

FOR LEASE



6,314 SF

segall
GROUP

COMMERCIAL REAL ESTATE

The Zenith

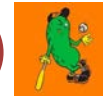
511 W Pratt Street / Baltimore, MD 21201

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	



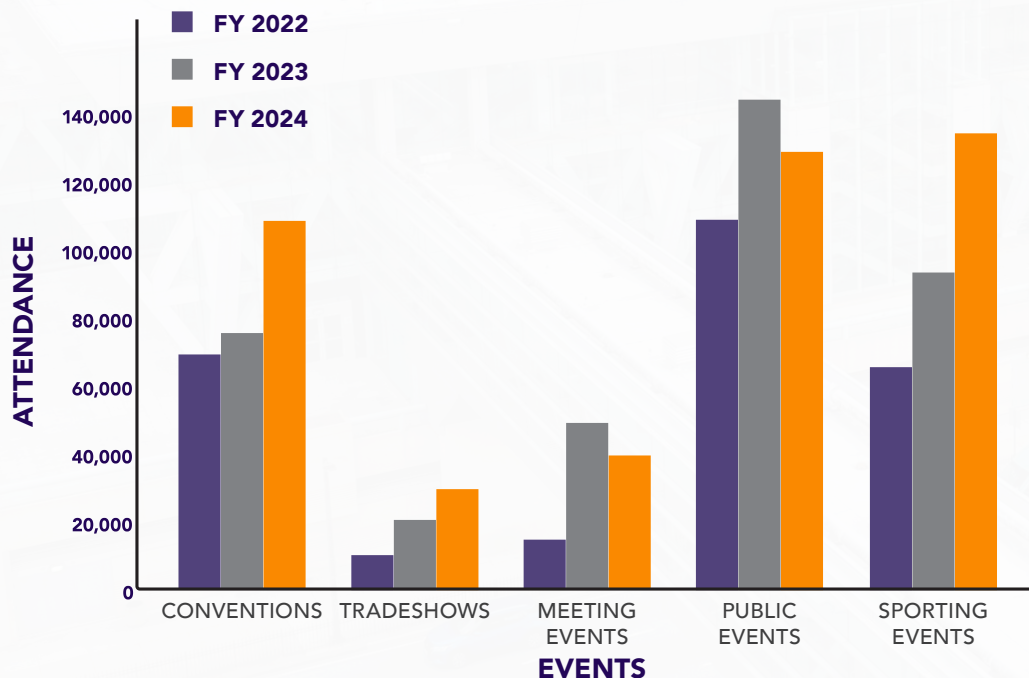
2024 Demographics	1 mile	3 miles	5 miles
POPULATION	37,676	250,624	517,521
HOUSEHOLDS	21,229	114,965	220,760
AVG. HH INCOME	\$93,311	\$89,995	\$89,096
DAYTIME POPULATION	123,884	418,027	732,873
TRAFFIC COUNT	19,193 AADT (W Pratt Street)	23,063 AADT (South Paca Street)	

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**

Total number of visitors FY 2024

▲ 7.4% Increase

The Camden Yards Sports Complex

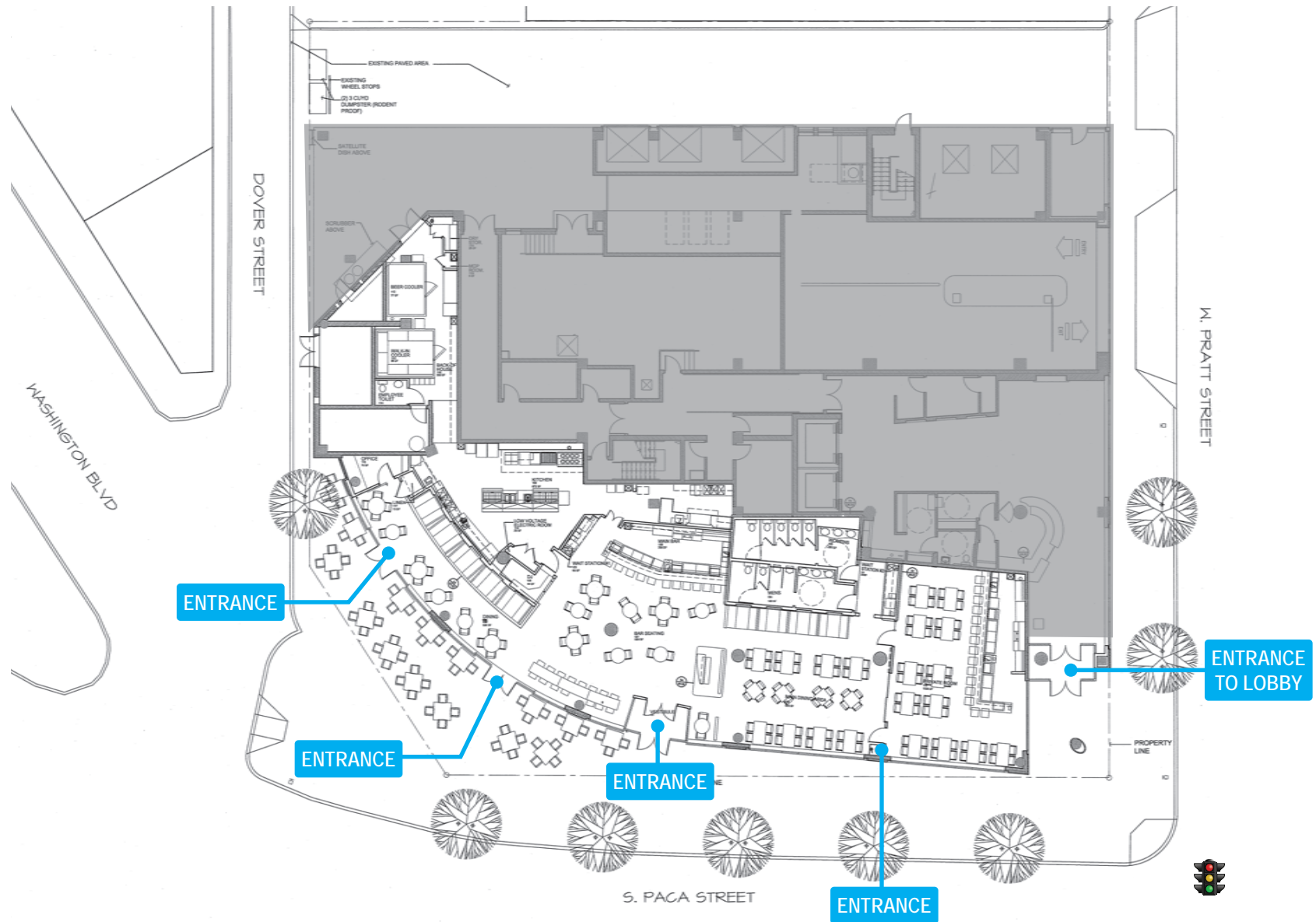
A dual-venue facility in downtown Baltimore housing **Oriole Park** and **M&T Bank Stadium**. Serving as the primary economic anchor for the West Pratt Street corridor, the complex drives significant visitor traffic and revenue.

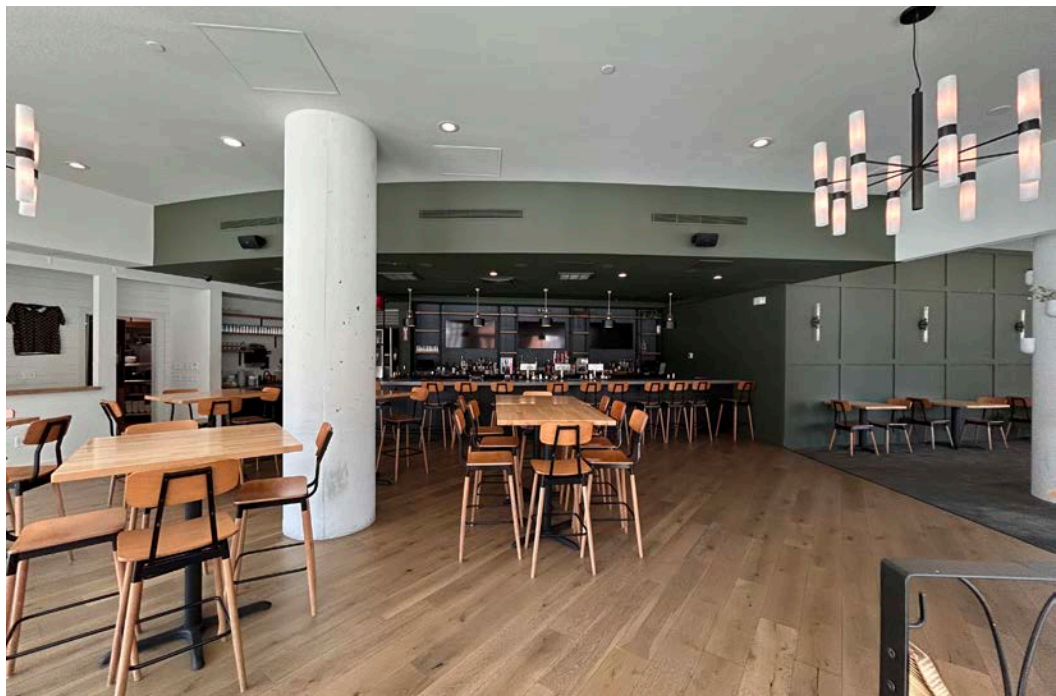
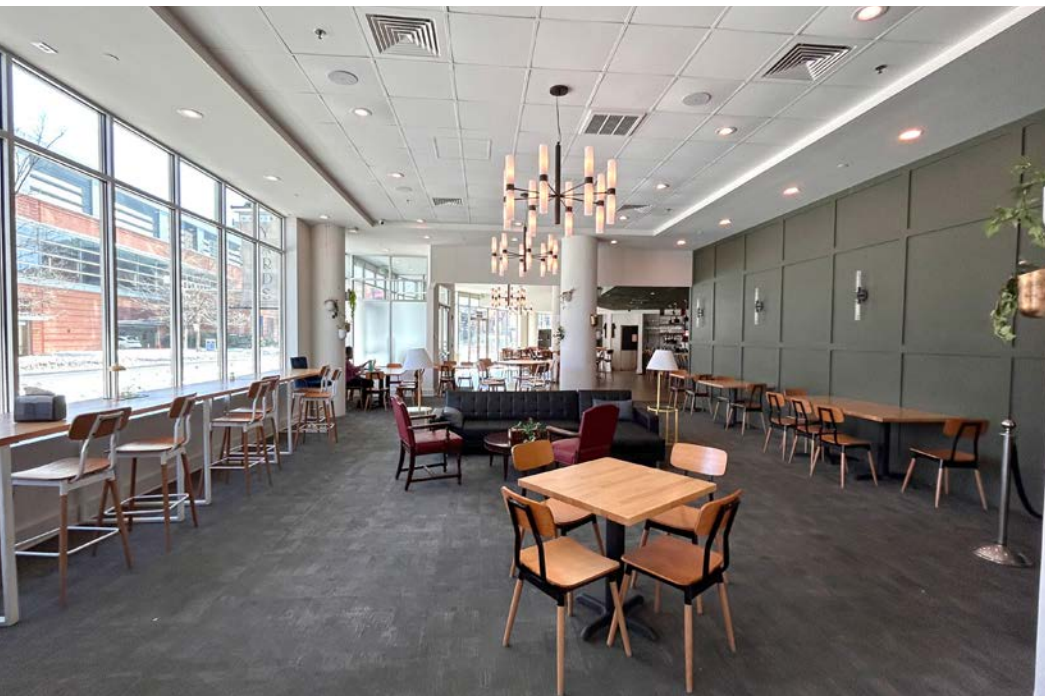


**\$13.8
Million**


Operating Revenue FY 2024









 UNIVERSITY of MARYLAND
MEDICAL CENTER


2 MILLION SF
47,000 SF MEETING SPACE
739 – 750 beds

 MARRIOTT


 CHIPOTLE

 DNKN

W Pratt St

 ZENITH
191 UNITS

5 MIN WALK FROM
THE BALTIMORE
CONVENTION CENTER

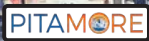
 19,193 AADT

 The Baltimore
Convention Center

1.2+ MILLION TOTAL SF
300,000 SF EXHIBIT HALLS
±500,000 VISITORS ANNUALLY

 POTBELLY

THE GREENHOUSE
APARTMENTS
88 UNITS

 PITAMORE

 Hampton
by Hilton

 THE BIRDHOUSE
SECTION 711

2 MIN WALK
FROM CAMDEN
YARDS

 Hilton


 JIMMY JOHN'S

S Greene St


Washington Blvd

S Paca St

W Camden St

 1,013 AADT


PICNIC PERCH

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

 23,063 AADT

Russell St

 37,323 AADT

 62,901 AADT



Interested? Contact:

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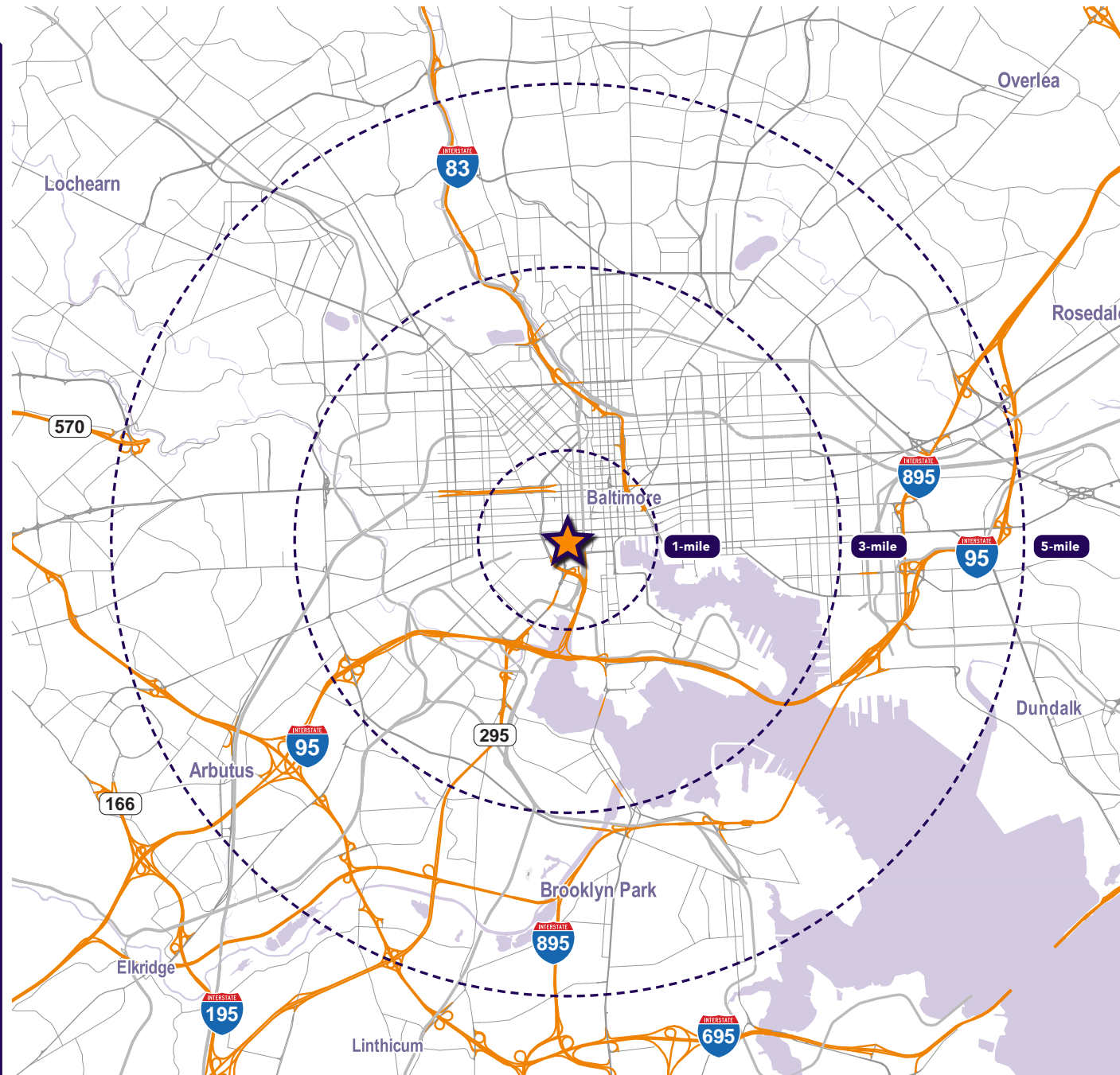
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