

ONE EAST PRATT

1 E Pratt St, Baltimore, MD 21202



One East
Pratt

DOWNTOWN *BALTIMORE* IS ON THE *RISE*



1 E Pratt St,
Baltimore, MD 21202

JOIN NEARBY RETAILERS



PROPERTY HIGHLIGHTS

- » Second generation restaurant spaces within Baltimore CBD offering prime access to highly trafficked I-95, the Light Rail, Metro and MARC trains
- » Recognized as one of America's 31 inaugural "tech hubs," downtown Baltimore is undergoing a \$8 billion renaissance
- » Directly adjacent to Harborplace, Pratt Street presents an extraordinary opportunity to take advantage of Baltimore's most anticipated redevelopment
- » Superior walkability to Inner Harbor amenities, Baltimore Aquarium, Oriole Park, M&T Bank Stadium, CFG Bank Arena, and other entertainment destinations

DEMOGRAPHICS

 Drive Time	 Population	 Daytime Population	 Households	 Average Household Income	 Median Household Income	 Per Capita Income
10 min	122,256	168,515	61,671	\$110,744	\$85,153	\$56,068
15 min	268,841	279,077	123,286	\$103,166	\$80,859	\$47,495



Baltimore, MD

Baltimore City:
26 million tourists annually

Oriole Park
45K+ capacity

M&T Bank Stadium
71K+ capacity

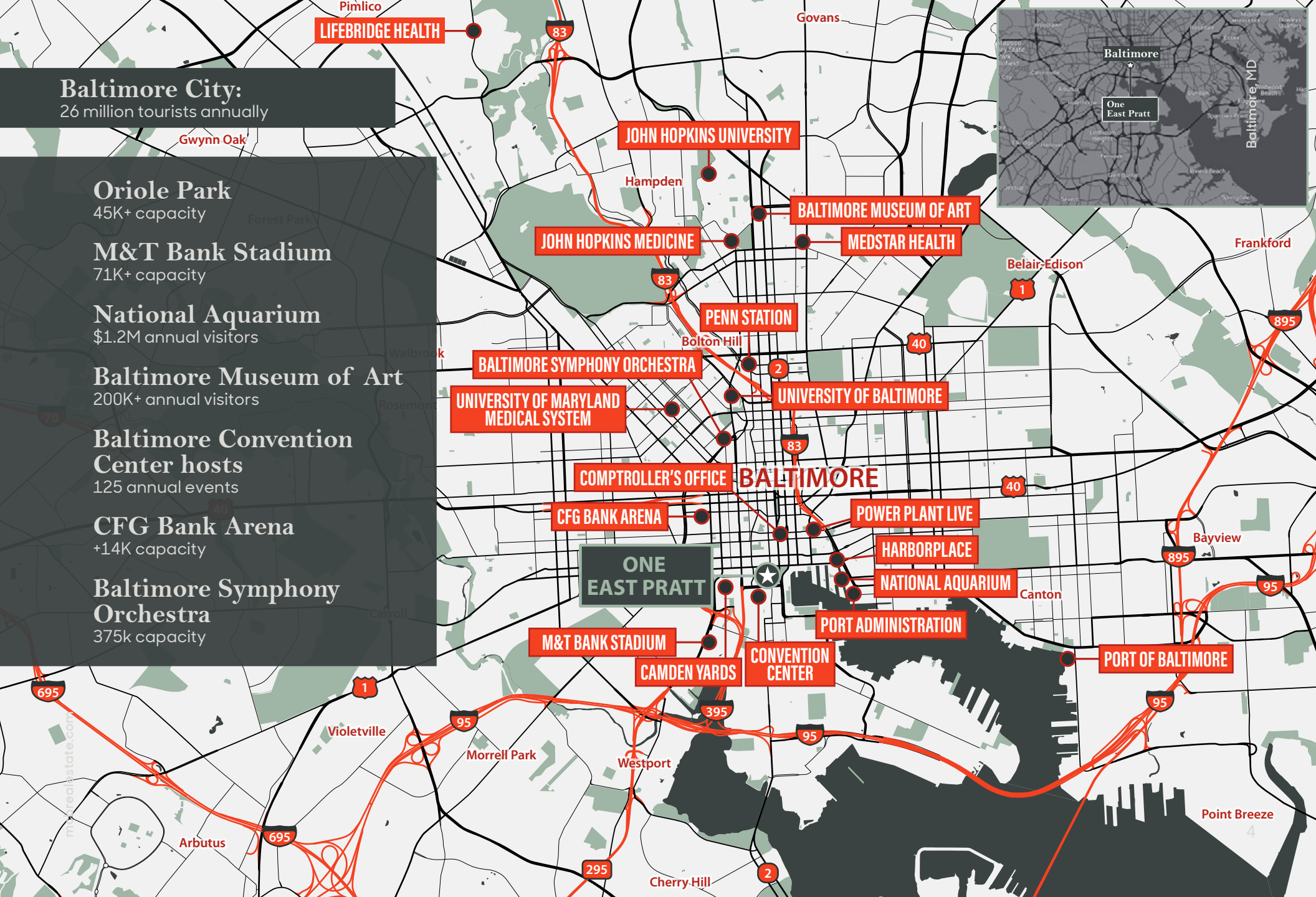
National Aquarium
\$1.2M annual visitors

Baltimore Museum of Art
200K+ annual visitors

**Baltimore Convention
Center hosts**
125 annual events

CFG Bank Arena
+14K capacity

**Baltimore Symphony
Orchestra**
375k capacity



LIFEBRIDGE HEALTH

JOHN HOPKINS UNIVERSITY

JOHN HOPKINS MEDICINE

BALTIMORE MUSEUM OF ART

MEDSTAR HEALTH

PENN STATION

BALTIMORE SYMPHONY ORCHESTRA

UNIVERSITY OF MARYLAND
MEDICAL SYSTEM

UNIVERSITY OF BALTIMORE

COMPTROLLER'S OFFICE

BALTIMORE

CFG BANK ARENA

POWER PLANT LIVE

ONE
EAST PRATT

HARBORPLACE

NATIONAL AQUARIUM

PORT ADMINISTRATION

M&T BANK STADIUM

CAMDEN YARDS

CONVENTION
CENTER

PORT OF BALTIMORE

Violetville

95

Morrell Park

Westport

Cherry Hill

Arbutus

695

295

2

Point Breeze

4



One East Pratt

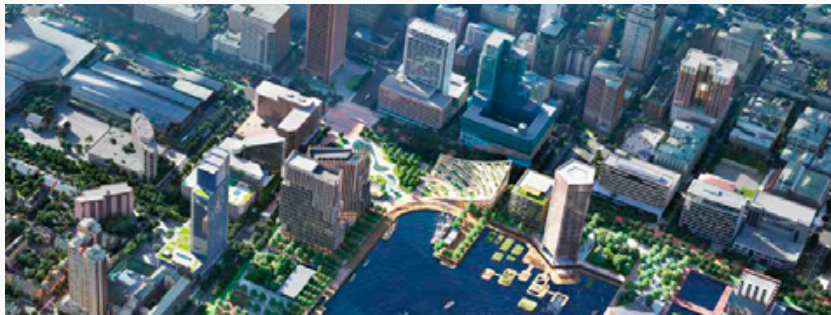
Baltimore on the Rise

OVERALL BALTIMORE

- » 8th fastest-growing GDP in the country among counties with at least \$50 billion in GDP.
- » \$8 billion worth of infrastructure and transformative development planned or currently underway.
- » Downtown Baltimore is the fastest growing neighborhood in the City and 12th in downtown populations among major U.S. metros.
- » Home of NFL & MLB 2023 Divisional Champions.

TRANSIT & TRAVEL

- » Port of Baltimore – 1st in the U.S. in handling automobiles, light trucks, farm and construction machinery.
- » Penn Station – 8th busiest Amtrak station with \$7 billion redevelopment underway.
- » 27 million annual passengers served by Baltimore/Washington International airport.



EMPLOYMENT

- » 13th in downtown employment among major U.S. metros.
- » Washington, D.C./Baltimore is the #3 largest market for life sciences research talent.
- » Johns Hopkins University – #2 in Biomedical.
- » Johns Hopkins Medicine – #5 hospital in the U.S.
- » Baltimore is the #17 city for tech talent employment.

TOURISM & PLAY

- » 26 million tourists annually.
- » Oriole Park – 45K+ capacity.
- » M&T Bank Stadium – 71K+ capacity.
- » National Aquarium 1M+ annual visitors.
- » Baltimore Museum of Art 200K+ annual visitors.
- » Baltimore Convention Center hosts 125 annual events.



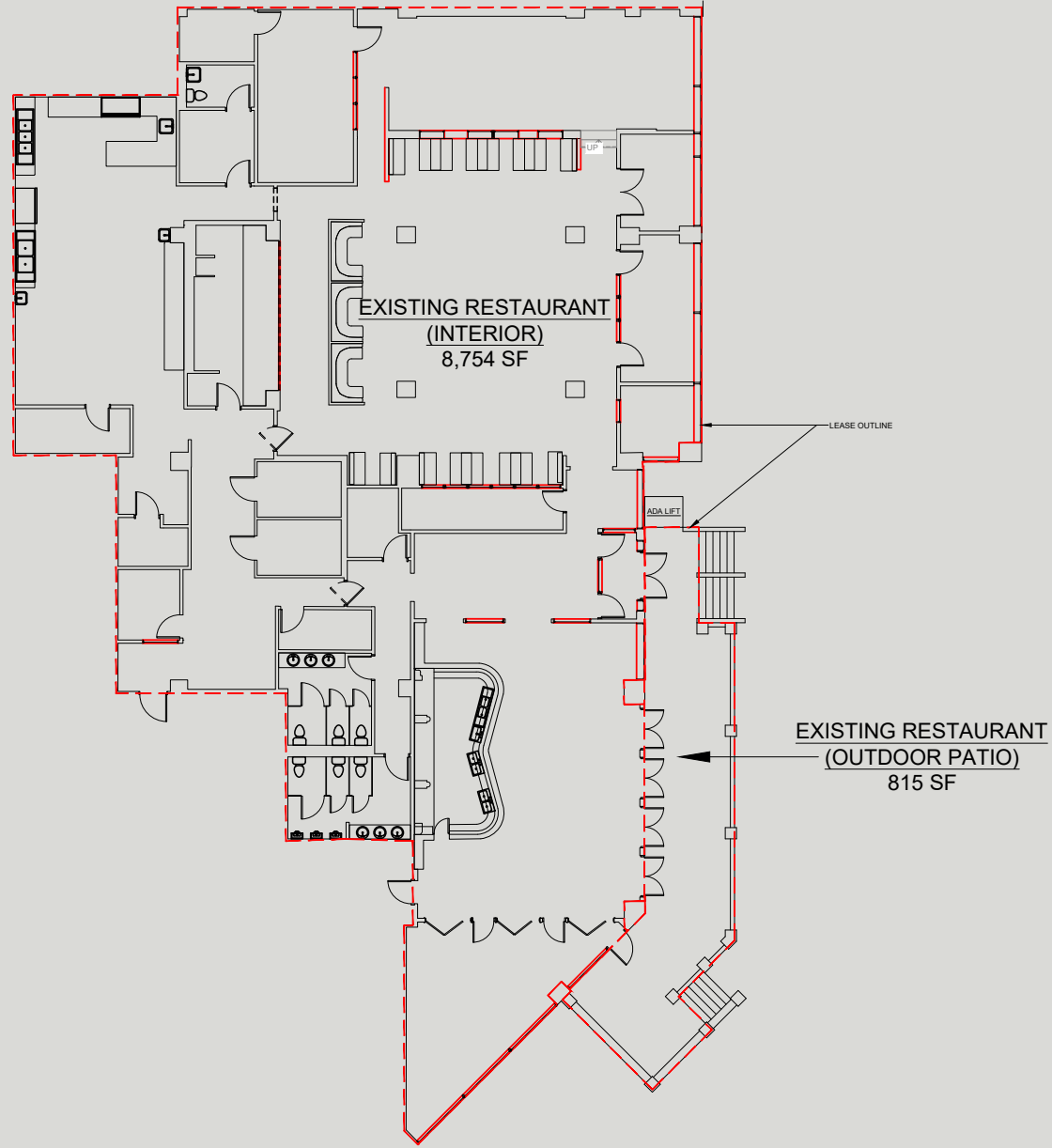
Downtown in Motion : Surrounding Traffic Volumes

Baltimore, MD

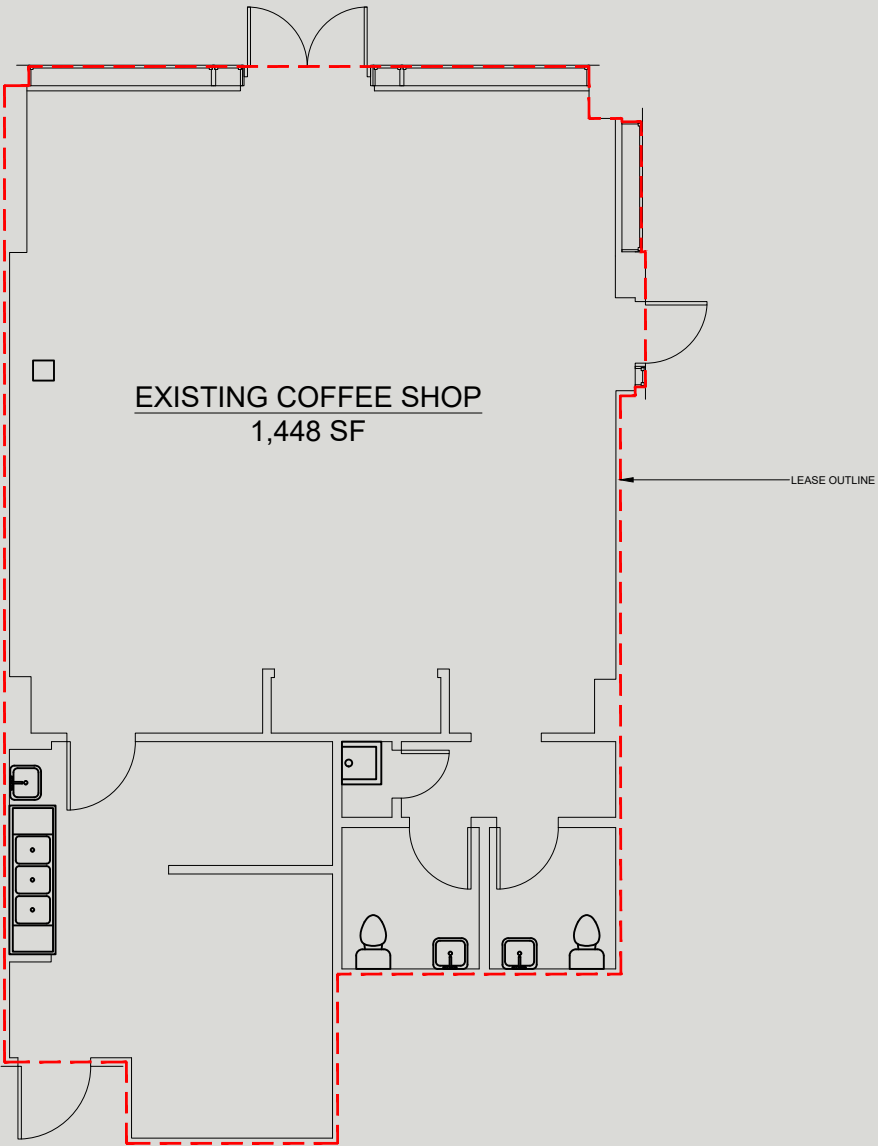
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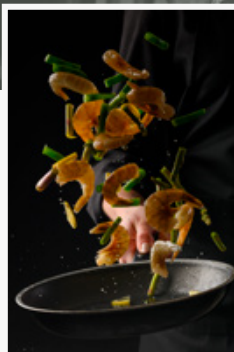
One East Pratt



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✂
EXCITING
CULINARY
OPPORTUNITY

Premier restaurant spaces just steps from the \$1B Harborplace revival.

Unlock the potential of this second-generation restaurant space in a prime location with high visibility. Join the vibrant culinary scene in downtown Baltimore and seize the opportunity to make your mark in a thriving market.

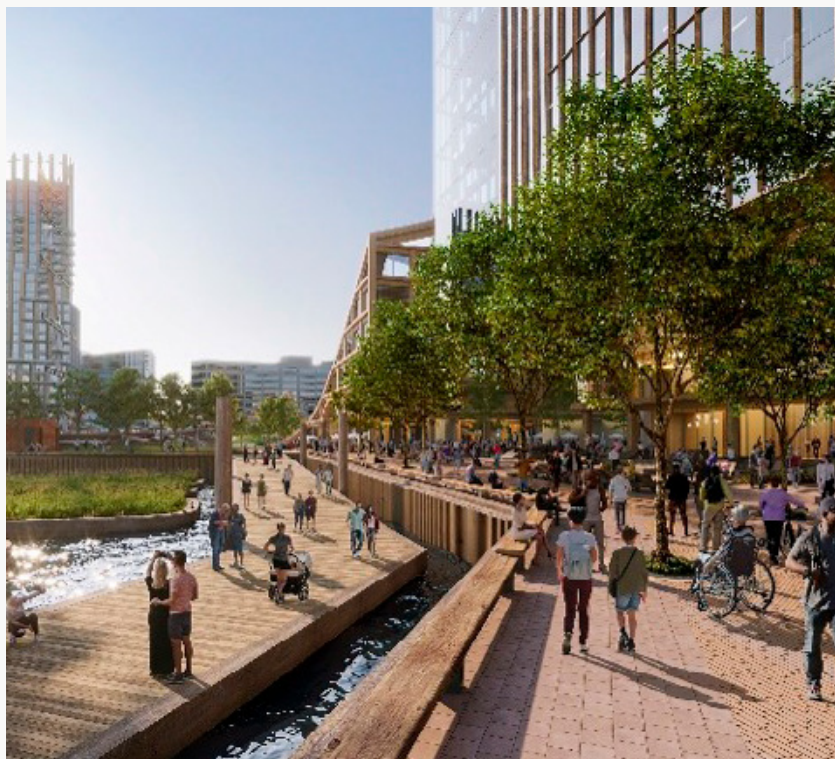


Baltimore, MD

One East Pratt

The Inner Harbor is the heart of downtown Baltimore

Located directly adjacent to Baltimore's revitalized Harborplace, retail operators at One East Pratt enjoy an extraordinary opportunity to capitalize on the high foot traffic and vibrant energy of a world-class waterfront destination—featuring premier dining, shopping, cultural attractions, and expansive public greenspaces.



- » Over 300,000 sf of Commercial space for retail, dining, and conferences
- » Approx. 18.7 Acres of public space
- » Approx. 900 Residential units





ONE EAST PRATT



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