

FOR LEASE

500 East Pratt St., Baltimore, MD 21202



MORNING CALM
MANAGEMENT

PREMIER CLASS A OFFICE SPACE Baltimore's Inner Harbor

6th - 9th
Floors Available
Up to 85,000 SF

INCREDIBLE HARBORSIDE FRONTAGE

LAUREN WEISS | Director
weiss@morning-calm.com | 301.474.3315

JOSE FLEFIL, CCIM | Director
jflefil@morning-calm.com | 703.344.2216

BUILDING HIGHLIGHTS



AMENITY RICH
AREA



EXCEPTIONAL
WALKABILITY



ON-SITE
DINING



EASY HIGHWAY
ACCESS



NEARBY PUBLIC
TRANSPORTATION



ATTACHED
GARAGE PARKING



TENANT
LOUNGE



FITNESS
STUDIO



MEDITATION
ROOMS



ON-SITE
MANAGEMENT



ENVIRONMENTALLY
CONSCIOUS



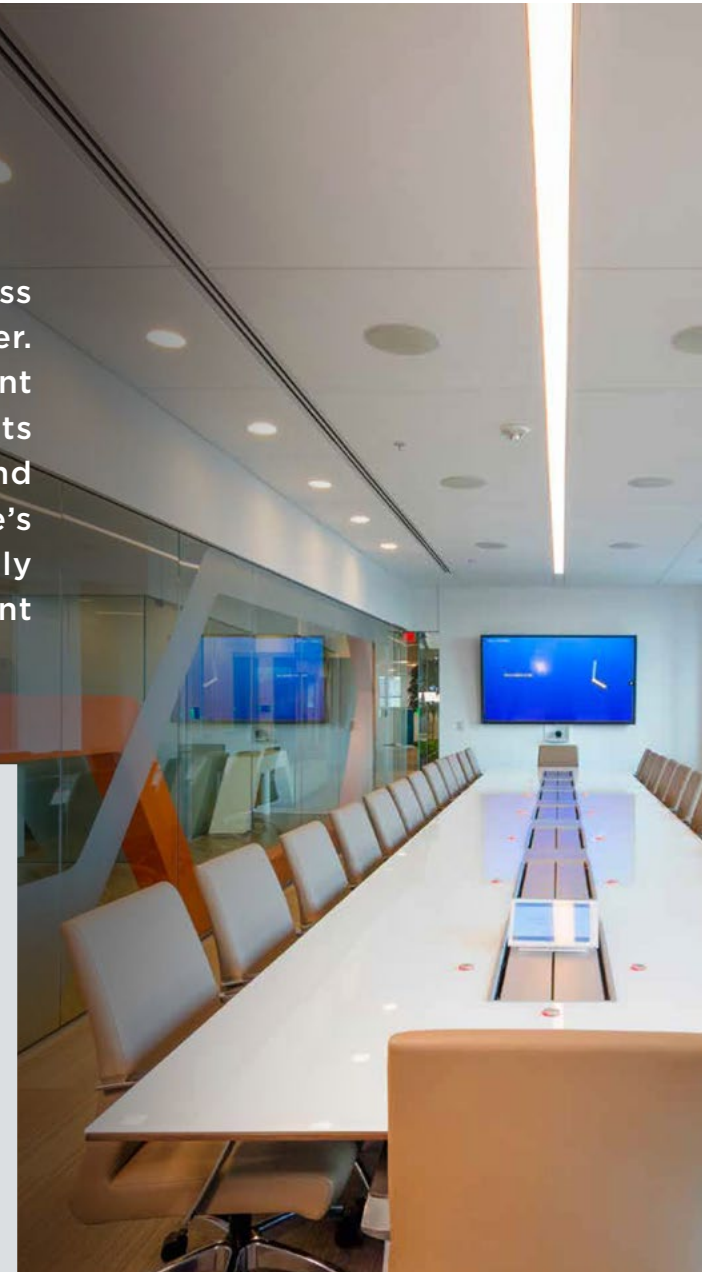
COVID
INITIATIVES



PREMIER SPACE

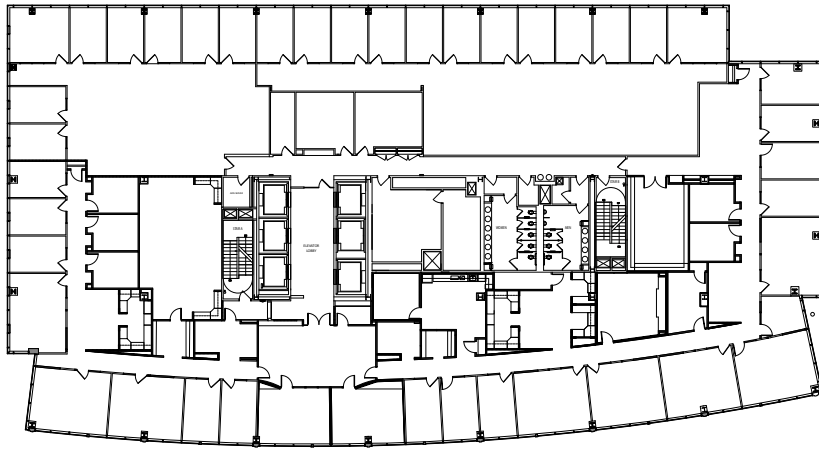
BEST-IN-CLASS TROPHY BUILDING

The newest building along Pratt Street, 500 East Pratt is a true best-in-class option for blue-chip tenants, which is evidenced by the impressive tenant roster. Developed in 2004 by the Trammell Crow Company, the building offers efficient 25,000 RSF floor plates, 30' x 30' column spacing, and finished ceiling heights of 9'6" to over 11'0". The 2-story atrium-style lobby, sweeping harbor views, and extensive amenities provides the elegance expected from one of Baltimore's premier office buildings. Under new ownership, the latest improvements not only created an impressive display for your clients, but an extraordinary environment for your employees and future hires.

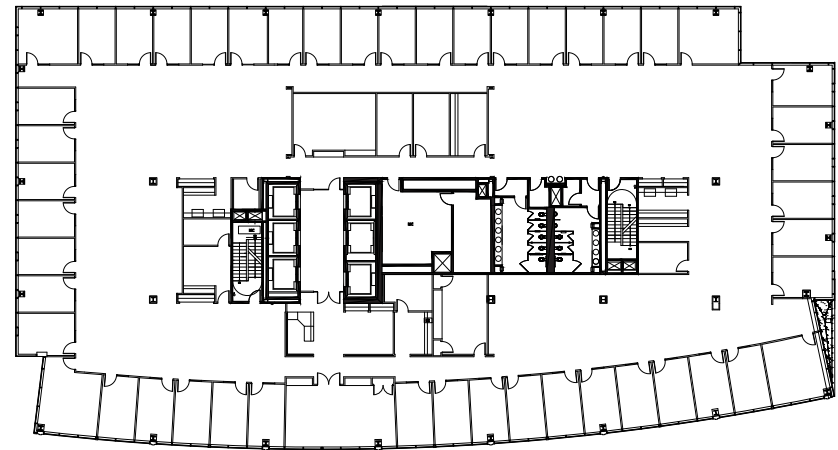


6th - 9th Floor | Up to 84,324 SQ.FT.

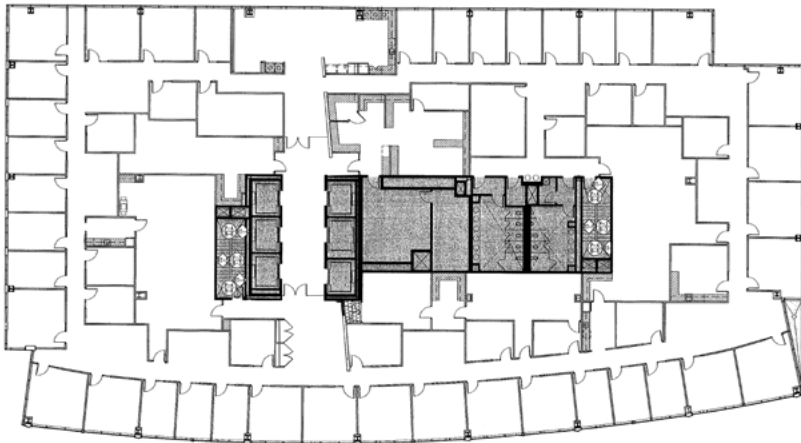
6th Floor (up to 9,513 SF)



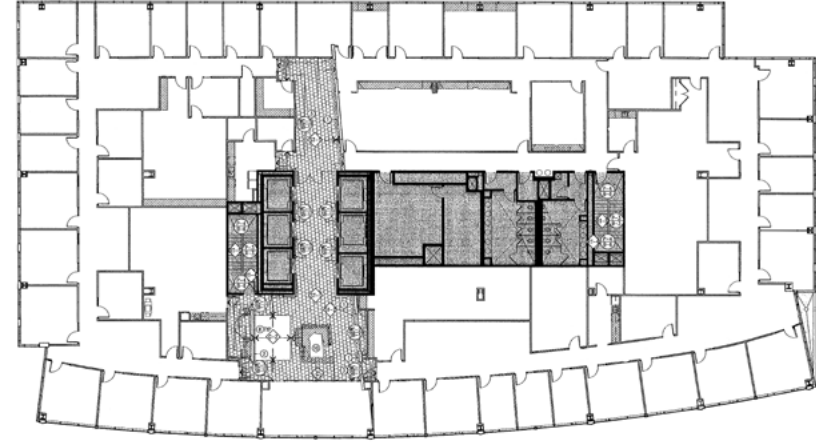
7th Floor (24,937 SF)



8th Floor (24,937 SF)



9th Floor (24,937 SF)



500 EAST PRATT



POTENTIAL INTERNAL STAIRCASE (illustration purposes only)



PREMIER HARBOR VIEWS

SPACE FEATURES

Over 220 linear feet of incredible harborside frontage on every floor.

Contiguous floors allow for potential internal stairwell.

30' x 30' column spacing, 9'6"+ finished ceiling heights, expansive window height

Premier building signage available facing heavy trafficked Pratt Street.

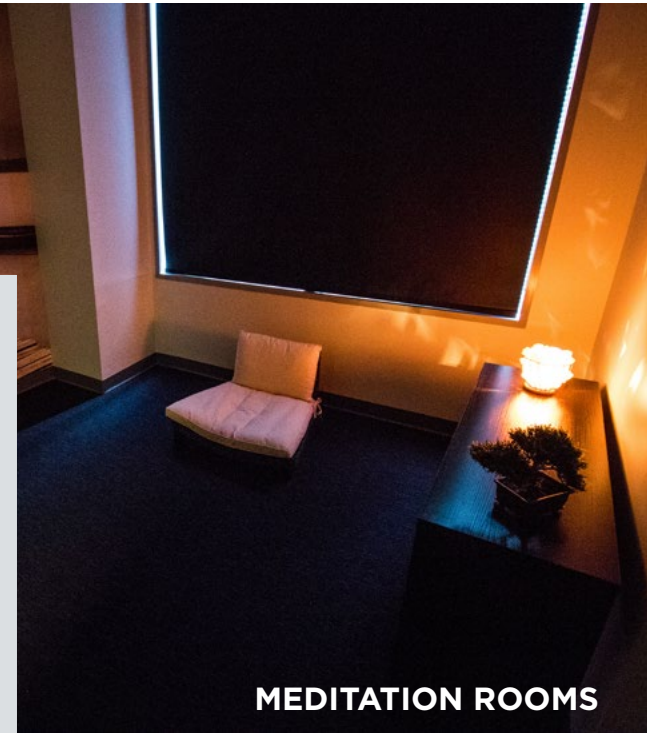
500
EAST PRATT

AMENITY ABUNDANT

New Lounge. New Meditation Rooms. New Video Wall. New Security Upgrades.
All in addition to a first-class, on-site property management and security team.



TENANT LOUNGE



MEDITATION ROOMS

SECURITY FEATURES

On-site management and
24/7/365 security personnel

Bluetooth enabled and
keycard entry access

Controlled elevator access

Additional surveillance at
entry points

500
EAST PRATT

FITNESS STUDIO

With our new health programming, tenants enjoy access to a modern fitness studio, which provides traditional cardio and strength equipment, Peloton bikes, and weekly yoga classes.



500
EAST PRATT

ON-SITE DINING

The Capital Grille provides our tenants with elegance - a fine dining experience open for lunch, dinner, and happy hour. For quick service convenience, Corner Bakery Cafe offers traditional breakfast and lunch selections, plus as much coffee as you can handle.

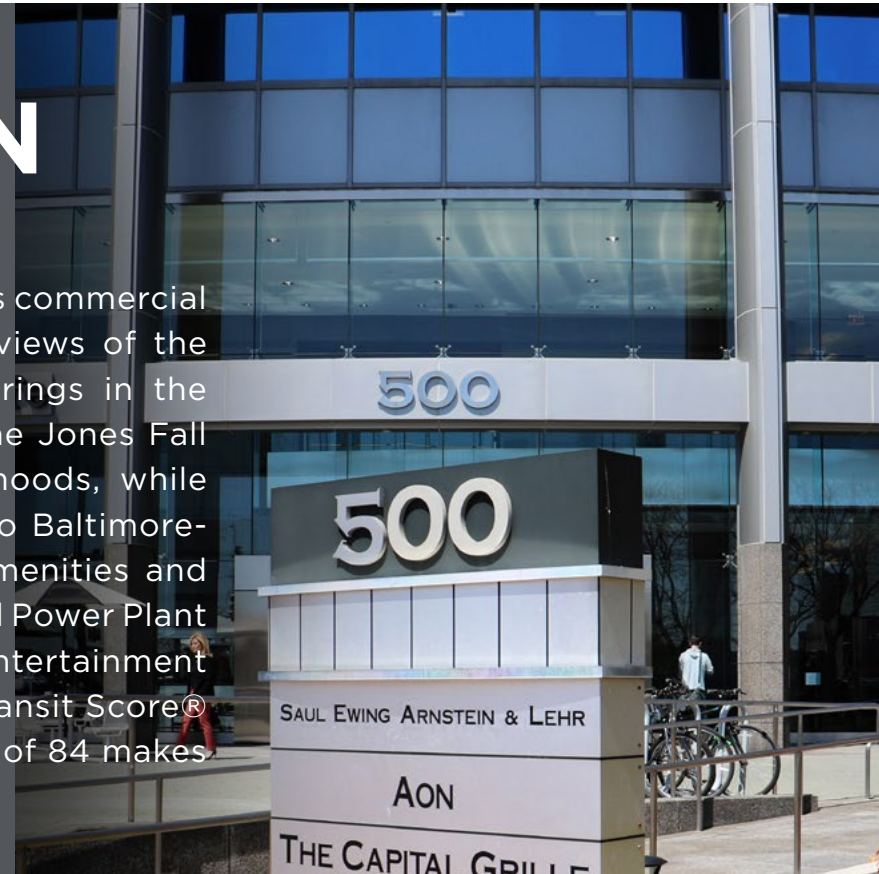


500 EAST PRATT

STRATEGIC LOCATION

ICONIC PRATT STREET ADDRESS

For over two centuries, Pratt Street has been the center of Baltimore's commercial district, offering outstanding multi-modal accessibility, sweeping views of the inner harbor, and proximity to the finest cultural and retail offerings in the city. Today, 500 East Pratt's location offers immediate access to the Jones Fall Expressway (I-83) and Baltimore's northern residential neighborhoods, while I-395/I-95 is quickly accessible and provides an easy connection to Baltimore-Washington International Airport ("BWI") and Washington, DC. Amenities and cultural attractions such as Harborplace, The Gallery, Power Plant, and Power Plant Live! are nearby, offering tenants and their visitors eateries and entertainment alike within walking distance (Walk Score® of 95). Public transit (Transit Score® of 84) is rated as "Excellent" and for the bicyclists, the Bike Score® of 84 makes our building "Very Bikeable".





500 EAST PRATT


COMMUTER FRIENDLY


Our Pratt Street address provides excellent accessibility via car, public transit, or bike. For the driving commuters, the attached parking garage has a high **parking ratio of 2.5 per 1,000 SF.**






 Jones Fall Expressway (I-83)
3 minutes (0.5 miles)

 I-395 / I-95
6 minutes (1.4 miles)

 Baltimore-Washington Parkway
15 minutes (3.4 miles)

 Washington, DC
55 minutes (38.2 miles)

Less than 2 miles from Penn Station (access to Amtrak and MARC commuter rail)

15 minute walk to Camden MARC Station

Close proximity to Baltimore/Washington International Airport (BWI)



Transit Score®
"Excellent Transit"

84

500 EAST PRATT

THE NEIGHBORHOOD

Boasting one of downtown Baltimore's strongest Walk Score's® of 95, the building is steps away from incredible dining, retail, and entertainment.

Walk Score® 
"Walker's Paradise"

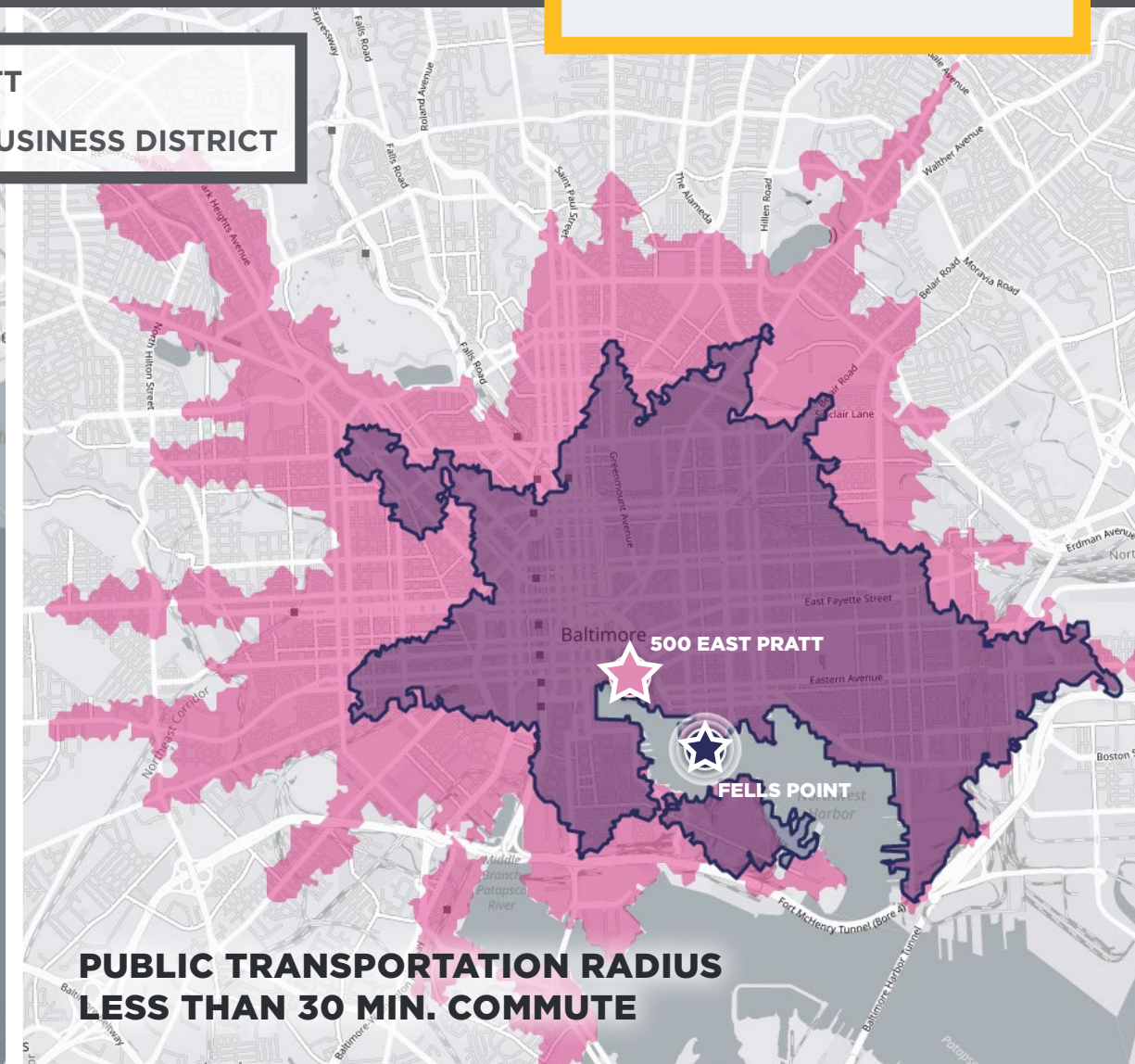
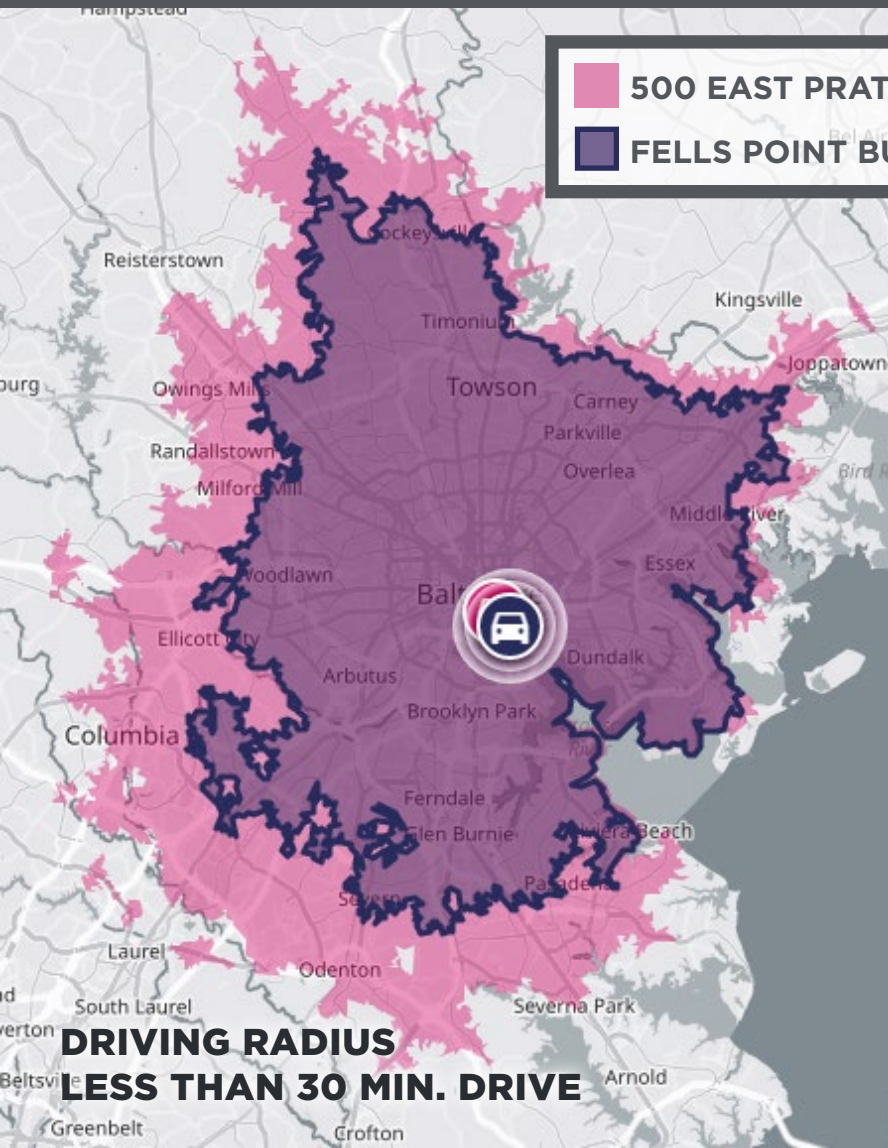


500 EAST PRATT

COMMUTE TIMES

No one likes to sit in traffic. Thankfully, the Pratt Street corridor provides Baltimore City the best accessibility for drivers and public commuters. As shown below, the driving and public transit radius is superior for buildings along Pratt Street.

These two maps highlight the advantages in commute times for 500 East Pratt, compared to office buildings in the isolated Fells Point neighborhoods.



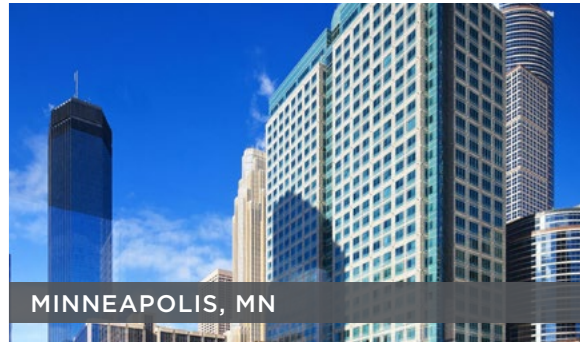
500
EAST PRATT

EXPERIENCED OWNERSHIP

Vertically integrated with more than five million square feet of commercial real estate throughout the United States under ownership and management.



MORNING CALM
MANAGEMENT



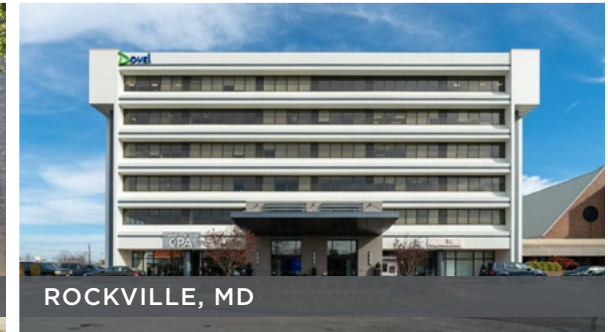
MINNEAPOLIS, MN



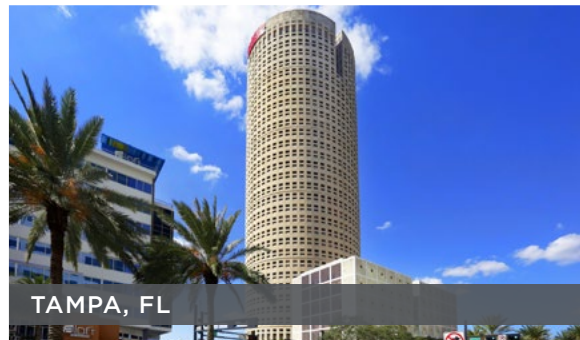
BOCA RATON, FL



PHILADELPHIA, PA



ROCKVILLE, MD



TAMPA, FL



NASHVILLE, TN



(REGIONAL OFFICE)



FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same – provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's **MIND-BODY-PLANET** philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our real estate, and the tenants that use it each day, are as precious a resource as the ground on which our properties are built. This drives a deep-rooted culture across our portfolio – one that enables us to create innovative environments that foster connections with and between our tenants for years to come.

CORPORATE HEALTH

The health and wellness of our tenants is of the utmost importance. COVID-19 allowed us to rethink and improve our corporate health initiatives, which ultimately created a safer workforce environment. We have implemented a variety of additional safeguards, wellness programs, and social distancing practices.

SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. 500 East Pratt has implemented several green initiatives including:

- Green seal certified cleaning products
- New recycling program
- Modern energy management system
- Elkay water fountain and bottle fill stations
- Energy Star rated appliances
- Hands free restroom fixtures and occupancy sensors
- LED lighting installation providing exceptionally longer lifespans and significantly lower energy consumption



500
EAST PRATT

LEASING



MORNING CALM
MANAGEMENT

LAUREN WEISS | Director
lweiss@morning-calm.com | 301.474.3315

JOSE FLEFIL, CCIM | Director
jfflefil@morning-calm.com | 703.344.2216