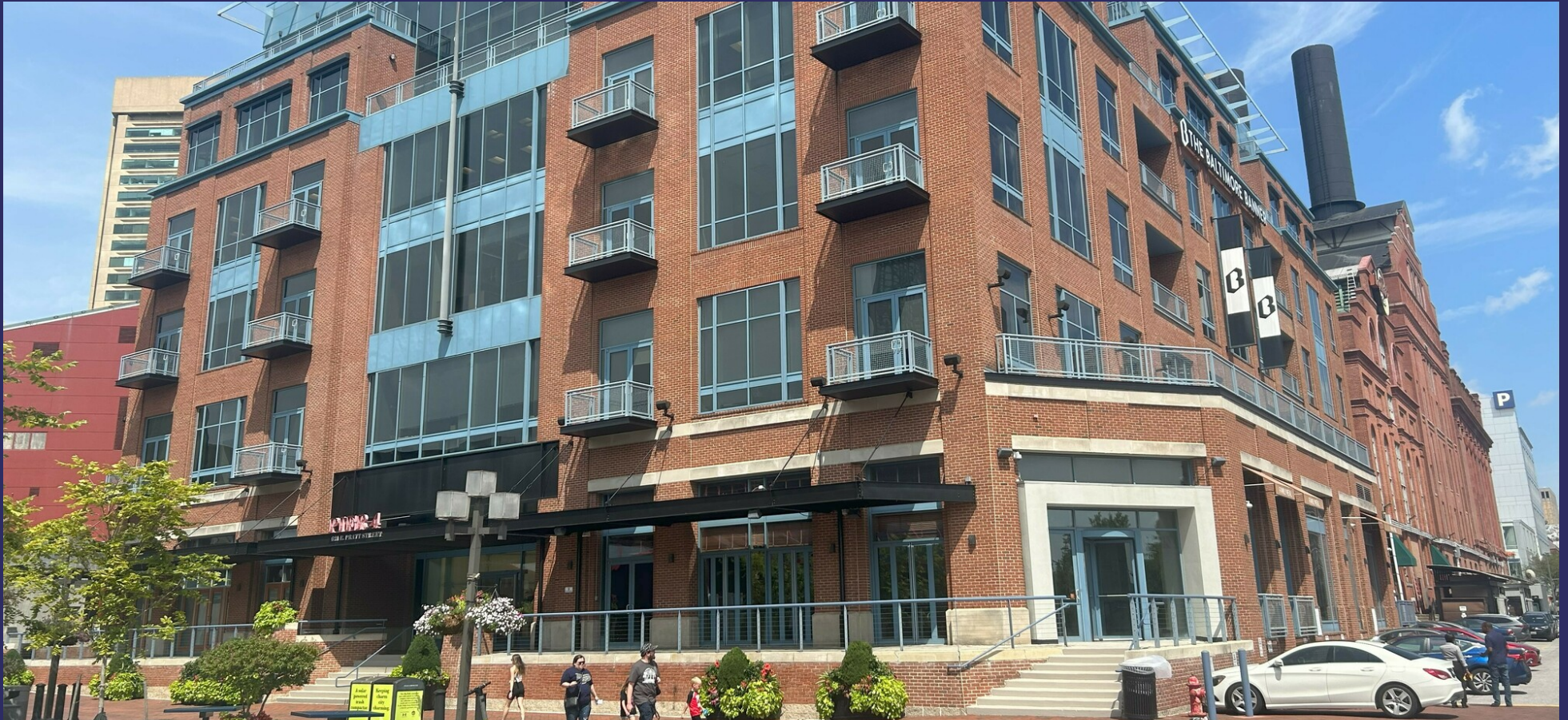


Furnished Waterfront Office | For Sublease



621 East Pratt Street

Inner Harbor - Pier IV



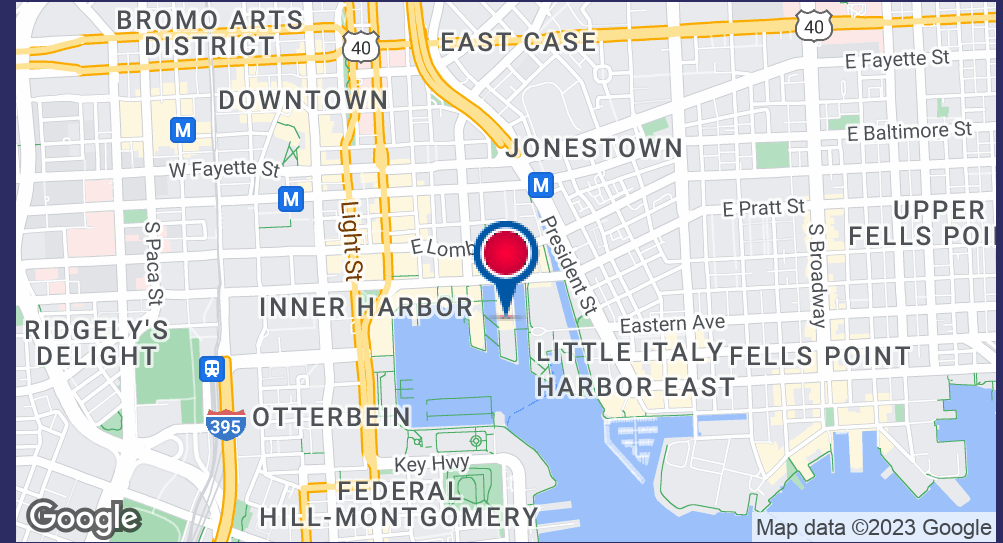
Leo McDermott

Senior Associate

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OFFERING SUMMARY

Office Rate:	Negotiable
Office Size:	1,765 SF
Lease Term:	Approximately 5 Years
Availability:	Immediately
Zoning:	B-5-1
Parking:	On-Site
Furniture:	Conference Room, Offices, Wall Mounted TV's, refrigerator, microwave
Opportunity:	Furnished offices ready for immediate occupancy

PROPERTY OVERVIEW

Small office sublease available within The Power Plant at Pier IV. The 135,405-square-foot mixed-use office & retail building sits prominently on the Inner Harbor, providing spectacular views of the waterfront and access to a host of retail and entertainment services. Building features include on-site property management and 24-hour security, covered parking, a fitness center, and ground floor retail. Current tenants include Ernst and Young, Inside Lacrosse, MuniMae, Cyber Point, SPARK Flex corporate offices, Dick's Last Resort, Potbelly Sandwich Works, Blu Bambu & Chiptole. The location is just off Pratt Street, opposite the Baltimore National Aquarium.

The 1,765-square-foot sublease space is currently occupied by Pro Football Syndicate and features exposed brick walls, three private offices, a conference room, a kitchenette with a break room, a reception area, and floor-to-ceiling windows. The sublease extends until December 31, 2028.



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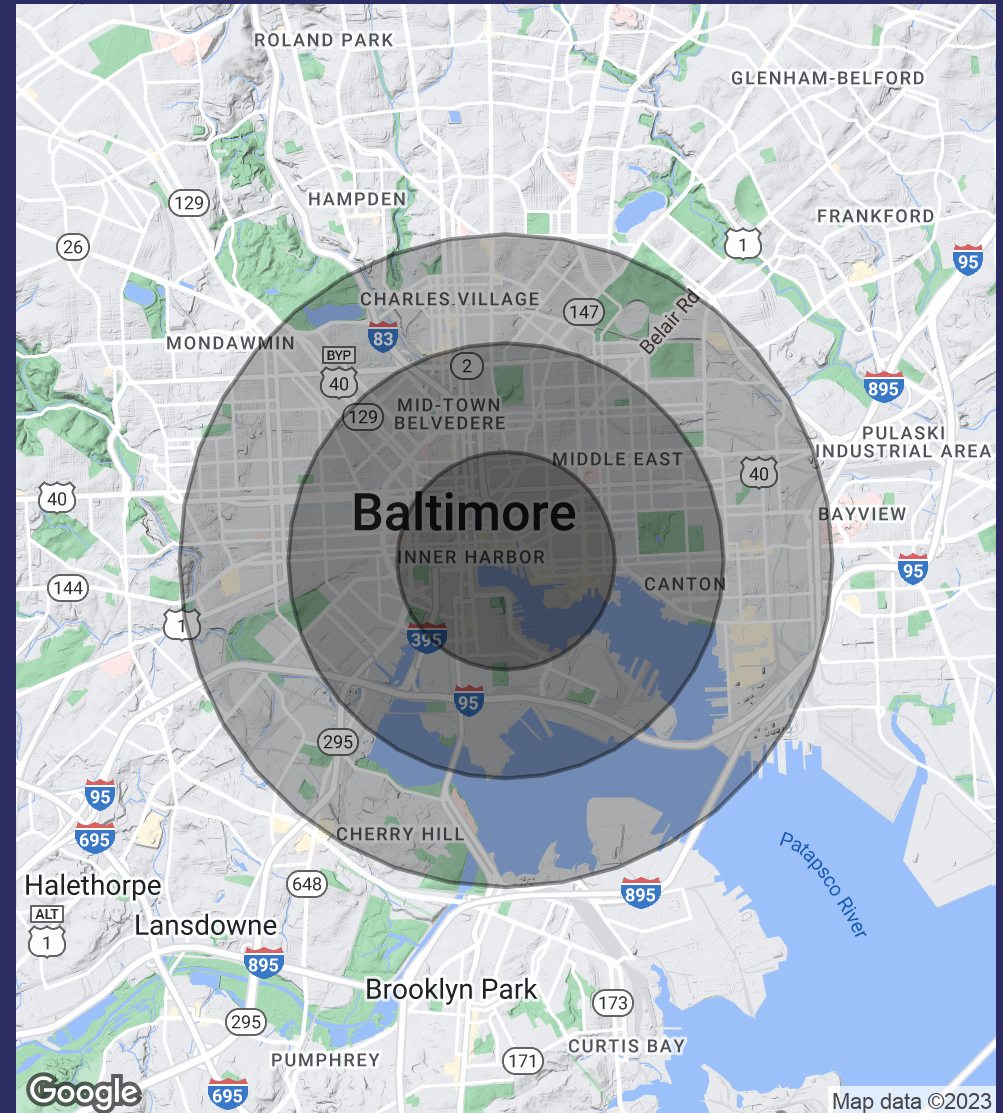
621 East Pratt Street
Baltimore, MD

Demographics Map & Report




POPULATION	1 MILE	2 MILES	3 MILES
Total Population	35,838	133,908	233,496
Average Age	35.1	34.5	35.2
Average Age (Male)	35.3	34.3	34.5
Average Age (Female)	35.3	35.0	36.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	21,066	75,449	130,034
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$90,057	\$72,399	\$60,615
Average House Value	\$251,645	\$220,263	\$191,381

* Demographic data derived from 2020 ACS - US Census



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