

41^{East} Pratt

THE WORLD
TRADE CENTER
BALTIMORE

 MACKENZIE

 HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

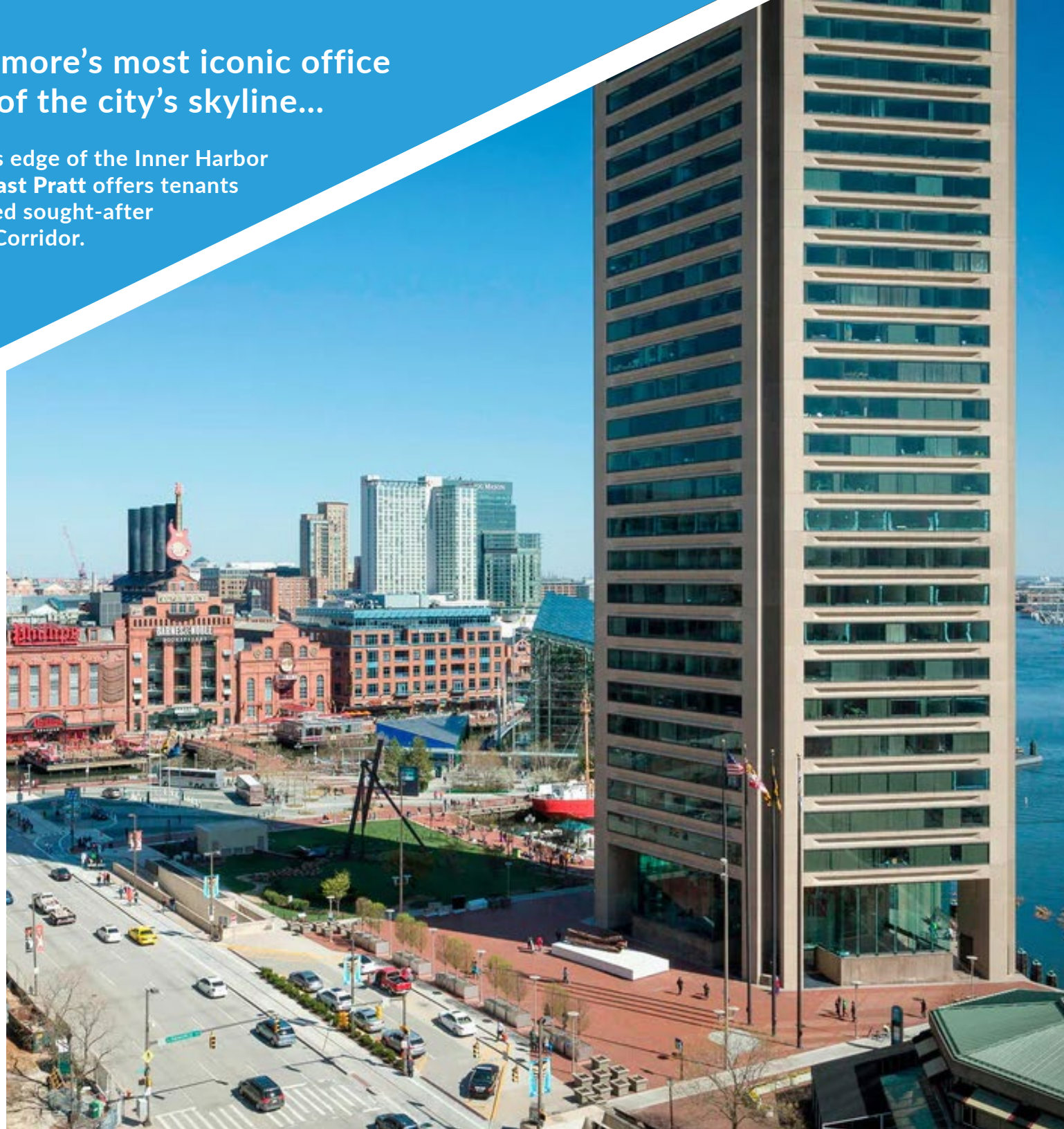


One of downtown Baltimore's most iconic office buildings at the center of the city's skyline...

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.

401 East Pratt

- » **296,139 SF** of expansive views
- » **Four sides overlooking the Inner Harbor**
- » **Variety of turn-key suites and full floors available**
- » **Multiple small offices between 500 - 1,500 SF ready for lease**
- » **Some of the most competitive rental rates on Pratt Street**
- » **One of the most secure office locations in Downtown**



BUILDING AMENITIES



- » **The Marketplace**
Your office away from office where you can work, catch up on current events and have a snack
- » **24/7** attended lobby and perimeter security
- » **Fitness center** with harbor views

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

- » CVS
- » Pier Six
- » Starbucks
- » Chick-fil-A
- » Shake Shack
- » Capital Grille
- » Corner Bakery Cafe
- » Blackwall Hitch
- » Marshalls
- » Planet Fitness
- » Renaissance Hotel
- » Hyatt Regency
- » Bank of America
- » Convention Center
- » Camden Yards
- » National Aquarium
- » Maryland Science Center



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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