

CANDLER

AT 700 EAST PRATT

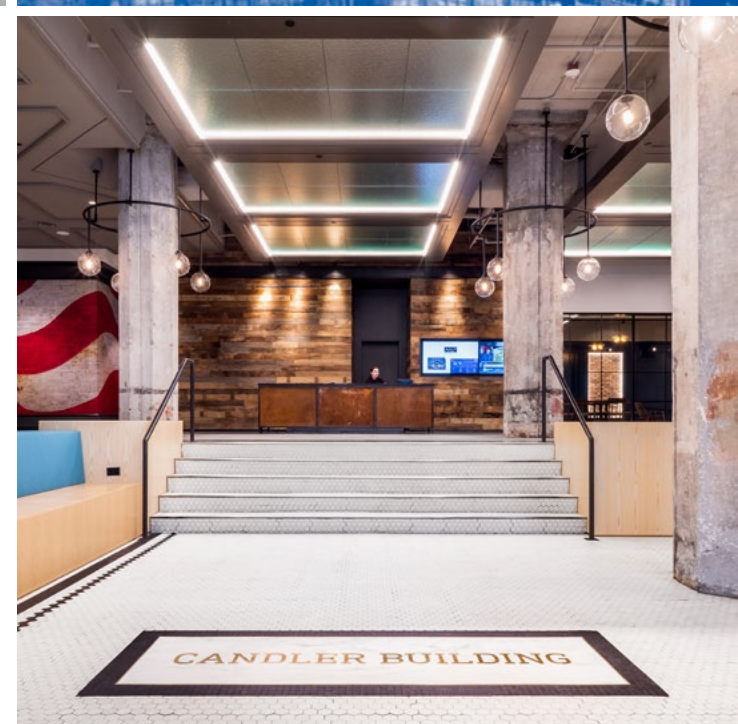
WHERE BUSINESS WORKS





FOSTERING CREATIVITY & INNOVATION FOR OVER A CENTURY

History has demonstrated that for generations, the Candler Building has adapted to meet the needs of different tenants. Originally housing the Coca-Cola company, the Candler Building set the foundation for the type of building to appear in cities in the 1900s. It housed the Exelon Headquarters, Firestone Tire and Rubber, and was the first official headquarters for the U.S. Social Security Office. Today, this ability is only strengthened as many leading Baltimore institutions continue to blaze trails in its halls.



SCHEDULE YOUR TOUR TODAY

TheCandlerBuilding.com

NEW STATE- OF-THE-ART INFRASTRUCTURE IN A CENTURY OLD BUILDING

BUILDING FEATURES & BENEFITS



- Verizon and Comcast
- Lumen formerly Crown Castle
- Zayo Communications
- Believe Wireless
- Clear Wireless Broadband
- Cogent Communication



Base Building Electrical

- Dual 13.2kV feeds
- Connected to 750 E. Pratt substation
- Emergency 1200 KVA
- Generator for life safety
- 2 electric rooms per floor
- Combined floor amps approximately 750 amps



Elevators

- 10 passenger capacity
- 1 freight elevator
- Security card access



Common Area Amenity Space

- 20,000 SF of common area amenity space accessible by you and your employees at no additional cost

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ENHANCED ENTRANCE

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The renovated lobby of polished concrete, exposed brick and muted lighting pays tribute to the building's history while providing easy access and amenities for those who work in the building.

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REIMAGINED DESIGN

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Designed for adaptive reuse, the layouts pay tribute to the building's history while concealing state of the art systems and connectivity.

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REDESIGNED COMMON AREAS

New elevators, rest rooms, and finishes reflect the latest in design, construction and code compliance.

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FITNESS-BOOSTING AMENITIES

FULLY-EQUIPPED FITNESS CENTER

Help employees achieve their fitness goals in the fully-equipped fitness center, a highly sought-after amenity for today's wellness-minded employees.



BIKE ROOM

With bicycles becoming a more and more popular means of transportation, having proper and secured storage and shower facilities is a competitive advantage for employers in today's job market. The bike room at Candler is the best in the City.

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CASUAL & CONVENIENT DINING OPTIONS

BLACKWALL HITCH

On-site restaurant Blackwall Hitch, a coastally inspired restaurant with local flair, is sophisticated enough to entertain clients, yet comfortable enough to gather with colleagues after a long day.

BON FRESCO

Bon Fresco sandwich shop and bakery, known for its fresh-baked breads, is perfect for a fast-casual lunchbreak or coffee pick-me-up.

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BE STEPS FROM EVERYTHING BALTIMORE

With a Walk Score of 95, you'll be connected from every vantage point.

DINING

1. The Capital Grille
2. Corner Bakery
3. Fogo de Chão
4. Chipotle
5. Miss Shirley's Café
6. Phillips Seafood
7. Potbelly Sandwich Shop
8. Ruth's Chris Steak House
9. Starbucks

SHOPPING

10. Aldo Shoes
11. Barnes & Noble
12. Bath & Body Works
13. Children's Place
14. The Custom Shop Clothiers
15. Forever 21
16. Gap Kids
17. Marshalls
18. PANDORA Jewelry
19. T-Mobile

ENTERTAINMENT

20. American Visionary Art Museum
21. Baltimore Soundstage
22. Howl At The Moon
23. Maryland Science Center
24. National Aquarium
25. PBR Baltimore
26. Port Discovery
27. Pier 6 Pavillion



WALK SCORE® 95

EASY COME, EASY GO

Situated on prestigious Pratt Street, Baltimore's pedestrian-friendly gateway to the Inner Harbor, The Candler Building offers all the accessibility of Charm City any way your shoes point.



Be minutes from
I-83 and I-395



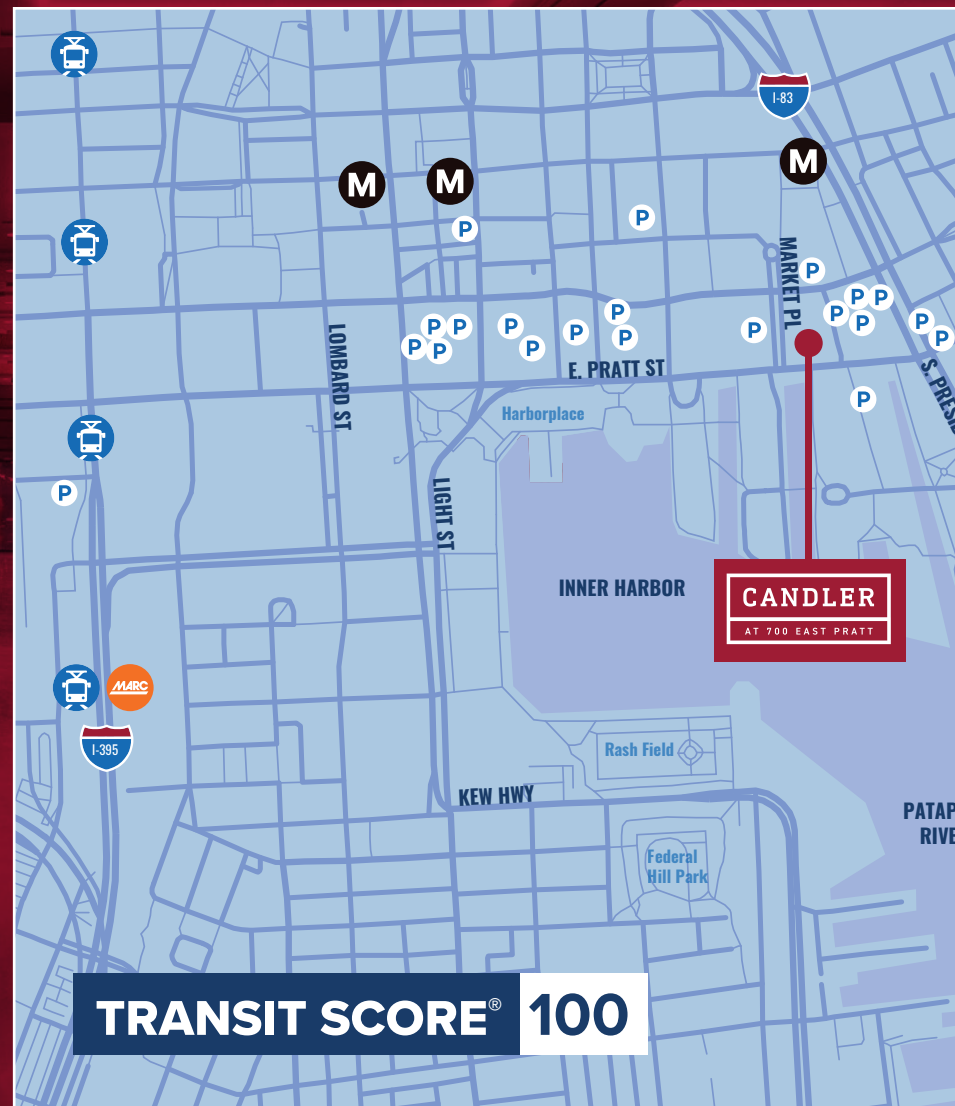
Enjoy the convenience of plenty
of adjacent parking options



Easy access to the
Baltimore Light Rail Line
and Metro



Catch a ride to Washington, D.C.,
Philadelphia, and Wilmington, which
are all an hour or under by train



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American Real Estate Partners

**A PASSION FOR
ENHANCING
THE TENANT
EXPERIENCE**

ABOUT AREP

Headquartered in the Greater Washington metropolitan area, AREP is a highly experienced institutional fund manager and real estate partner specializing in the repositioning and development of data centers, residential, industrial, and office assets in key markets across the country.

Since our founding in 2003, we have deployed over \$21B across targeted geographies and acquired more than 38M SF of class-A real estate, and has over 32 million SF of assets currently under development, and manages over 8.3M SQFT. Our vertically integrated real estate platform and experienced management team provide exceptional expertise in all ownership disciplines, from acquisition, development and construction management to asset management, leasing and repositioning, property management, and engineering. By leveraging this expertise and the firm's long-standing strategic relationships, we remain at the forefront of real estate innovation, maximizing investment and enhancing performance to provide surplus value for our investors, partners, and customers.

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PUT A BETTER WORKDAY IN THE PALM OF THEIR HAND

AREPx is a seamless, tech-enabled app that delivers on AREP's promise to create inviting, value-rich workplace experiences. With AREPx, Candler Building tenants can enjoy exclusive perks, curated events, and convenient features at their fingertips. This Customer Amenity App delivers hyper-local, hospitality-driven information with services to help tenants get the most out of every day. This means tenants can do everything from reserve a conference room, order lunch, or connect with property management in a few taps.

AREP_x

AREP

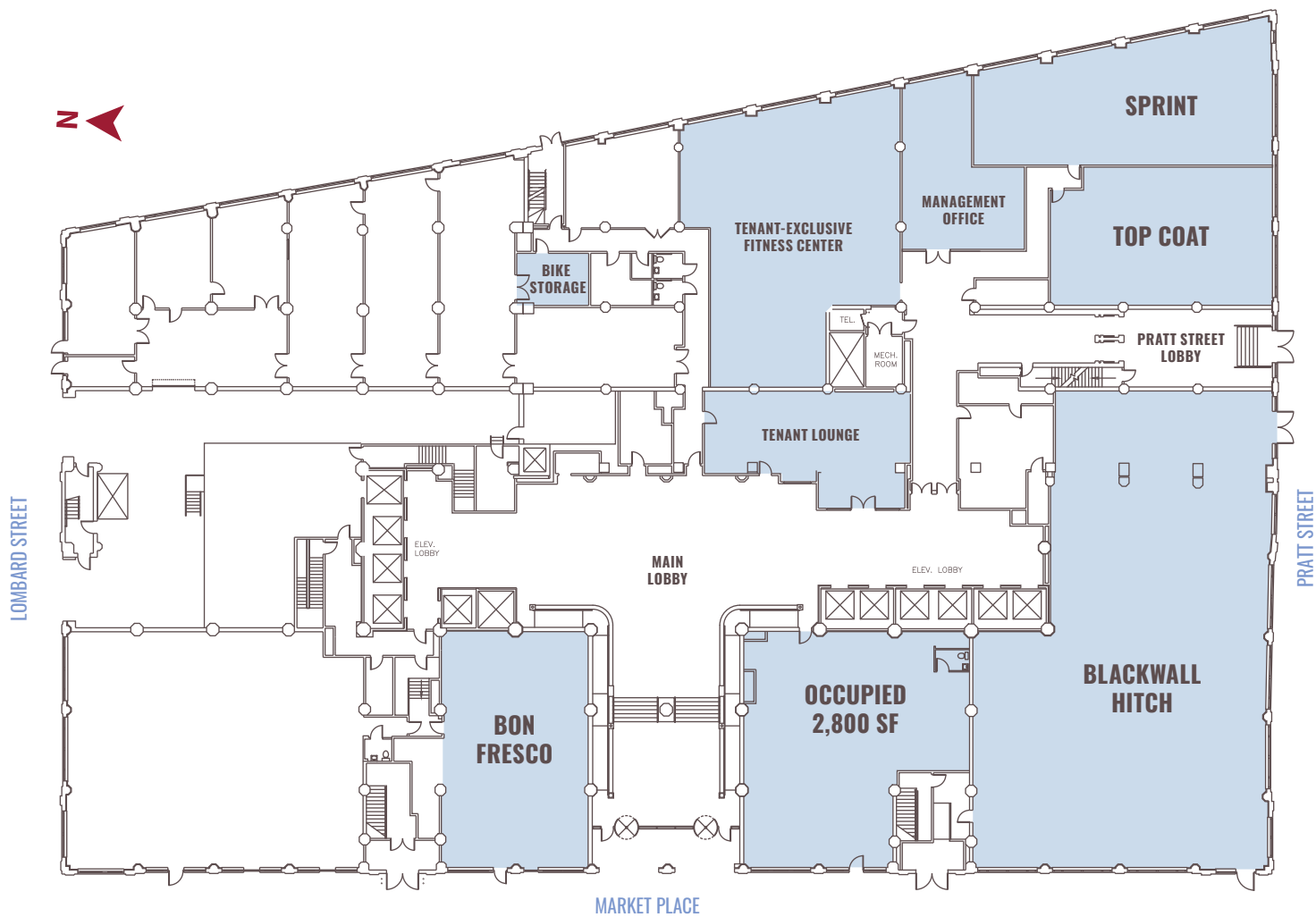
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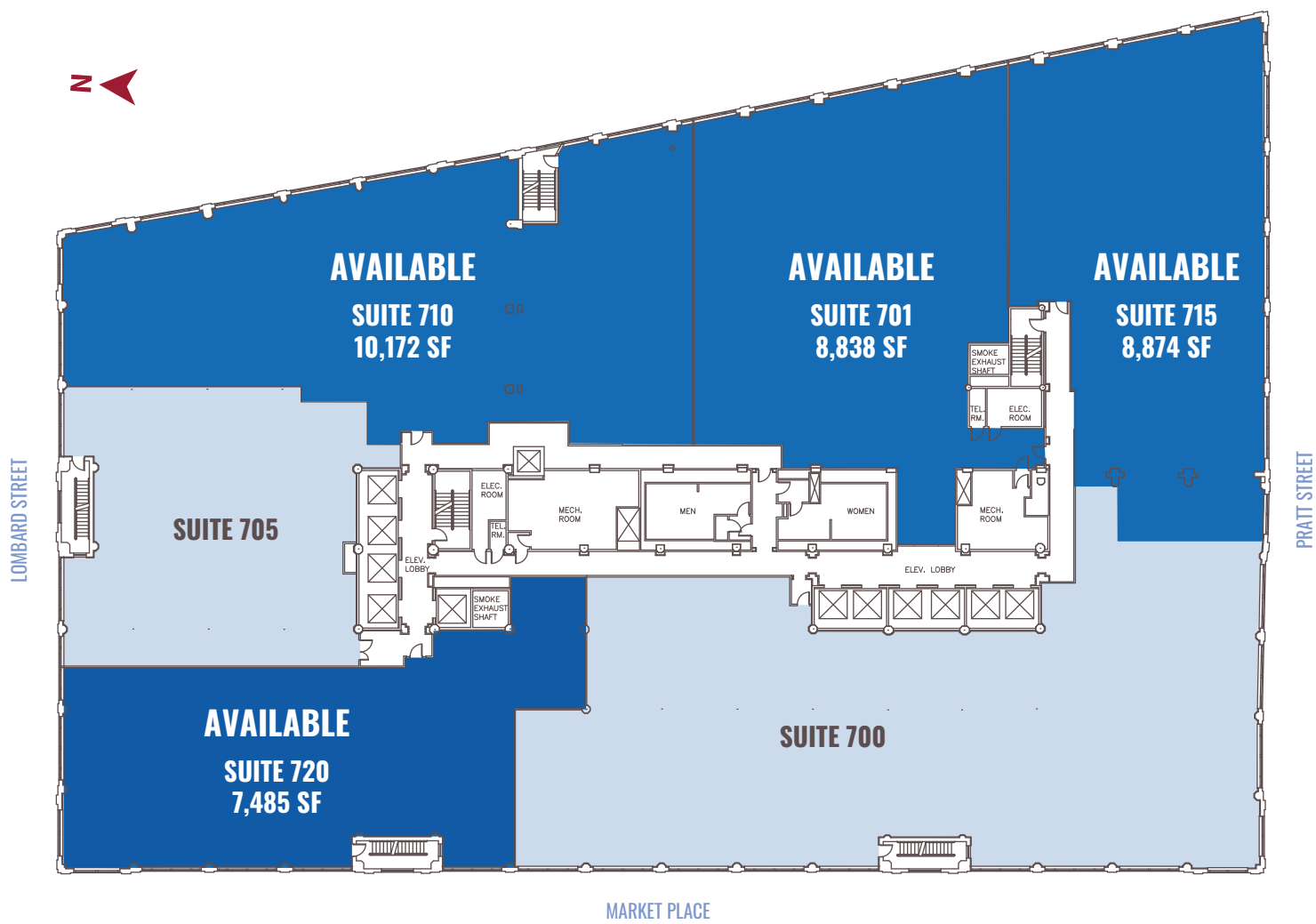
FLOOR PLAN // FIRST FLOOR // AMENITY FLOOR

CANDLER
AT 700 EAST PRATT



FLOOR PLAN // SEVENTH FLOOR // 7,485 & 27,884 SF

CANDLER
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FLOOR PLAN // TENTH FLOOR // UP TO 21,749 SF

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FLOOR PLAN // ELEVENTH FLOOR // 23,421 SF

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