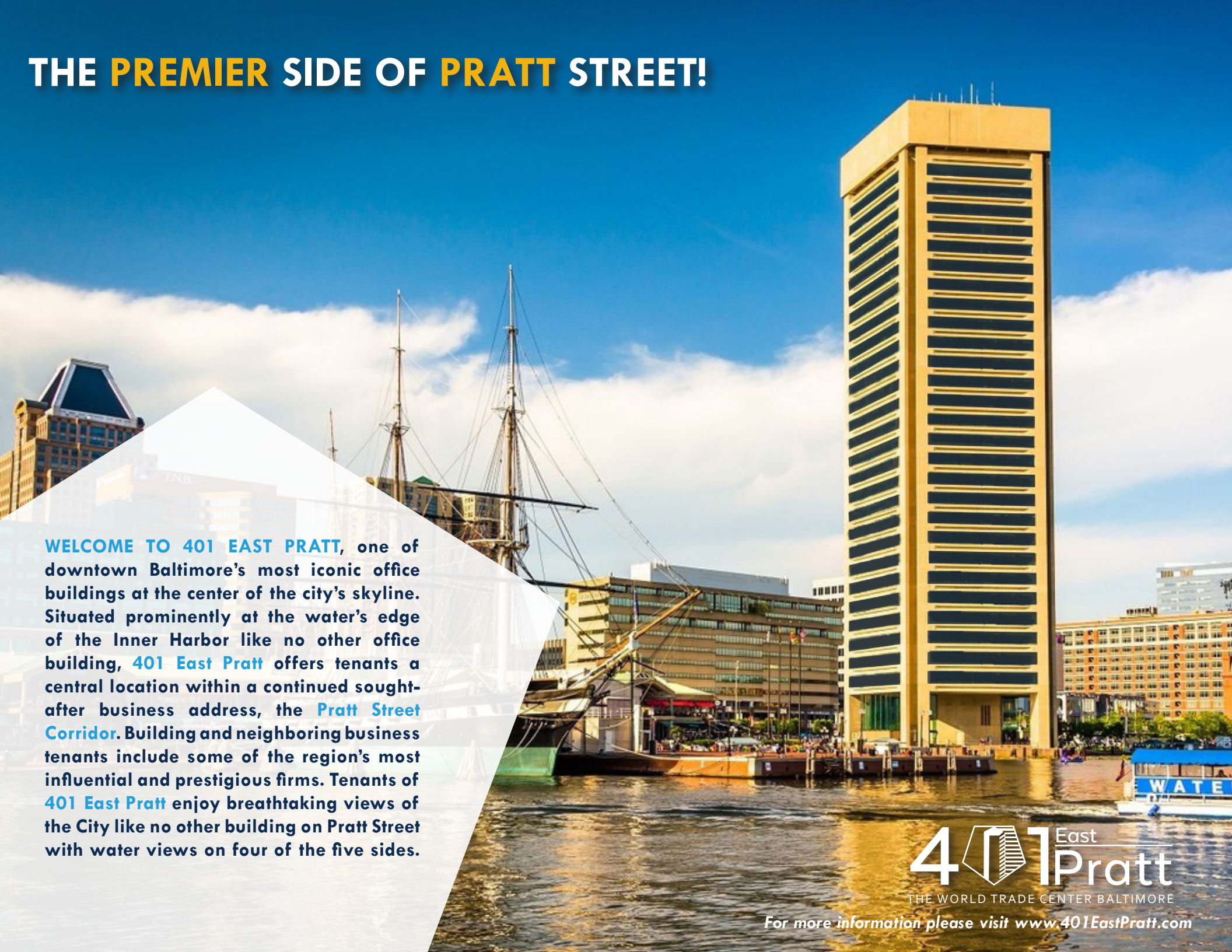
THE PREMIER SIDE OF PRATT STREET!
401 East Pratt
THE WORLD TRADE CENTER BALTIMORE
CHESAPEAKE
BARNES & NOBLE
MACKENZIE

THE PREMIER SIDE OF PRATT STREET!



WELCOME TO 401 EAST PRATT, one of downtown Baltimore's most iconic office buildings at the center of the city's skyline. Situated prominently at the water's edge of the Inner Harbor like no other office building, **401 East Pratt** offers tenants a central location within a continued sought-after business address, the **Pratt Street Corridor**. Building and neighboring business tenants include some of the region's most influential and prestigious firms. Tenants of **401 East Pratt** enjoy breathtaking views of the City like no other building on Pratt Street with water views on four of the five sides.

401 East Pratt

THE WORLD TRADE CENTER BALTIMORE

For more information please visit www.401EastPratt.com

THE PREMIER SIDE OF PRATT STREET!

- *The Marketplace* - Your office away from office where you can work, catch up on current events and have a snack.
- One of the most secure office locations in Downtown.
- Fitness center with harbor views
- Newly renovated conference space available to office tenants
- *Did we say views?!*

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- » Gallery at Harborplace
- » Starbucks
- » Chic Fil A
- » Shake Shack
- » Capital Grille
- » Corner Bakery
- » M&S Grille
- » Blackwall Hitch
- » CVS
- » Jos. A Bank
- » Marshalls
- » Planet Fitness
- » Renaissance Hotel
- » Hyatt Regency
- » Bank of America
- » Convention Center
- » Camden Yards
- » National Aquarium
- » Pier Six
- » Maryland Science Center

THIS IS AS CLOSE AS IT COMES!

401 East Pratt, located on the water's edge is a quick walk, ride or scoot to some of Baltimore's most notable amenities.

- » **296,139 SF** of expansive views
- » **Four sides** overlooking the harbor
- » Numerous **turn-key suites** available
- » **Multiple small offices** between 500 - 1,500 SF ready for lease
- » Some of the most **competitive rental rates** on Pratt Street
- » Competitive rate structure based on view **and floor**

BROKERS:
NO DEAL IS TOO SMALL!

For deals up to 1,500 square feet - bring us your tenant or prospect, we'll work the deal, and you'll get a full commission based on a successfully transacted lease!

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