

*Waterfront Office  
Space For Sublease*

Canton Crossing

**1501 S  
CLINTON ST**

Baltimore, MD 21224



**CUSHMAN &  
WAKEFIELD**



Canton Crossing

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Baltimore, MD 21224



## Highlights

- Building is proximate to I-95 and I-895
- Canton Crossing and surrounding developments have a myriad of amenities including:
  - Grocery (Harris Teeter and Sprouts) and numerous restaurants
  - Merritt Athletic Club
  - Convenience Retail
- Space has waterfront views
- Fourth floor spaces are new and in great condition, with abundant natural light
- Abundant free parking
- Multiple Configurations from 3,909 SF to 22,052 SF of total contiguous space
- Available open surface and structured parking
- Rental Rate and lease term flexibility

## *Waterfront Office Space For Sublease*



### Premises

- Sublease through February 28, 2025
- 33,845 SF on the 3<sup>rd</sup> and 4<sup>th</sup> floors consisting of the following:
  - 7,884 SF in Suites 310/340
  - 3,909 SF in Suite 320
  - 8,399 SF in Suite 425\*
  - 6,429 SF in Suite 450\*
  - 7,224 SF in Suite 475\*

\*a combined total of 22,052 SF on the fourth floor



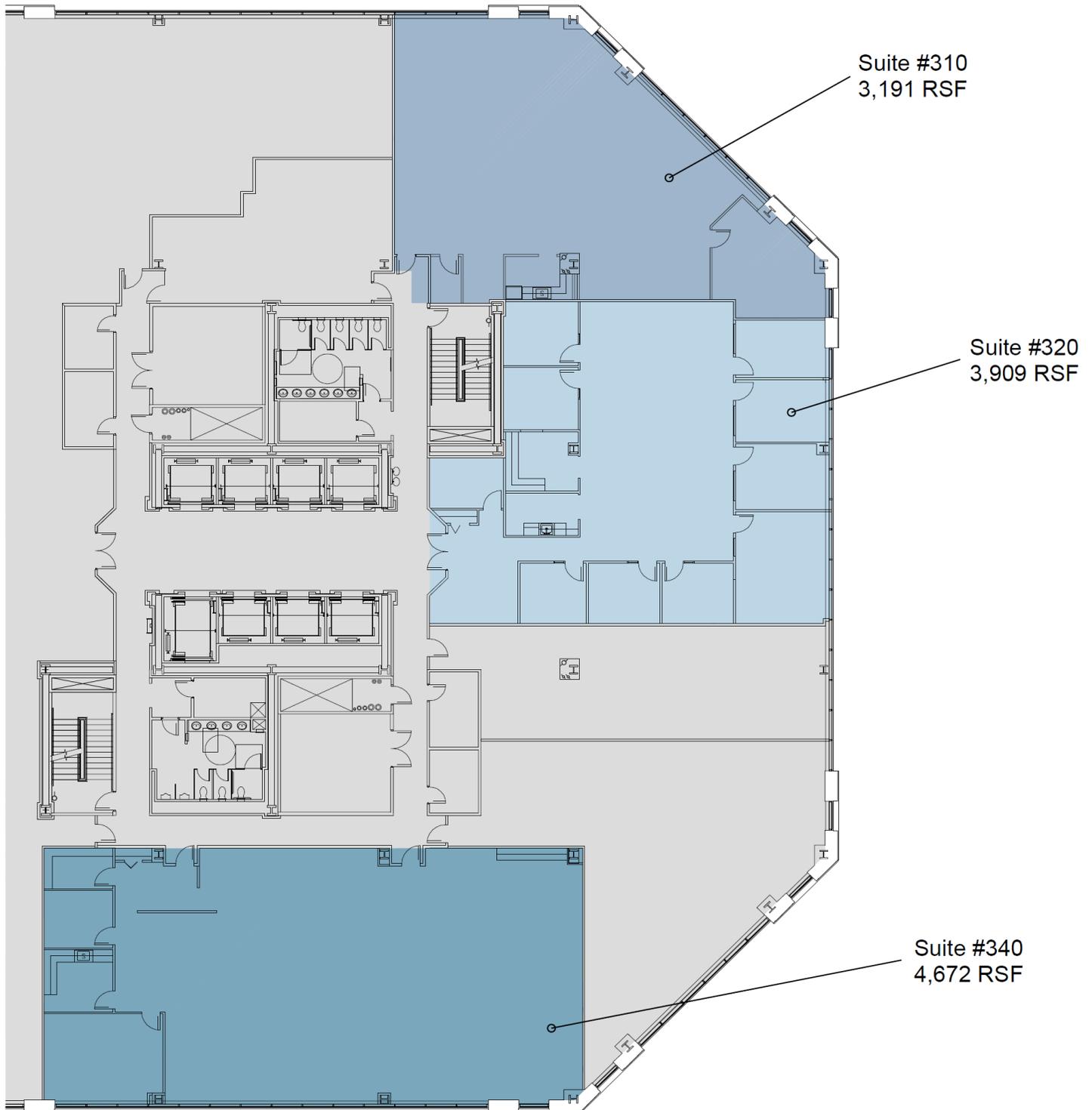
***BROKER INCENTIVE***  
***Full commission plus incentive of***  
***\$1.00 SF for any leases signed in 2022***

# CANTON CROSSING

## Third Floor Plan

***11,800 sf***

***Suites 310, 320, 340***



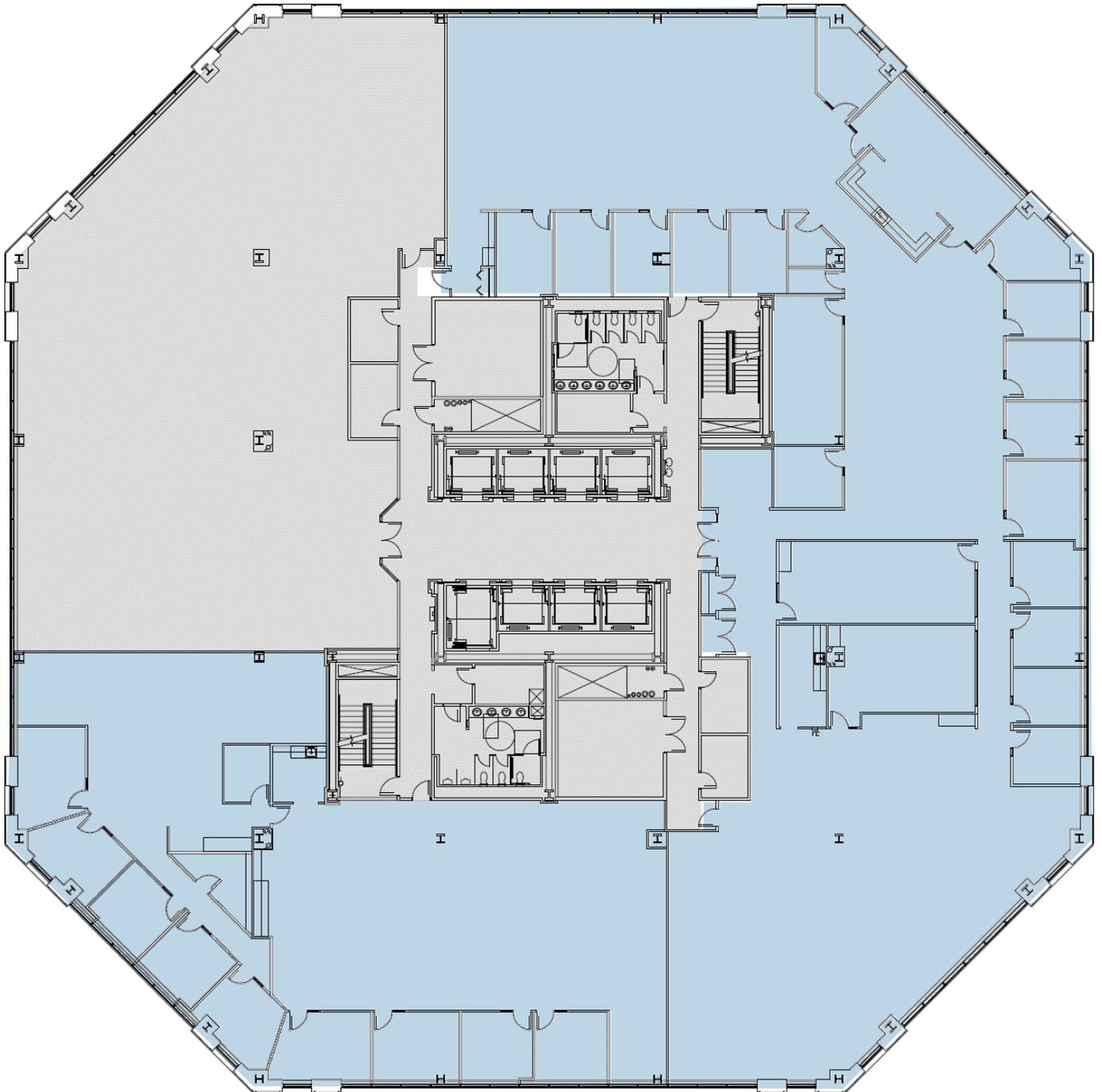


# CANTON CROSSING

## Fourth Floor Plan

***22,052 sf***

***Suites 425, 450 & 475***



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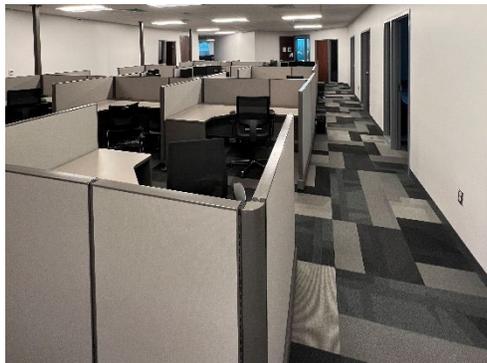
**LIVE  
WORK  
PLAY**

Canton Crossing is located in the amenity-rich Canton Submarket in Baltimore City with multi-family developments, nearby fitness centers, retail, dining, recreation, and entertainment.



***LIVE***

- The Gunther
- 1212 East Apartments
- O'Donnell Apartments
- The Porter
- Domain Brewers Hill



***WORK***

- Easy access to I-95 and I-895
- Public transportation
- Within Baltimore's 21.3M square foot office market

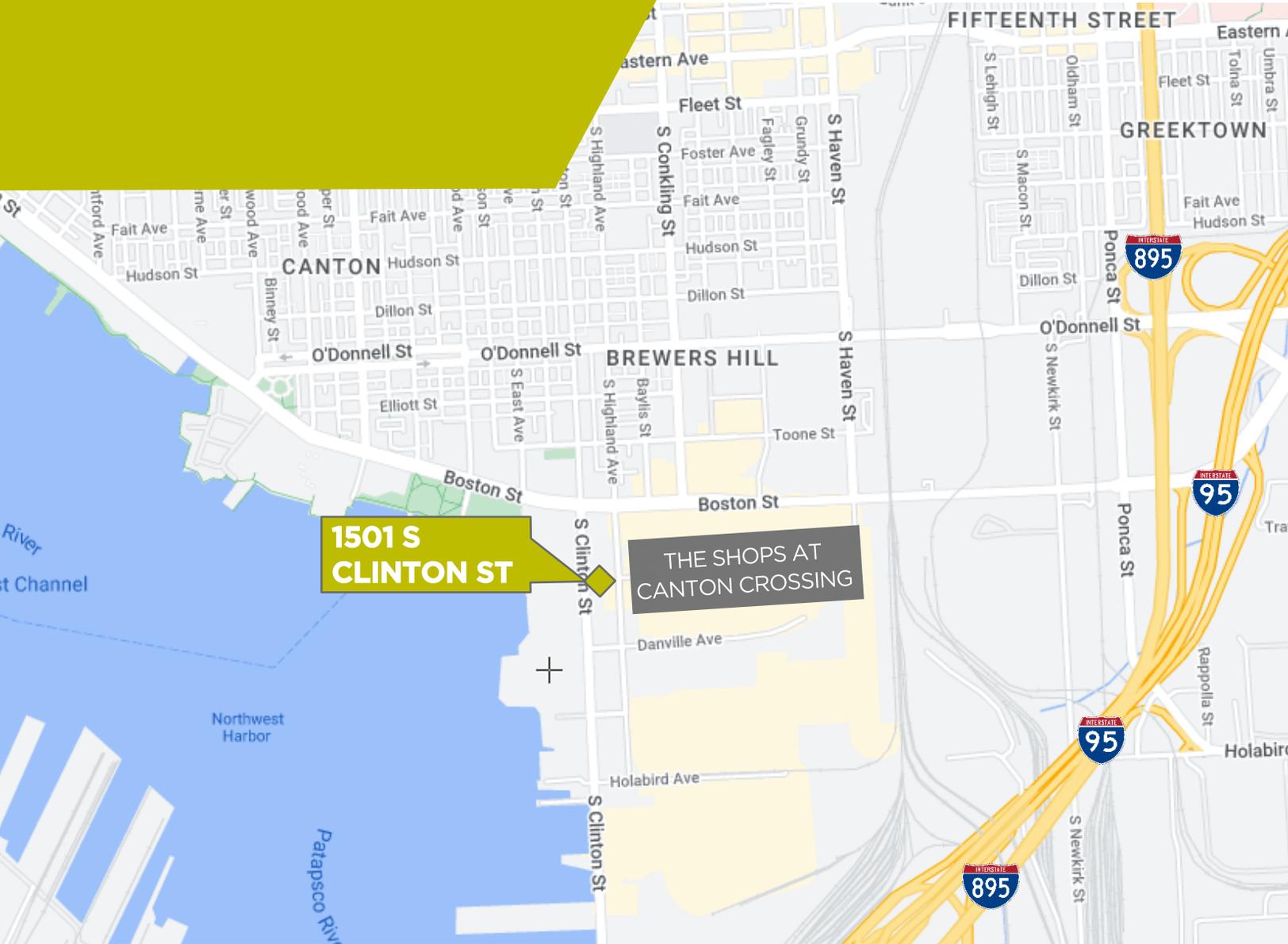


***PLAY***

- Canton Waterfront Park
- Merritt Athletic Club
- The Shops at Canton Crossing

# WHAT'S NEARBY

Easy access to amenities



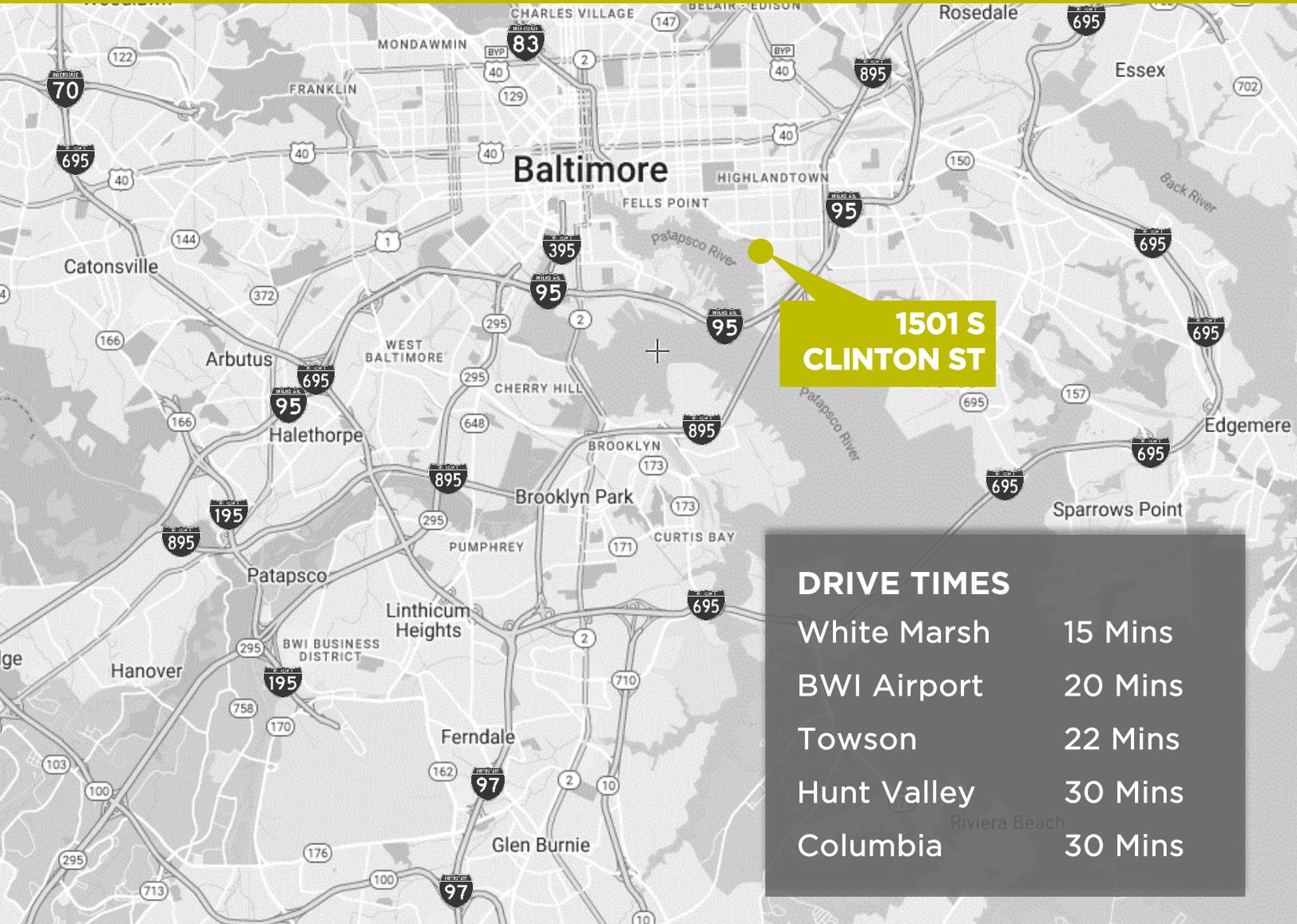
## THE SHOPS AT CANTON CROSSING



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For more information, please contact:

**DOUG BRINKLEY**  
Managing Director  
+1 410 347 1140  
[douglas.brinkley@cushwake.com](mailto:douglas.brinkley@cushwake.com)

**ALEC MITCHELL**  
Director  
+1 410 347 7546  
[alexander.mitchell@cushwake.com](mailto:alexander.mitchell@cushwake.com)

**MATT SEWARD**  
Senior Director  
+1 410 347 7549  
[matthew.seward@cushwake.com](mailto:matthew.seward@cushwake.com)

**ROMAIN MANTELLI**  
Associate  
+1 410 953 6682  
[romain.mantelli@cushwake.com](mailto:romain.mantelli@cushwake.com)

