

FOR LEASE



6,314 SF

The Zenith

511 W Pratt Street / Baltimore, MD 21201

Overview

The Zenith sits on the prominent corner of West Pratt Street and South Paca Street in the heart of Baltimore's central business district. The property is a short walk to the University of Maryland Medical Center (789 beds; over 9,000 employees; 1,200 students), Camden Yards (approx. 2 million visitors per year), CFG Arena (approx. 1 million visitors per year), and the Baltimore Convention Center (approx. 500,000 visitors per year). The CBD offers a mix of major attractions, dining, and bars, positioning the Zenith as an attractive destination for a wide range of restaurants and retailers seeking space in Baltimore City.

Quick Facts

- Availability** Immediate
- Size** 6,314 square feet (can be demised)
- Rental Rate** Negotiable
- Net Charges** Tax: \$4.59/sf; Ins: \$0.86/sf; CAM \$6.31/sf
- Nearby Tenants**



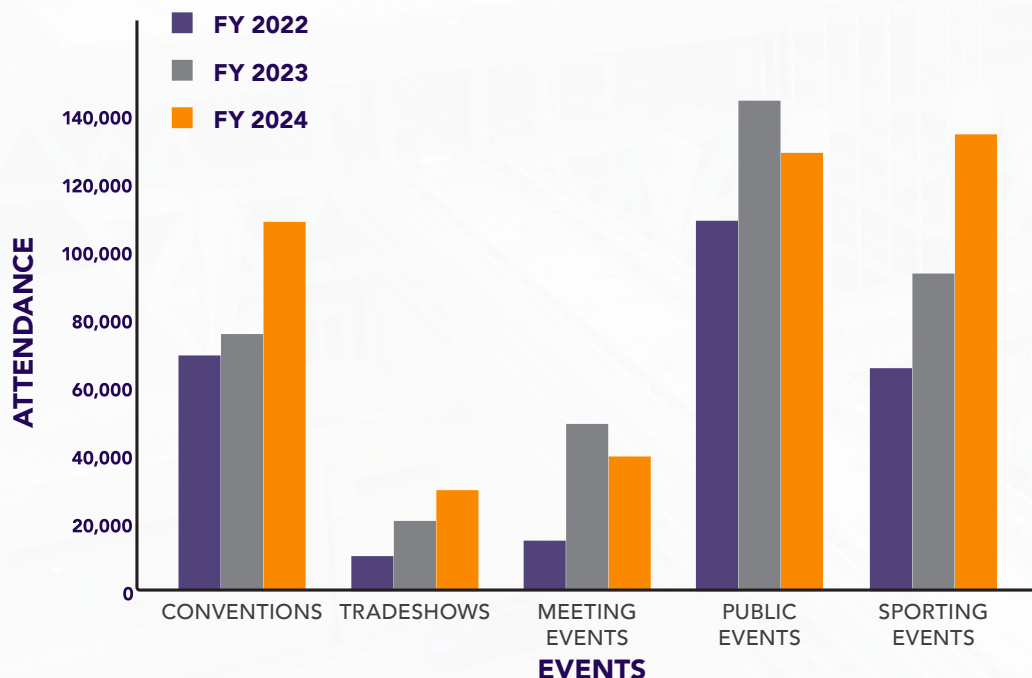
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	37,403	247,920	510,265
HOUSEHOLDS	21,138	113,722	217,600
AVG. HH INCOME	\$99,548	\$95,561	\$95,011
DAYTIME POPULATION	123,884	418,027	732,873
TRAFFIC COUNT	19,193 AADT (W Pratt Street)	23,063 AADT (South Paca Street)	

Downtown Baltimore Tourism

The Baltimore Convention Center

A primary traffic generator with 300,000 square feet of exhibition space. The Baltimore Convention Center hosts more than 125 events a year, driving consistent hotel and restaurant volume independent of the sports season.

TOTAL BALTIMORE CONVENTION CENTER ATTENDANCE (FY 2022 - 2024)



7.3 Million

Total number of visitors FY 2024



\$4 Billion

Visitor spending FY 2024
▲ 7.4% Increase

The Camden Yards Sports Complex

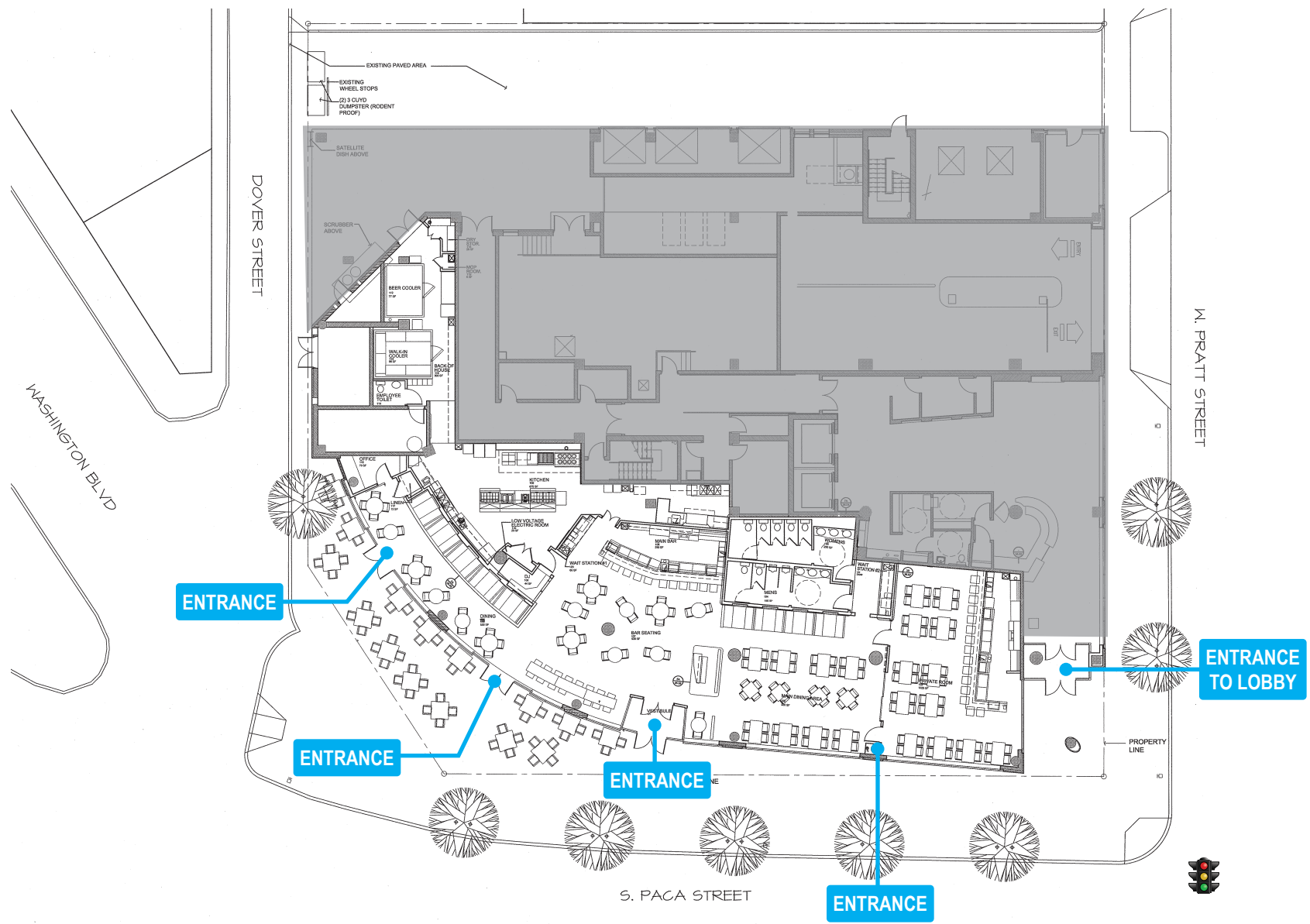
A dual-venue facility in downtown Baltimore housing **Oriole Park** and **M&T Bank Stadium**. Serving as the primary economic anchor for the West Pratt Street corridor, the complex drives significant visitor traffic and revenue.

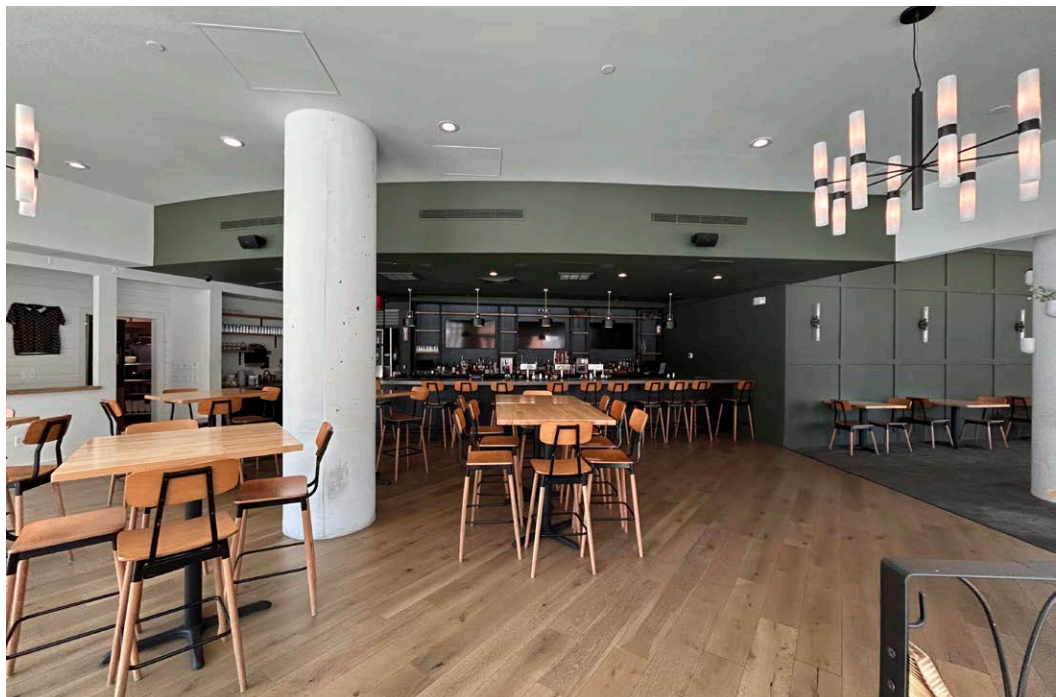



\$13.8 Million

Operating Revenue FY 2024







 UNIVERSITY of MARYLAND
MEDICAL CENTER
2 MILLION SF
47,000 SF MEETING SPACE
789 beds

 MARRIOTT

 CHIPOTLE
MEXICAN GRILL

 DNKN

 The Baltimore
Convention Center
1.2+ MILLION TOTAL SF
300,000 SF EXHIBIT HALLS
±500,000 VISITORS ANNUALLY

 THE ZENITH
191 UNITS

5 MIN WALK FROM
THE BALTIMORE
CONVENTION CENTER

THE GREENHOUSE
APARTMENTS
88 UNITS

2 MIN WALK
FROM CAMDEN
YARDS

 Hilton

 POTBELLY
SANDWICH SHOP

 PITAMORE

 Hampton
by Hilton

 THE BIRDHOUSE
SECTION 771

 JIMMY JOHN'S

S Greene St
20,223 AADT

19,193 AADT


Russell St
37,323 AADT

S Paca St
23,063 AADT

W Camden St
1,013 AADT

62,901 AADT

PICNIC PERCH

 1 MILLION SF
UP TO 430K SF EVENT SPACE
±2M VISITORS ANNUALLY

Interested? Contact:

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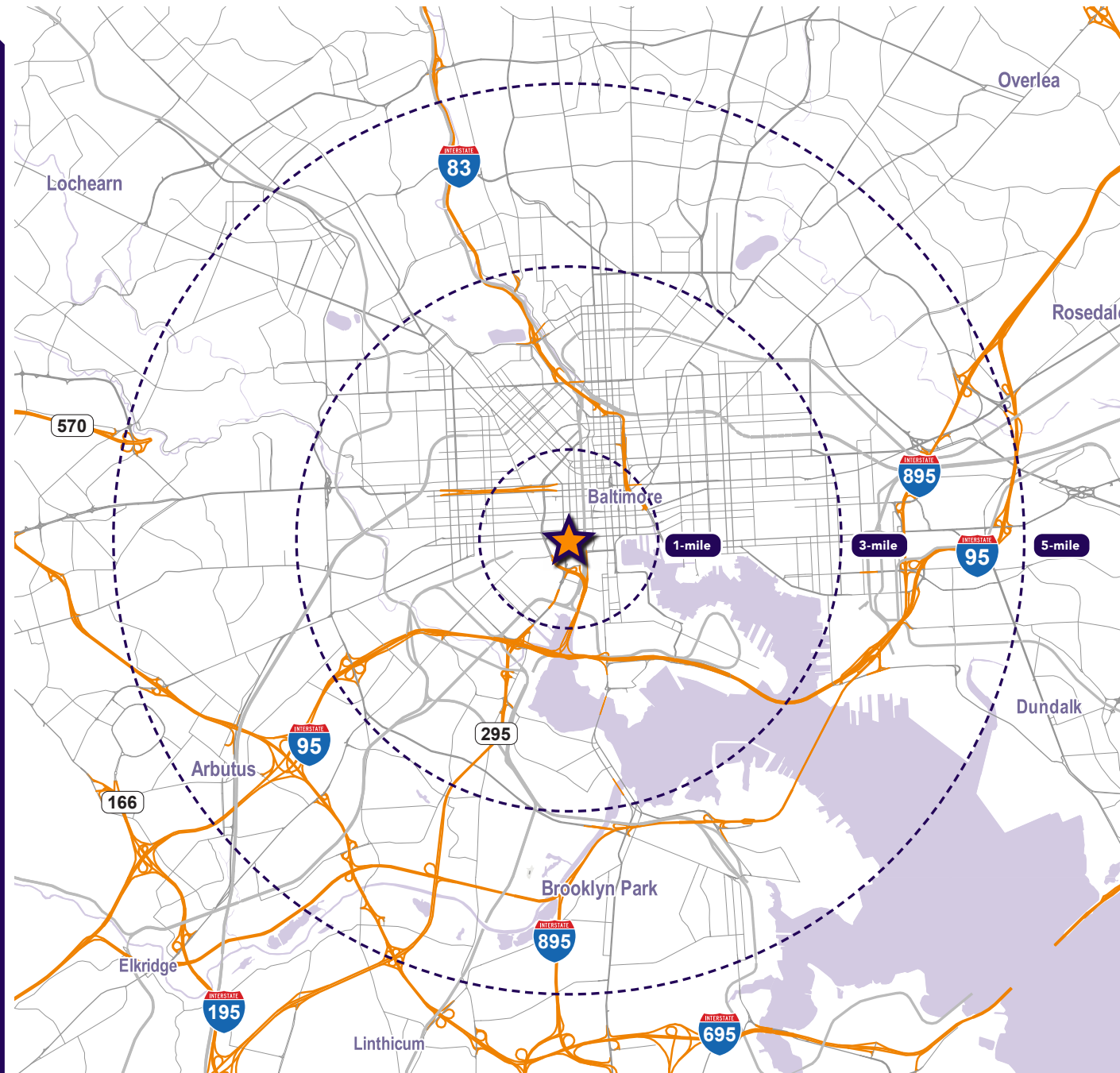
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