



REIMAGINED

111 SOUTH
CALVERT

Brookfield
Properties



CUSHMAN &
WAKEFIELD

111 SOUTH CALVERT

PHENOMENAL \$12M RENOVATION COMPLETE



**CBD'S ONLY
SKY TERRACE
& TENANT
LOUNGE**



**FULL SERVICE
4,500 SF
FITNESS CENTER**

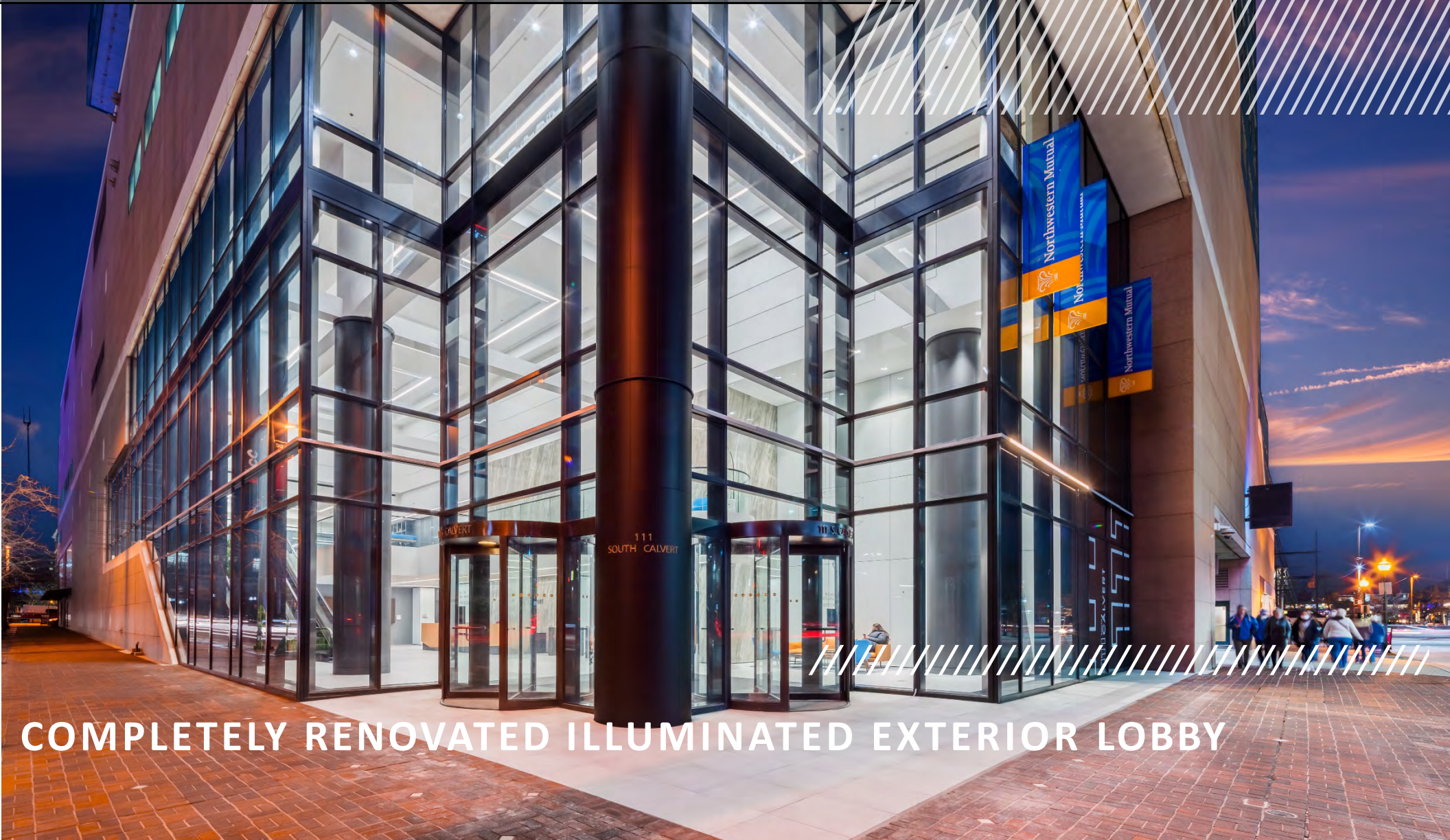


**3/1,000
FRICTIONLESS
PARKING**



**MOVE-IN
READY SPEC
SUITES**

CREATE A
NEW HISTORY



COMPLETELY RENOVATED ILLUMINATED EXTERIOR LOBBY



COMPLETELY RENOVATED MAIN LOBBY

111 SOUTH
CALVERT



111 SOUTH
CALVERT

FITNESS CENTER



MEZZANINE LOBBY

RECHARGE

YOUR DAY

/ Main Lobby Micro Market

111 SOUTH CALVERT



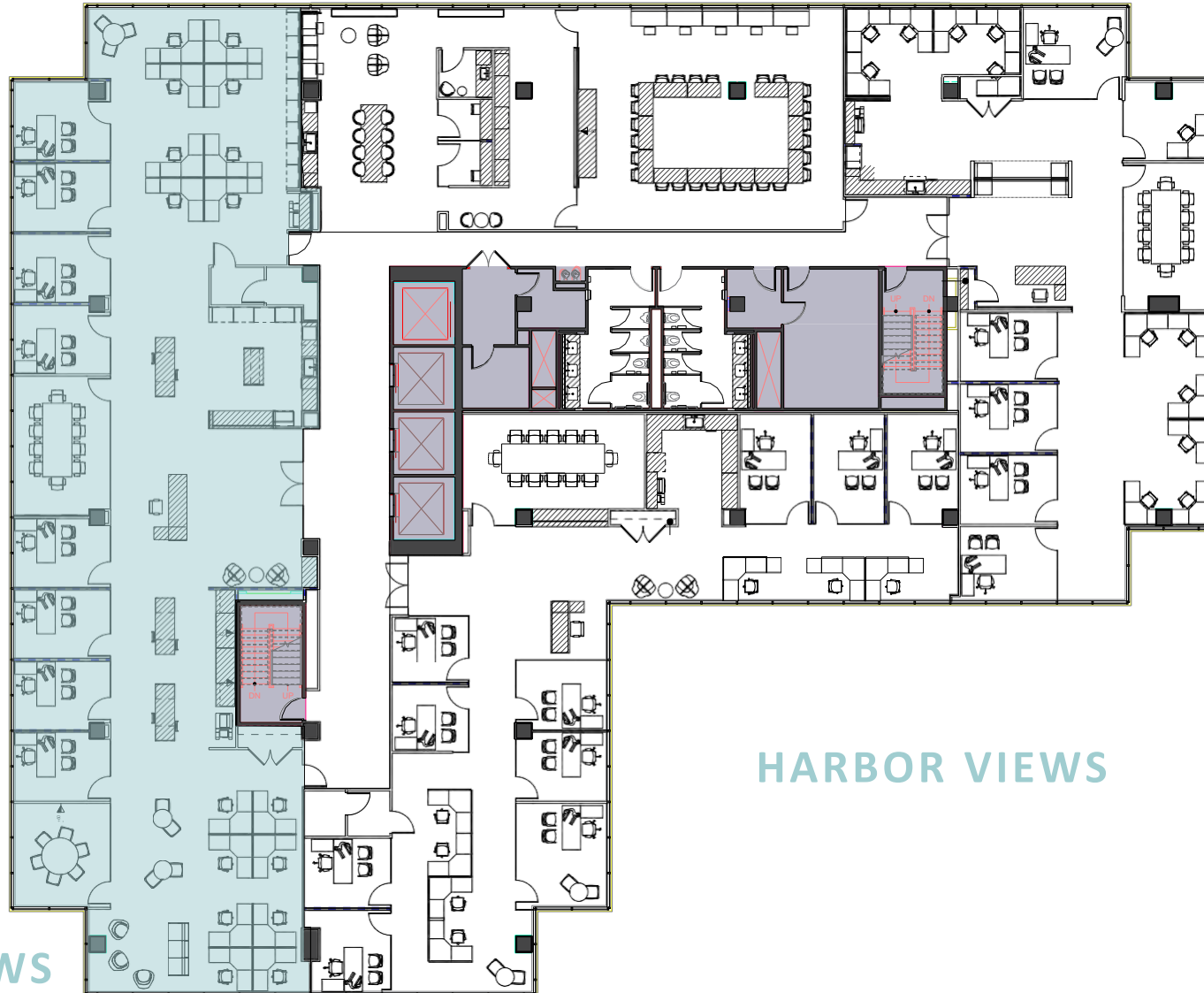
MOVE IN READY

111 SOUTH CALVERT

/ Brand new 24th floor spec suite

Common Area, Amenity & Conference

SPEC SUITE A
7,592 RSF



HARBOR VIEWS

HARBOR VIEWS

111 SOUTH
CALVERT

SPEC SUITE ELEVATOR LOBBY



SPEC SUITE CAFÉ & LOUNGE



SPEC SUITE A



111 SOUTH
CALVERT

SPEC SUITE B



SPEC SUITE B



SPEC SUITE B



SPEC SUITE B



ENJOY THE PRIVACY OF HOME

/ Full height, fully-enclosed water closet standard

111 SOUTH
CALVERT

SPEC SUITE RESTROOMS



NEW ELEVATOR LOBBY STANDARD

111 SOUTH
CALVERT



RELAX & RECHARGE

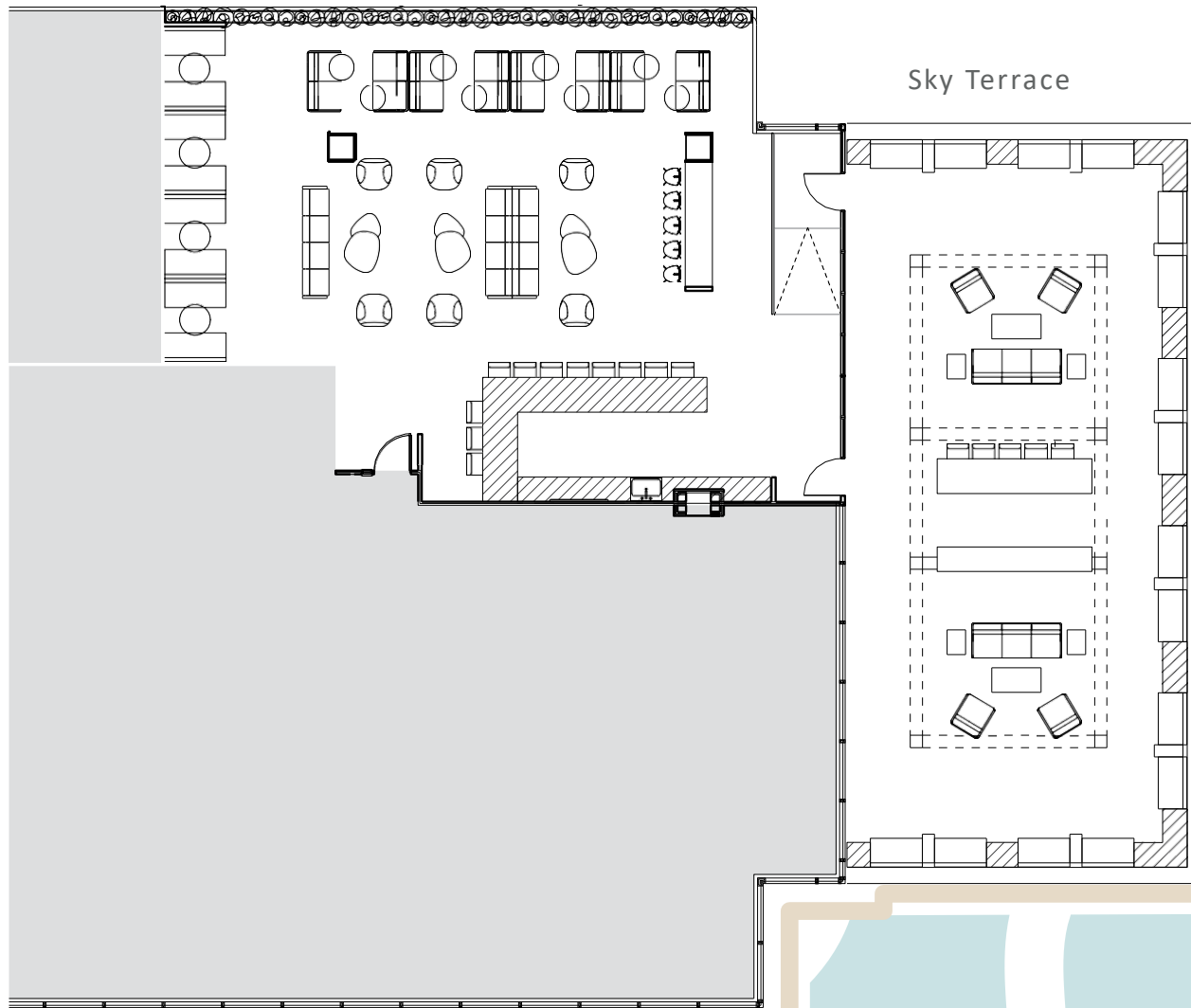
/ Brand new 17th floor tenant lounge & sky terrace

111^{SOUTH} CALVERT



FLOOR PLAN

111 SOUTH CALVERT



HARBOR VIEWS

111 SOUTH
CALVERT





111^{SOUTH} CALVERT



IMPROVE YOUR WELLBEING

/ 4,500 SF full service fitness center

111 SOUTH
CALVERT



111 SOUTH
CALVERT

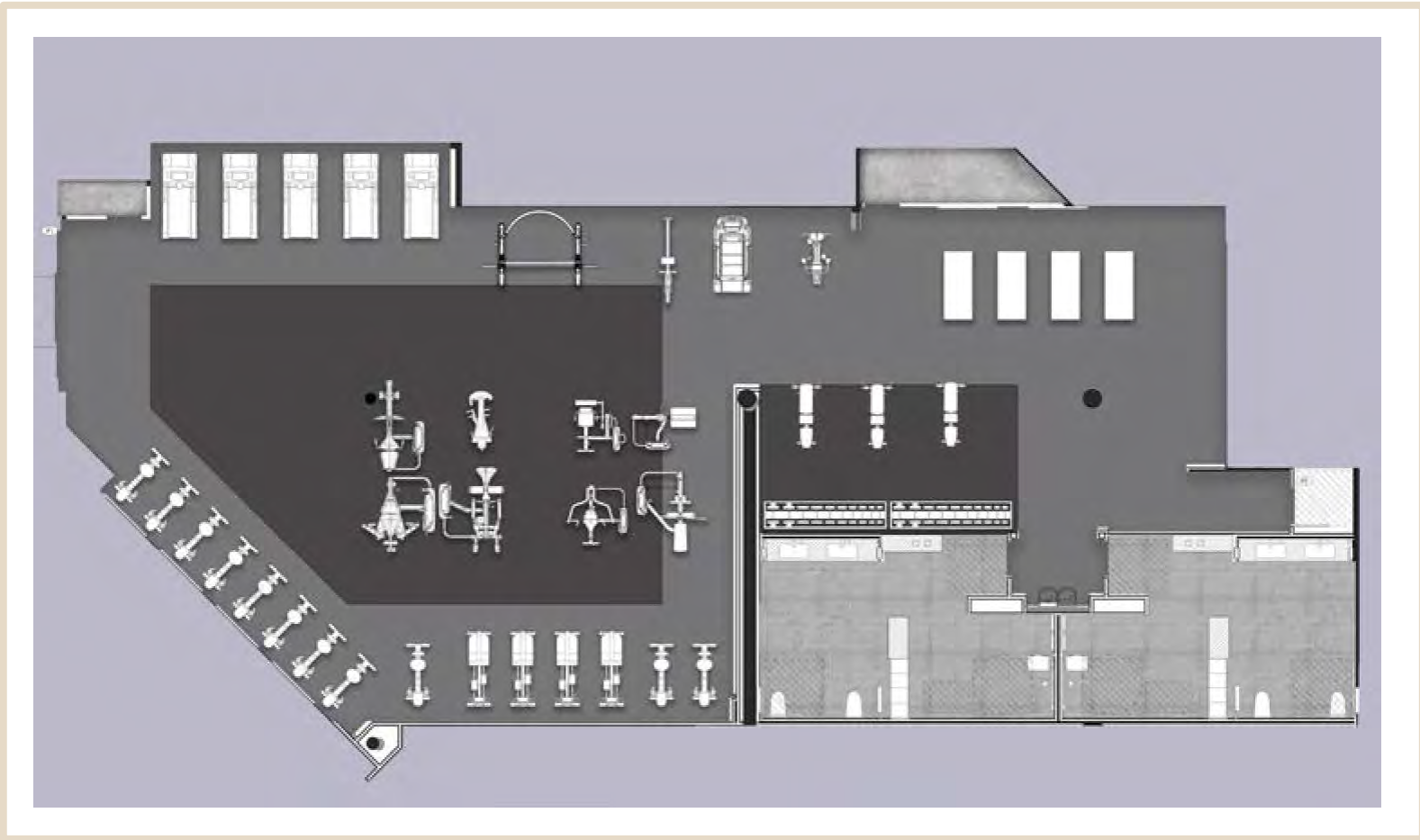


FITNESS CENTER LOCKER ROOM



FLOOR PLAN

111 SOUTH CALVERT



PREMIUM
FINISHES

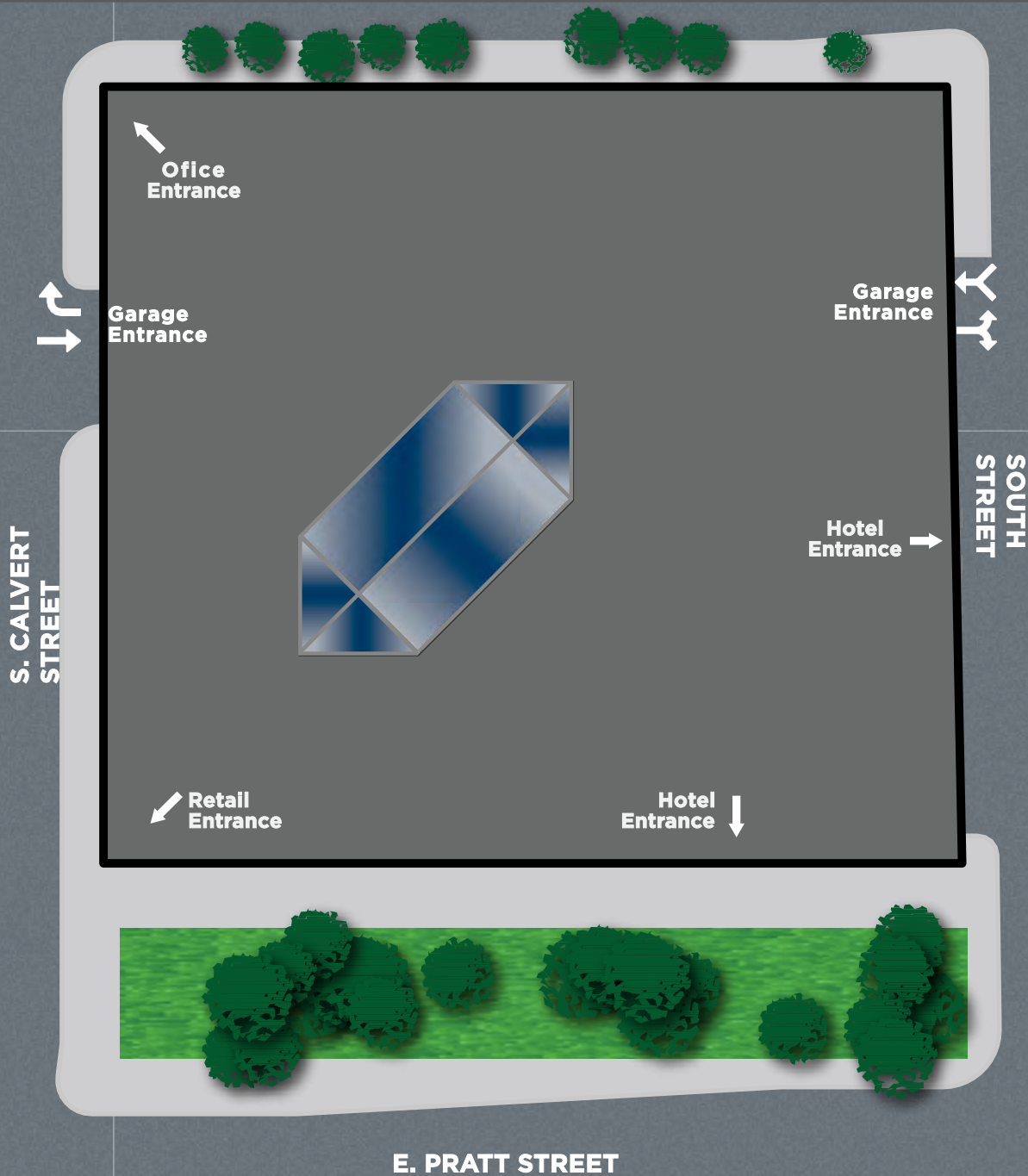
SHOWERS, LOCKERS &
TOWEL SERVICE

SIX
PELOTON BIKES

EASY IN. EASY OUT.

/ 3/1,000 frictionless parking app and 12 EV charging stations

111 SOUTH CALVERT



JUST STEPS AWAY

/ Connected to white tablecloth restaurant, 600-room hotel
and 31K SF of meeting space

111 SOUTH
CALVERT



MARRIOTT
BONVOY

MAJESTIC 360° VIEWS

111^{SOUTH}
CALVERT

HARBOR VIEW

An aerial photograph of Baltimore, Maryland, showing the harbor, downtown skyline, and the 111 South Calvert building. The harbor is filled with boats, and the city extends into the background under a clear blue sky. The 111 South Calvert building is a tall, modern skyscraper with a distinctive top section. The harbor is a large body of water with several piers and docks. The city is a mix of old and new buildings, with a green field in the center. The sky is a clear, bright blue.

CITY VIEW





WHY

111 SOUTH CALVERT



**BEST VIEWS ON
PRATT STREET**



**BEST & ONLY
FRICTIONLESS
GARAGE IN
THE CBD**



**\$12M
WORLD-CLASS
RENOVATION
COMPLETE**



**BEST
AMENITIES
IN THE CBD**

COVID-19 RETURN TO WORKPLACE PLANNING

/ We've got your back as we go back to business



It is our priority to do all that we can for the well-being of our tenants, employees and communities. We know a number of our tenants have continued to work from our buildings and we know many of our tenants are beginning to think about what a return to workplace looks like for them, so we wanted to share with you our initiatives as we work to assist your company return to the office.

Our buildings continue to operate as they have done right throughout the Covid-19 Pandemic. As part of our response to the pandemic, we have introduced some temporary practical changes to help minimize the spread of the Covid-19 virus and comply with Government requirements.



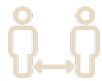
HAND SANITIZER

We continue to provide alcohol-based hand sanitizer in common areas of our buildings.



CLEANING

We continue with enhanced cleaning cycles of all high touch point areas and our cleaners are wearing masks and gloves to provide them additional protection and comfort to others.



PHYSICAL DISTANCING

We've deployed, or are in the process of deploying, signage to remind everyone to keep an appropriate physical distance when queuing anywhere within the common areas of the building.



COMMUNICATION

We require all our tenants to advise us immediately of any suspected or confirmed cases of Covid-19 in the building.



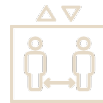
HYGIENE

Posters are in place to remind people to deploy hygiene best practices.



TOUCH FREE

Our properties will have at least one touch free entry point during business hours.



ELEVATORS

We have deployed physical distancing markers in each elevator cab to help indicate the suggested maximum number of occupants.



PROTECTION SCREENS

See-through protective screens have been installed or will be installed at our reception and concierge desks.



LARGE GROUPS

We love a community gathering better than anyone, but in these challenging times we will avoid large event activations in favour of small or static placemaking activities in compliance with government restrictions.



VIRTUAL MEETINGS

Our onsite teams will continue to engage with our tenants virtually, via conference or video calls to minimize face-to-face interactions.



PPE

Building staff will be wearing PPE as part of their uniform and all will be asked to answer medical screening questions before being allowed on the premises. Where not mandated by law, we encourage our tenants and building visitors to wear a mask when in building common areas.



AIR CONDITIONING

HVAC systems are operated to best practice standards and in line with health advice. Our HVAC systems regularly allow in fresh air from outside.

Committed to working with you to allow you to get back to business as quickly and smoothly as possible.
We expect there will be a ramp-up period to establish business and build consumer confidence and comfort.

Brookfield
Properties

111 SOUTH CALVERT



BRONWYN E. LEGETTE

Director

+1 410 347 7565

bronwyn.legette@cushwake.com

MATTHEW L. SEWARD

Senior Director

+1 410 347 7549

matthew.seward@cushwake.com