

INTRODUCING

10 EAST

PRATT STREET

BALTIMORE, MD

PRATT STREET ANNEX

CUCINA ITALIANA

Developed By:



Leased By:



MARKET STATISTICS



Downtown
Baltimore Retail
Sales in 2017



1,324
residential units
to deliver in 2019



638,000 SF
office space
delivered in 2018



Hotel Downtown
Pipeline:
Current **8,875**
Under Construction **488**
Planned Through **23': 718**



1.2M SF ^{events} **122**
513,715 2017
Attendance



Zagat Rated
Food Cities in U.S.
2015



Nine Hot startup U.S.
cities that aren't New
York or San Francisco
Entrepreneur, 2015



Most walkable cities
Walk Score 2015



Award winning
tech incubator



Best waterfront cities
worldwide
Forbes, 2014



State of the art campus
coming to Port Covington
with over 10,000 employees



45,971 Camden Yards
Capacity
2,028,424 2017
Attendance
8 MINUTE WALK FROM SITE



71,008 M&T Bank Stadium
Capacity
723,800 2017
Attendance
15 MINUTE WALK FROM SITE



NATIONAL
AQUARIUM

1.31M
visitors 2017



HORSESHOE.
CASINO • BALTIMORE

4M
visitors 2017



**ROYAL
FARMS
ARENA** **800,000** 2017
Attendance



96,000
daily ridership
entire line between
D.C. and Baltimore



30,000
Baltimore Light Rail
daily ridership
entire line



4,700
Charm City Circulator
daily ridership
for the entire line

POWER PLANT
Live!

3,540,000
visitors annually

POWER PLANT

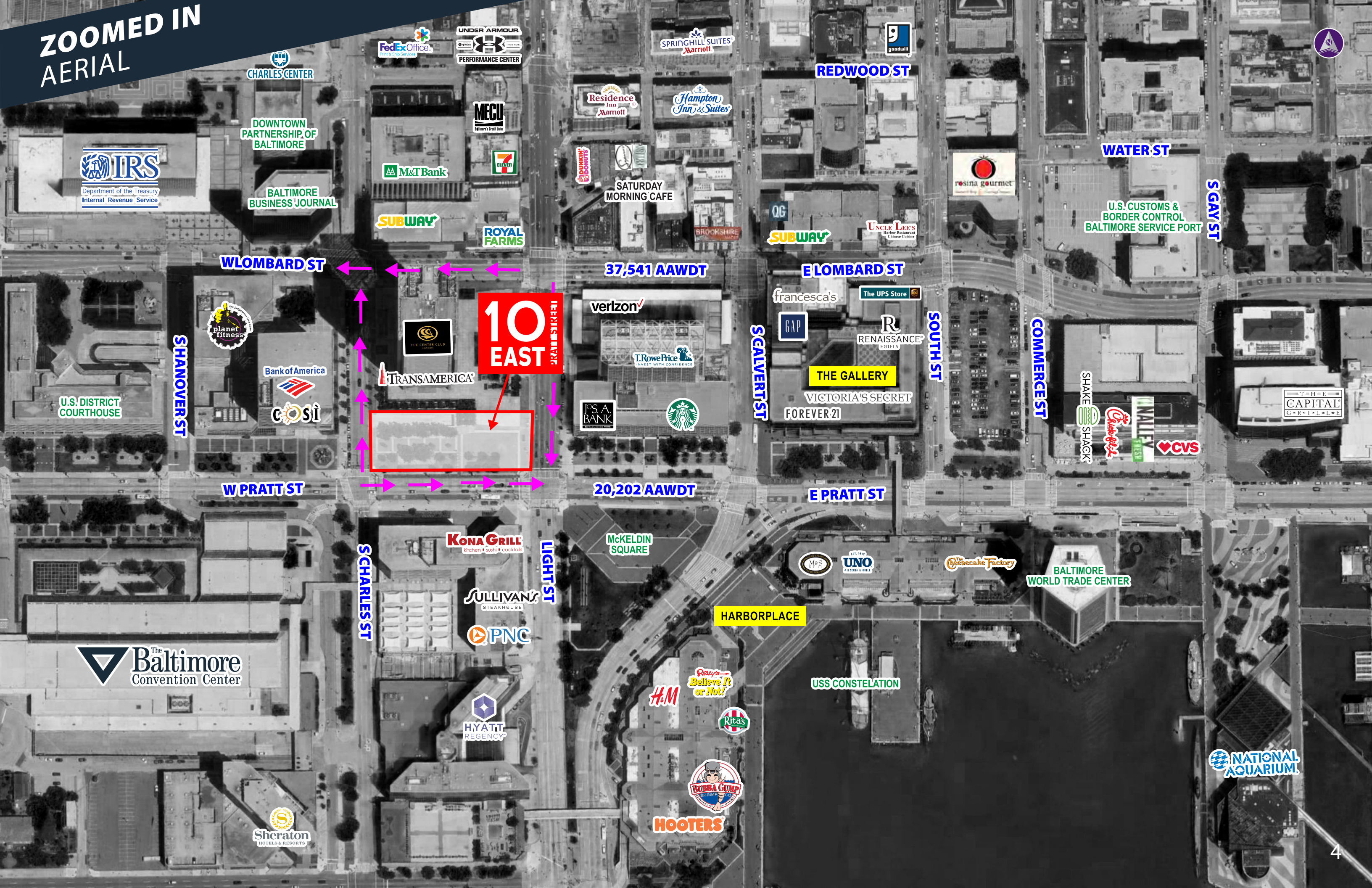
7.92 M
visitors 2017

MARKET AERIAL



0 0.05 1 MILES

**ZOOMED IN
AERIAL**



IRS
Department of the Treasury
Internal Revenue Service

**DOWNTOWN
PARTNERSHIP OF
BALTIMORE**

**BALTIMORE
BUSINESS JOURNAL**

W LOMBARD ST

S HANOVER ST

W PRATT ST

S CHARLES ST

**The Baltimore
Convention Center**

**Sheraton
HOTELS & RESORTS**

FedEx Office
Print & Ship Services

**UNDER ARMOUR
PERFORMANCE CENTER**

**SPRINGHILL SUITES
Marriott**

goodwill

REDWOOD ST

CHARLES CENTER

M&T Bank

**7
ELEVEN**

**Residence
Inn
Marriott**

**Hampton
Inn & Suites**

MECU
Member's Credit Union

**SATURDAY
MORNING CAFE**

SUBWAY

**ROYAL
FARMS**

**SPONK'S
DONUTS**

SUBWAY

UNCLE LEE'S
Chinese Cuisine

WATER ST

**U.S. CUSTOMS &
BORDER CONTROL
BALTIMORE SERVICE PORT**

S GAY ST

37,541 AAWDT

**10
EAST**

verizon

E LOMBARD ST

S CALVERT ST

SOUTH ST

COMMERCE ST

Bank of America

**planet
fitness**

TRANSAMERICA

**JOS A
BANK**

T.Rowe Price
INVEST WITH CONFIDENCE

francesca's

The UPS Store

**RENAISSANCE
HOTELS**

THE GALLERY

**VICTORIA'S SECRET
FOREVER 21**

**SHAKE
SHACK**

Chick-fil-A

**WALLEY
RESTAURANT**

CVS

**THE
CAPITAL
GRILLE**

20,202 AAWDT

E PRATT ST

**McKELDIN
SQUARE**

KONA GRILL
kitchen • sushi • cocktails

**SULLIVAN'S
STEAKHOUSE**

PNC

**HYATT
REGENCY**

HARBORPLACE

**BALTIMORE
WORLD TRADE CENTER**

MeS

**EST. 1942
UNO
PIZZERIA & BISTRO**

Yesecake Factory

USS CONSTELATION

H&M

**Believe It
or Not!**

Ritas

BOBBA GUMP
RESTAURANT & BAR

HOOTERS

**NATIONAL
AQUARIUM**



PRATT STREET: LOOKING NORTH



PRATT AND CHARLES: LOOKING NORTHEAST

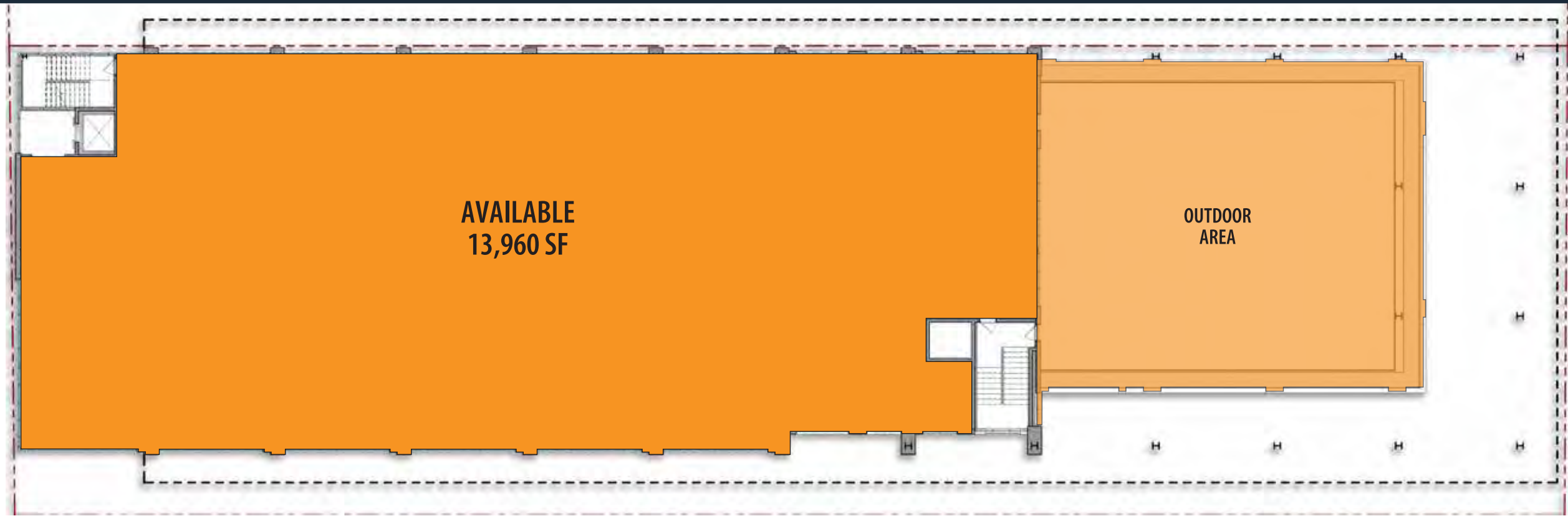


LIGHT AND PRATT: LOOKING WEST



LIGHT AND PRATT: LOOKING SOUTHWEST

S CHARLES STREET

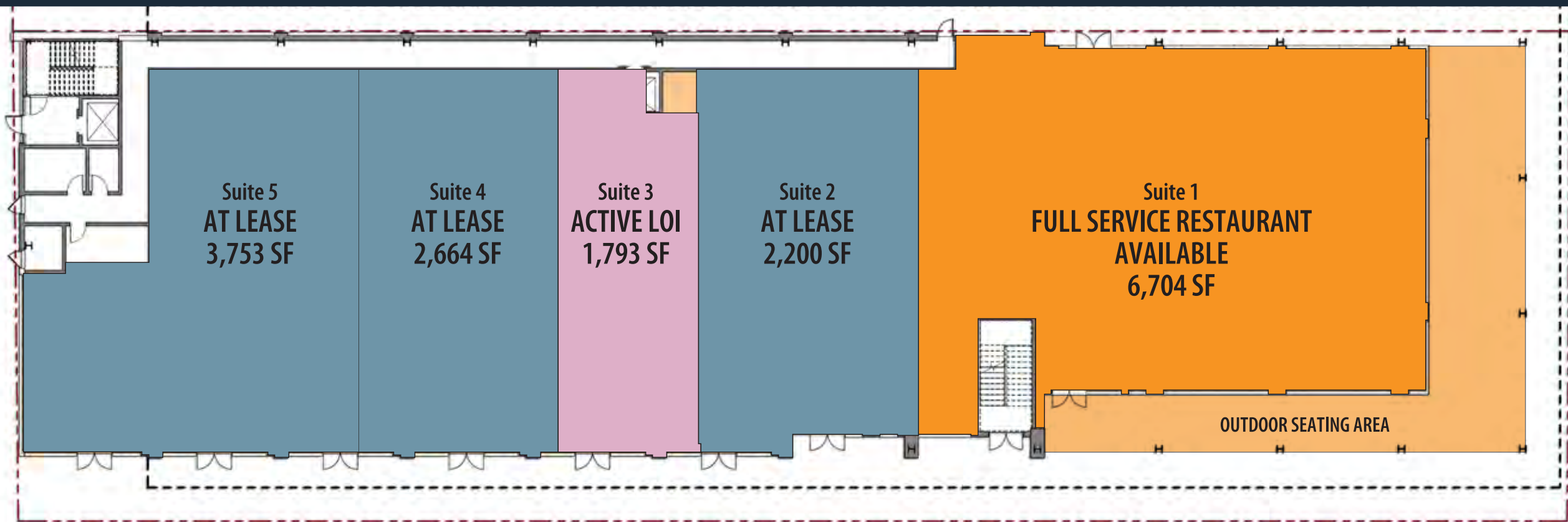


LIGHT STREET

E PRATT STREET 20,202 AAWDT

UPPER LEVEL

S CHARLES STREET



LIGHT STREET

E PRATT STREET 20,202 AAWDT

■ At Lease
 ■ Active LOI
 ■ Available

GROUND LEVEL - 16,957 SF

NEIGHBORHOOD PROFILE

KEY FACTS



41,790

Population



32.4

Median Age



19,678

Households

\$42,064

Median Disposable Income

INCOME



\$54,606

Median Household Income



\$40,704

Per Capita Income



\$14,936

Median Net Worth

HOUSING STATS



\$324,723

Median Home Value



\$6,070

Average Spent on Mortgage & Basics



\$1,068

Median Contract Rent

ANNUAL LIFESTYLE SPENDING



\$2,024

Travel



\$66

Theatres/ Operas/ Concerts



\$87

Movies/ Museums/ Parks



\$54

Sports Events



\$5

Online Games

ANNUAL HOUSEHOLD SPENDING



\$2,316

Apparel & Services



\$192

Computers & Hardware



\$3,754

Eating Out



\$5,152

Groceries



\$5,080

Health Care

BUSINESS



4,714

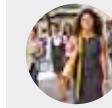
Total Businesses



113,884

Total Employees

Tapestry Segments



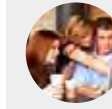
3B

Metro Renters

10,097 households

51.3%

of Households



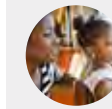
3A

Laptops and Lattes

1,977 households

10.0%

of Households



11E

City Commons

1,898 households

9.6%

of Households

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

Laptops and Lattes

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

City Commons

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a third have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

10 EAST

PRANISIRETHI

BALTIMORE, MD



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Leased By:



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