

401^{East} Pratt

THE WORLD TRADE CENTER BALTIMORE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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 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.

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For more information please visit www.401EastPratt.com

Building Amenities

- » 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





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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 scooter 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



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