

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.

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For more information please visit www.401EastPratt.com

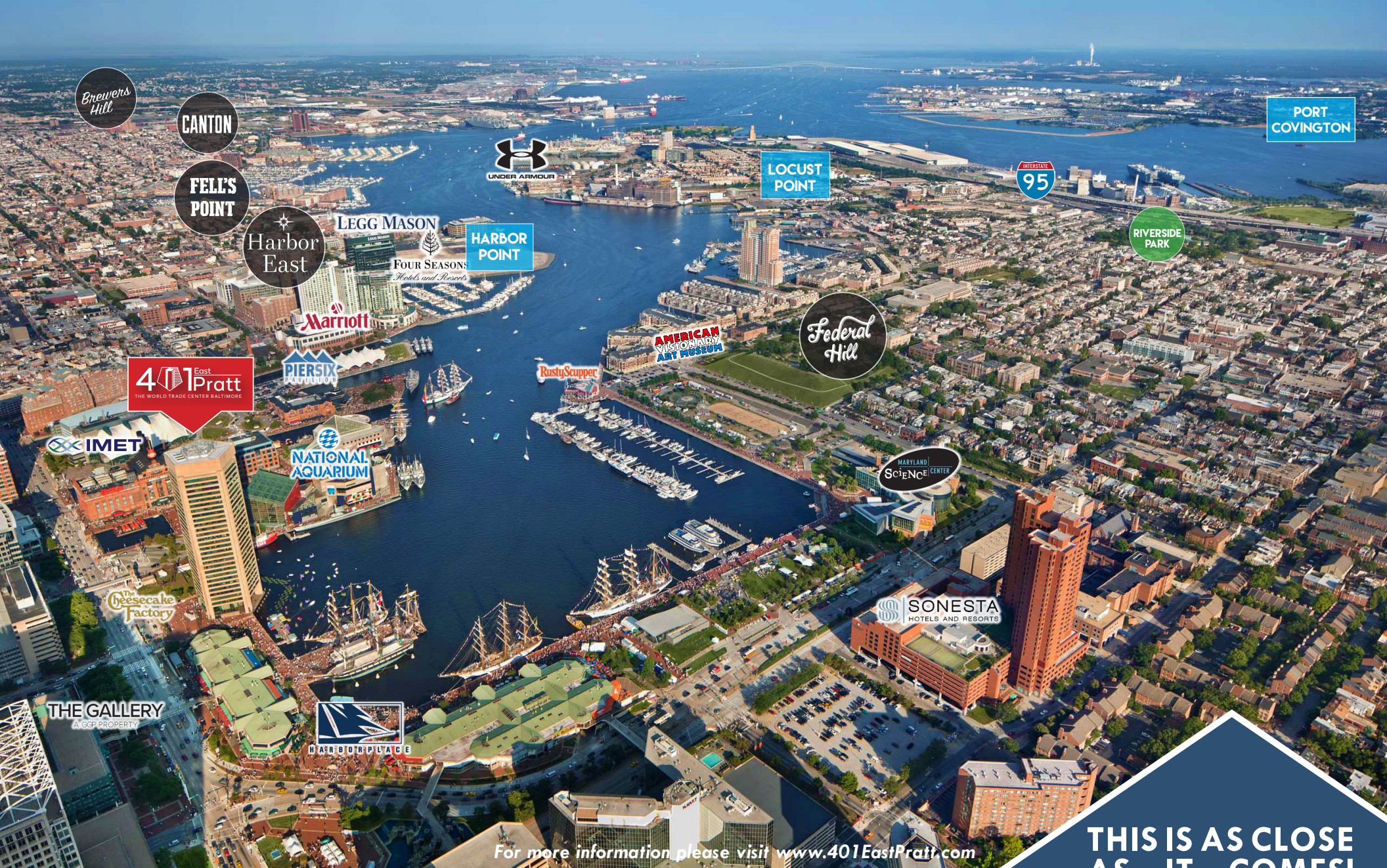
THE PREMIER SIDE OF PRATT STREET!

- » *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
- » 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 scoot to some of Baltimore's most notable amenities.

AVAILABLE FLOORS

28

Suite 2820.....5,106 sf

25

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

23

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

22

Suite 2214.....3,318 sf
Suite 2245.....1,985 sf
Suite 2252.....1,409 sf

18

Suite 1820.....1,904 sf
Suite 1830.....4,934 sf

15

Suite 1523.....1,286 sf

12

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

8

Suite 800.....10,827 sf

7

Suite 723.....1,046 sf

4

Suite 410.....3,258 sf
Suite 420.....1,238 sf

3

Suite 312.....1,270 sf

2

Suite 215.....517 sf
Suite 222.....1,499 sf
Suite 243.....1,265 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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