## 4 Pratt THE WORLD TRADE CENTER BALTIMORE



# **The Premier Side of Pratt Street**

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 soughtafter 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.



For more information please visit www.401EastPratt.com

- Building Amenifies -

- » 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







#### CANTON **FELL'S** POINT POINT **LEGG MASON** Harbor HARBOR East Marriotti Fede 4 Pratt SKIMET SCIFNCE SONESTA THE GALLERY

- » 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

For more information please visit www.401EastPratt.com

» Maryland Science Center

# THIS IS AS CLOSE ASITCOMES!

COVINGTON

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

## 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!

- » 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



For more information please visit www.401EastPratt.com

28	AVAILABLE FLOORS	
25	Suite 28205,106 sf	
24	Suite 25131,320 sf Suite 25521,982 Suite 25222,250 sf Suite 2555777 s Suite 25252,578 sf	sf
23	Suite 24121,236 sf Suite 24241,261 sf	
22	Suite 23154,908 sf Suite 23321,771 sf	
15	Suite 22143,318 sf Suite 2251565 sf Suite 22521,409 sf	
12	Suite 15231,286 sf	
8	Suite 12221,663 sf Suite 12523,300 sf	
	Suite 80011,187 sf	
6	Suite 7231,046 sf	
4	Suite 6114,752 sf Suite 6316,031 sf	
3	Suite 4103,258 sf Suite 4201,238 sf	
2	Suite 3522,708 sf	
	Suite 215517 sf Suite 2221,499 sf Suite 2431,265 sf	MS2

#### **TERRI HARRINGTON**

**Senior Vice President** 443.573.3213 tharrington@mackenziecommercial.com



1 30



at on other

100

Sant M (C (D 

1 10 10 101

2 ME

2008

1000

For more information please visit www.401EastPratt.com

AND AN ADDRESS IN ADDRES

CONTRACTOR DE LA CARTER AND A AND A

A BELL

aba aba aba aba aba aba aba aba Nag Nag Nag Nag Nag Nag Nag Nag

LA DA DE CA PA