- At the heart of Baltimore's proposed new Red Line public transportation system



DEVELOPMENT PARTNERS

Harbor East represents a development partnership between H&S Properties Development Corporation and Struever Bros. Eccles & Rouse.

H&S PROPERTIES DEVELOPMENT CORPORATION:

H&S Bakery was founded by the Paterakis family in 1943 and continues its legacy in downtown Baltimore as one of the city's preeminent corporate citizens. There are currently nine divisions of the company operating in seven states with distribution into twenty-eight states. To manage the company's ever-growing real estate portfolio, H&S Properties Development Corporation was formed with Michael S. Beatty, President and Principal, which is now responsible for nearly \$4 billion in multi-use development along Baltimore's waterfront, including more than six million square feet of mixed-use space. The premier developments of H&S Properties are synonymous with superior quality and integrity, characteristics that have guided the Paterakis family for more than 65 years.

STRUEVER BROS. ECCLES & ROUSE:

Established in 1974 in Baltimore, Maryland, Struever Bros. Eccles & Rouse 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 and construction manager, the firm has an intentional focus on urban mixed-use projects, neighborhood transformation, historic adaptive reuse and reinvigoration of city waterfronts. With more than 20 million square feet and nearly \$8 billion of total investment costs in projects completed or under development, Struever Bros. Eccles & Rouse has earned wide acclaim for its innovative work in the Baltimore area. While Baltimore has been the backdrop for so many of the company's projects, its vision and reputation for excellence is reinvigorating Providence, Yonkers, Boston, Harrisburg, Wilmington, Washington, Winston-Salem, Durham and Houston.





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