

THE PREMIER SIDE OF
PRATT STREET!

41^{East} Pratt
THE WORLD TRADE CENTER BALTIMORE



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

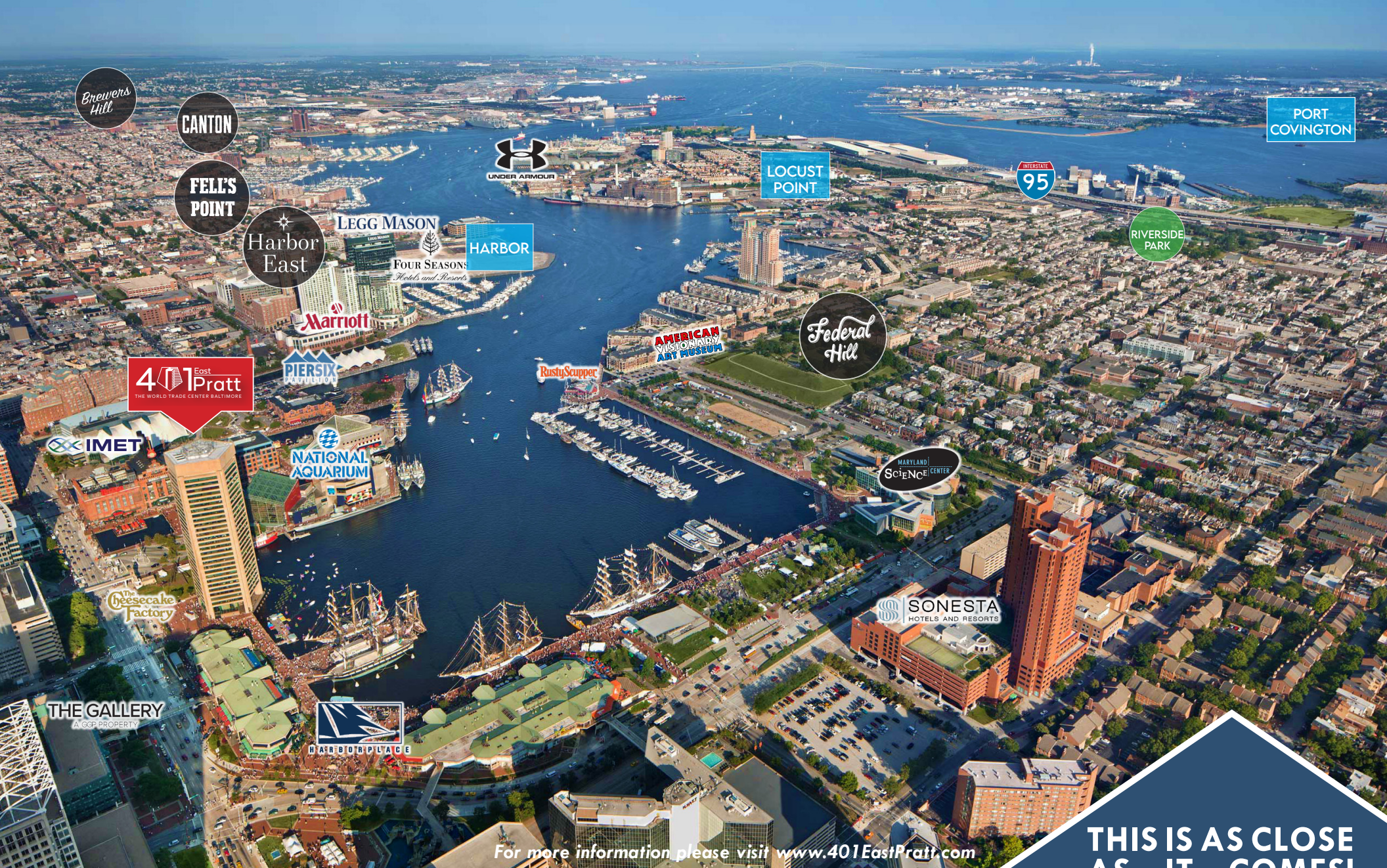
THE **PREMIER** SIDE OF **PRATT** STREET!

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

AVAILABLE FLOORS

28
25
23
22
15
12
8
7
4
3
2

Suite 2820.....5,106 sf

Suite 2513.....1,320 sf Suite 2552.....1,982 sf
Suite 2522.....2,250 sf Suite 2555.....777 sf
Suite 2525.....2,578 sf

Suite 2315.....4,908 sf
Suite 2332.....1,771 sf

Suite 2214.....3,318 sf
Suite 2252.....1,409 sf

Suite 1523.....1,286 sf

Suite 1222.....1,663 sf
Suite 1252.....3,300 sf

Suite 800.....10,827 sf

Suite 723.....1,046 sf

Suite 410.....3,210 sf
Suite 420.....1,238 sf

Suite 312.....1,270 sf
Suite 352.....2,708 sf

Suite 222.....1,499 sf

» **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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