



BALTIMORE, MD

Port Covington

Network Realty Partners is pleased to partner with Sagamore Development, Weller Development and Goldman Sachs on the master planning and development of Port Covington, a premier 235-acre site located in the heart of Baltimore's industrial waterfront adjacent to Interstate 95. This unique property contains 2.5 miles of waterfront along the middle branch of the Patapsco River, two deep-water piers, is directly accessible by three I-95 interchanges and is zoned for up to 14.0 million square feet of mixed use office, retail and residential development. The City of Baltimore has authorized issuance of \$660 million in Tax Increment Financing Bonds (TIF) to fund the cost of on-site infrastructure and waterfront improvements for the project, which is the largest such financing authorization in the City's history.

Port Covington is presently home to Under Armour's Global Innovation Center, Sagamore Spirits Distillery, Rye Street Tavern restaurant, the Baltimore Sun and other tenants, including the infamous Nick's Fish House Waterfront Restaurant! Chapter I of Port Covington is slated to begin construction in 2018 and will include 3.0 million square feet of office, residential and retail development, inspiring waterfront parks and public real improvements, and activation of the two deep-water piers.

PROJECT TYPE

Master Planning and Development
Chapter I - 3.0 million square foot
Mixed-Use, Office, Residential, Retail
& Infrastructure

PROJECT DETAILS

Office: 1,500,000 SF
Retail: 275,000 SF
Residential: 1,185,000 SF
Hotel: 125,000 SF
Total: 3,085,000 SF

PROJECT TEAM

Sagamore Development
Weller Development
Goldman Sachs
Elkus Manfredi
Morris Adjmi Architects
MGMA Architects
Gensler
Toole Design Group

DELIVERY

Rye Street Market 2020