

# FOR LEASE

500 East Pratt St., Baltimore, MD 21202



MORNING CALM  
MANAGEMENT



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# BUILDING HIGHLIGHTS



AMENITY RICH  
AREA



STUNNING  
HARBOR VIEWS



THE  
CAPITAL GRILLE



ATTACHED  
GARAGE PARKING



EASY HIGHWAY  
ACCESS



NEARBY PUBLIC  
TRANSPORTATION



EXCEPTIONAL  
WALKABILITY



ON-SITE  
MANAGEMENT



McALISTER'S DELI



TENANT  
LOUNGE



FITNESS  
STUDIO



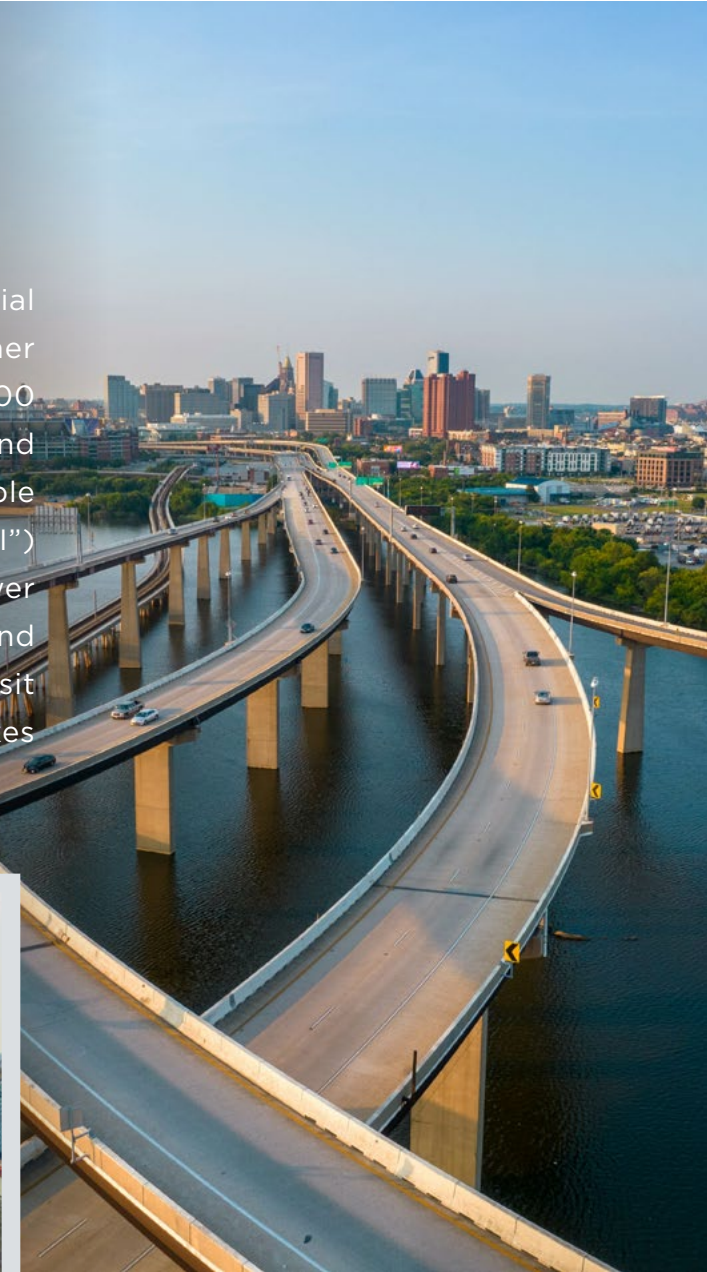
MEDITATION  
ROOMS



# 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, 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**.



FEDERAL HILL

M&T BANK STADIUM

ORIOLE PARK AT  
CAMDEN YARDS

500 EAST  
PRATT

BALTIMORE CONVENTION CENTER

CFG BANK ARENA

PRATT STREET

BALTIMORE STREET

CITY HALL

MERCY HOSPITAL



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"

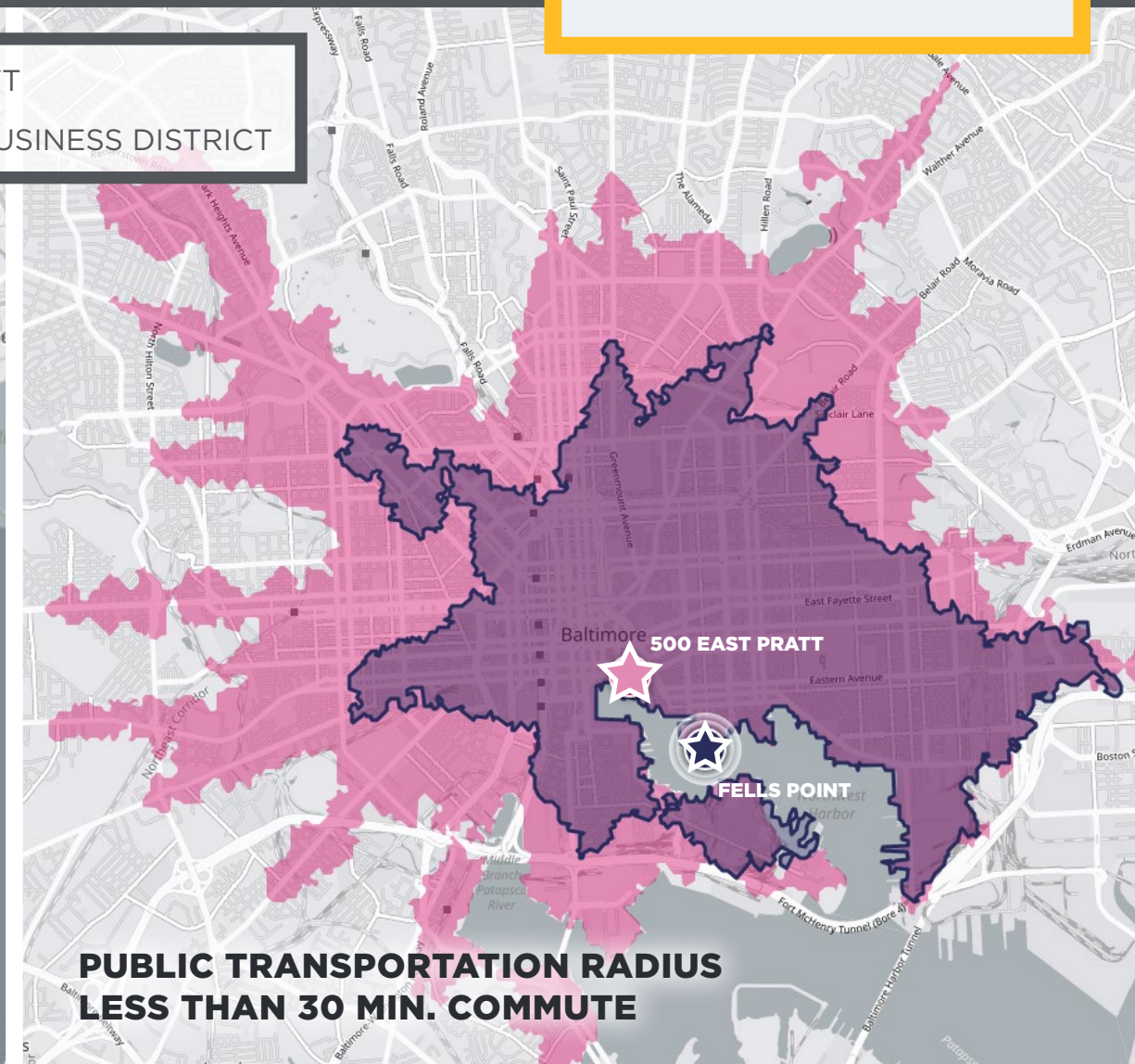
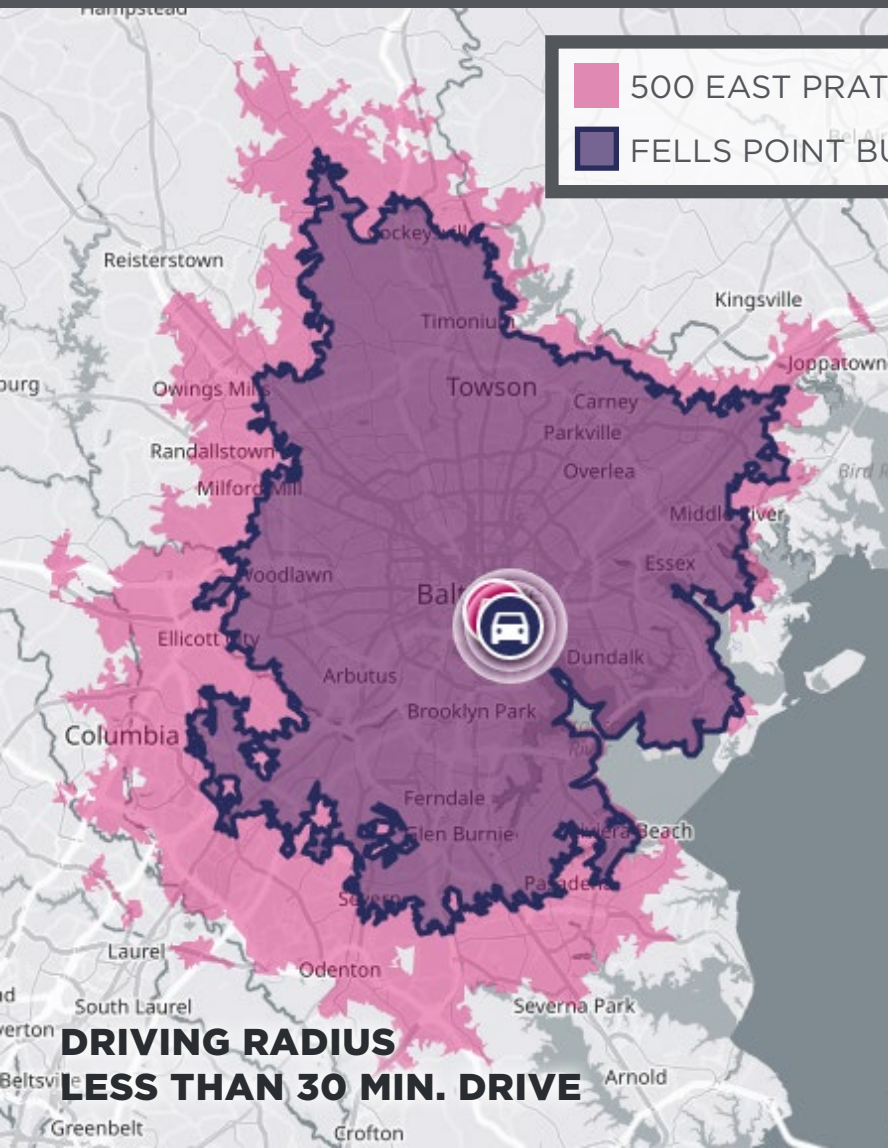


# 500 EAST PRATT

## 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.

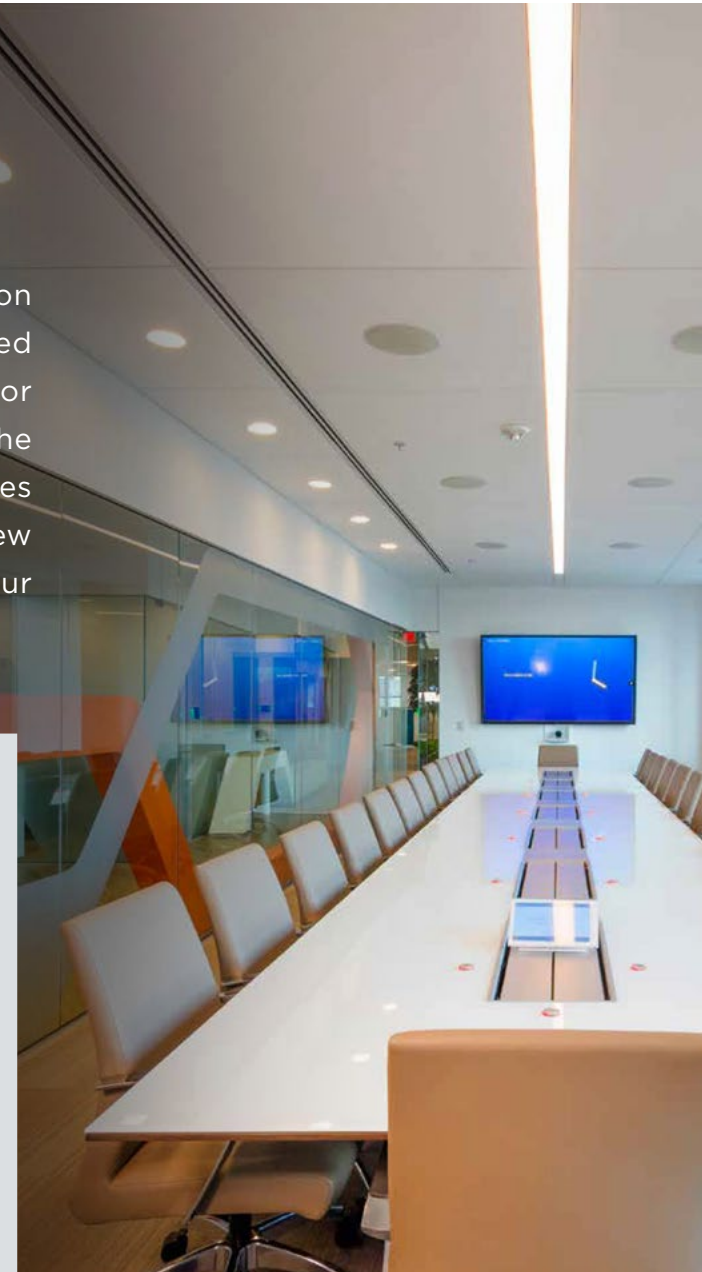
These two maps highlight the advantages in commute times for 500 East Pratt, compared to office buildings in the isolated Fells Point neighborhoods.



# 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.



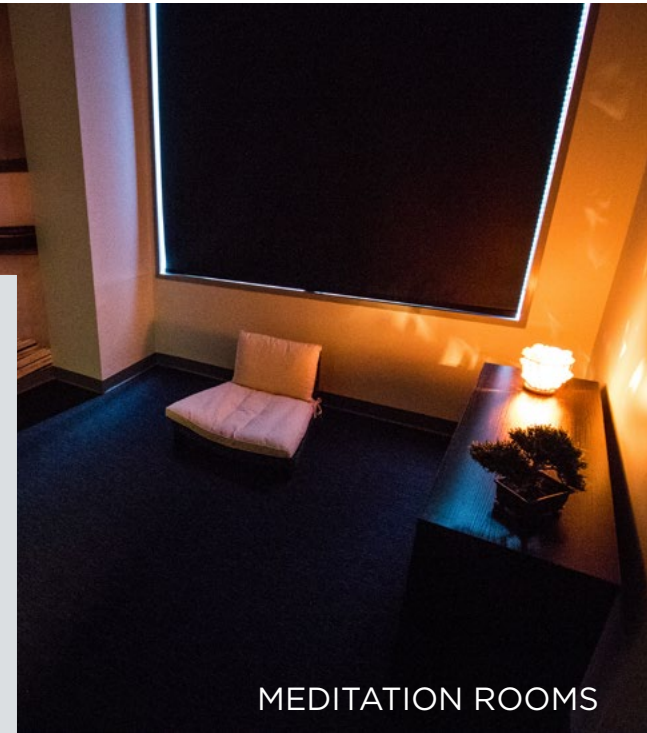
**500**  
**EAST PRATT**

# 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



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# 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.



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## ON-SITE DINING

The Capital Grille provides our tenants with elegance - a fine dining experience open for lunch, dinner, and happy hour. In addition to their critically acclaimed dry aged steaks and fine wine, the restaurant provides private dining for an intimate party. For quick service convenience, McAlister's Deli offers traditional lunch selections in their newly renovated establishment.



500  
EAST PRATT

# EXPERIENCED OWNERSHIP

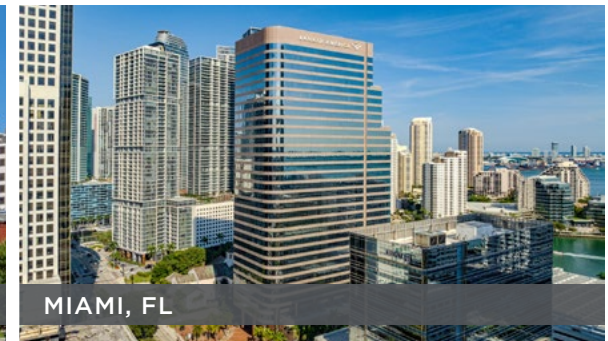
Vertically integrated with more than ten million square feet of commercial real estate throughout the United States under ownership and management.



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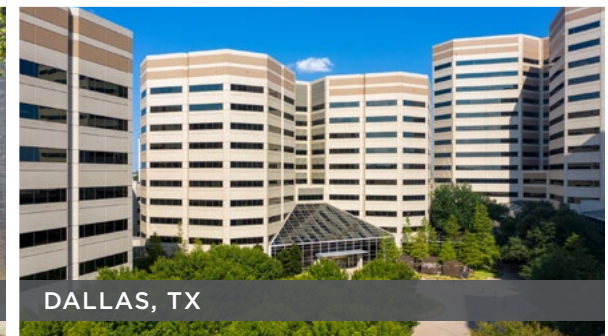
WASHINGTON, DC



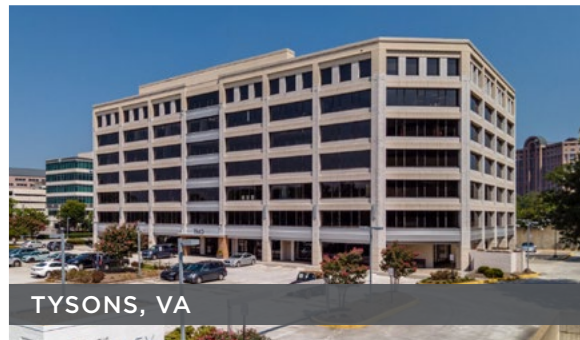
MIAMI, FL



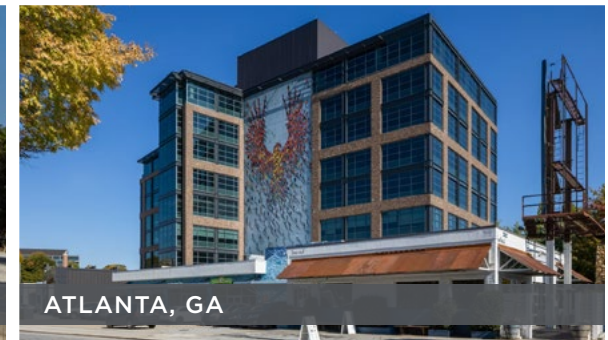
PHILADELPHIA, PA



DALLAS, TX



TYSONS, VA

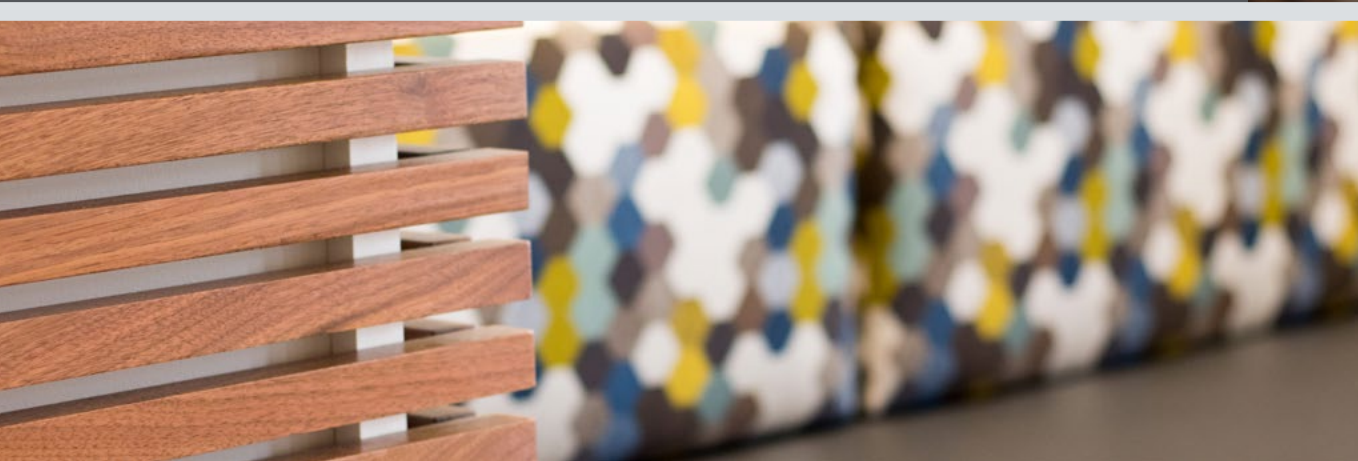


ATLANTA, GA

# 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 tenants, who bring our real estate to life each day, are as invaluable as the very foundation on which our properties stand. 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.



# SUSTAINABILITY

At 500 East Pratt, we are committed to fostering a sustainable future by enhancing the social, economic, and environmental well-being of our community. Our building incorporates a range of green initiatives designed to minimize environmental impact and promote healthy living. From using Green Seal-certified cleaning products to implementing an advanced recycling program, we aim to reduce waste and support sustainable practices. Our modern energy management system, Energy Star-rated appliances, and LED lighting installations significantly cut down on energy use and emissions, contributing to a cleaner environment. In addition, we provide Elkay water fountains with bottle fill stations to encourage reusable water containers, and hands-free restroom fixtures with occupancy sensors to conserve water and energy. These initiatives reflect our commitment to sustainability and our ongoing efforts to create a more responsible and eco-friendly community.



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# LEASING



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