

# OFFICE BUILDING FOR LEASE

100 S CHARLES STREET  
PRATT PLAZA TOWER II

BALTIMORE, MD

BELOW MARKET RENTS!

**Kyle Leibowitz**

LEASING/SALES REPRESENTATIVE



**Hunter Brewer**

Director

**THORNHILL**

PROPERTIES INCORPORATED



# FOR LEASE

## BALTIMORE

# LOCATION REVIEW

100 S CHARLES STREET-PRATT PLAZA TOWER II

### AVAILABLE SF:

6TH FLOOR: 20,050 SF

7TH FLOOR: 20,075 SF

10TH FLOOR: 4,850 SF

10TH FLOOR: 15,011 SF

11TH FLOOR: 16,123 SF

### HIGHLIGHTS:

- ▶ CLASS-A OFFICE BUILDING LOCATED IN THE HEART OF BALTIMORE CBD.
- ▶ RECENT ELEVATOR AND LOBBY RENOVATIONS.
- ▶ SECURED ACCESS.
- ▶ ON-SITE MANAGEMENT AND MAINTENANCE.
- ▶ GROUND FLOOR LOBBY TENANTS INCLUDE: COSI, CHASE BANK, CONCENTRA, AND PLANET FITNESS.
- ▶ EASY ACCESS TO BALTIMORE'S INNER HARBOR, DOWNTOWN RESTAURANTS, AND RETAIL ESTABLISHMENTS.



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THORNHILL PROPERTIES, INC | 410-296-2877 | 6301 N. CHARLES ST., SUITE 2, BALTIMORE, MD 21212

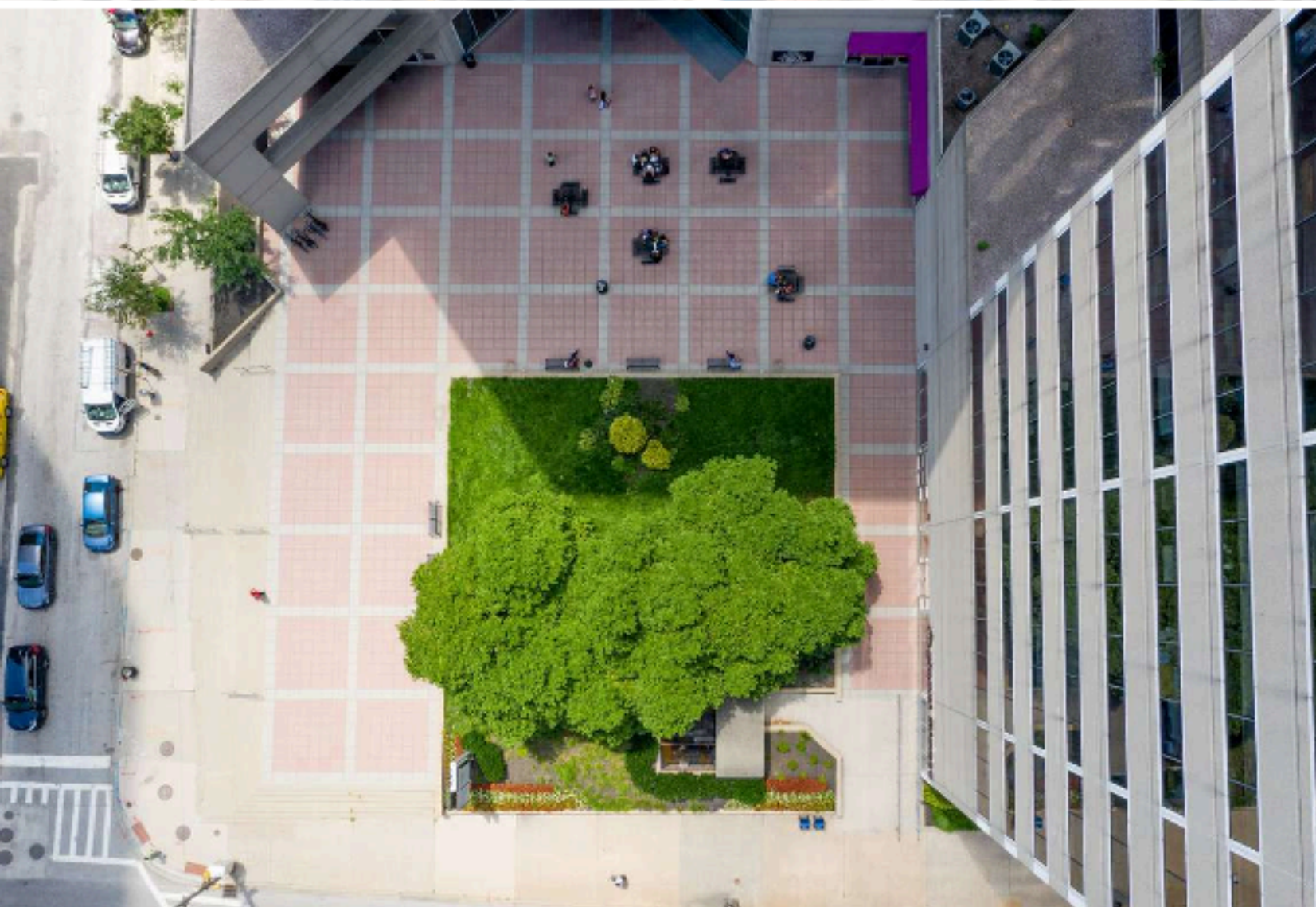




**FOR LEASE**  
BALTIMORE

**PHOTOS**

100 S CHARLES STREET-PRATT PLAZA TOWER II



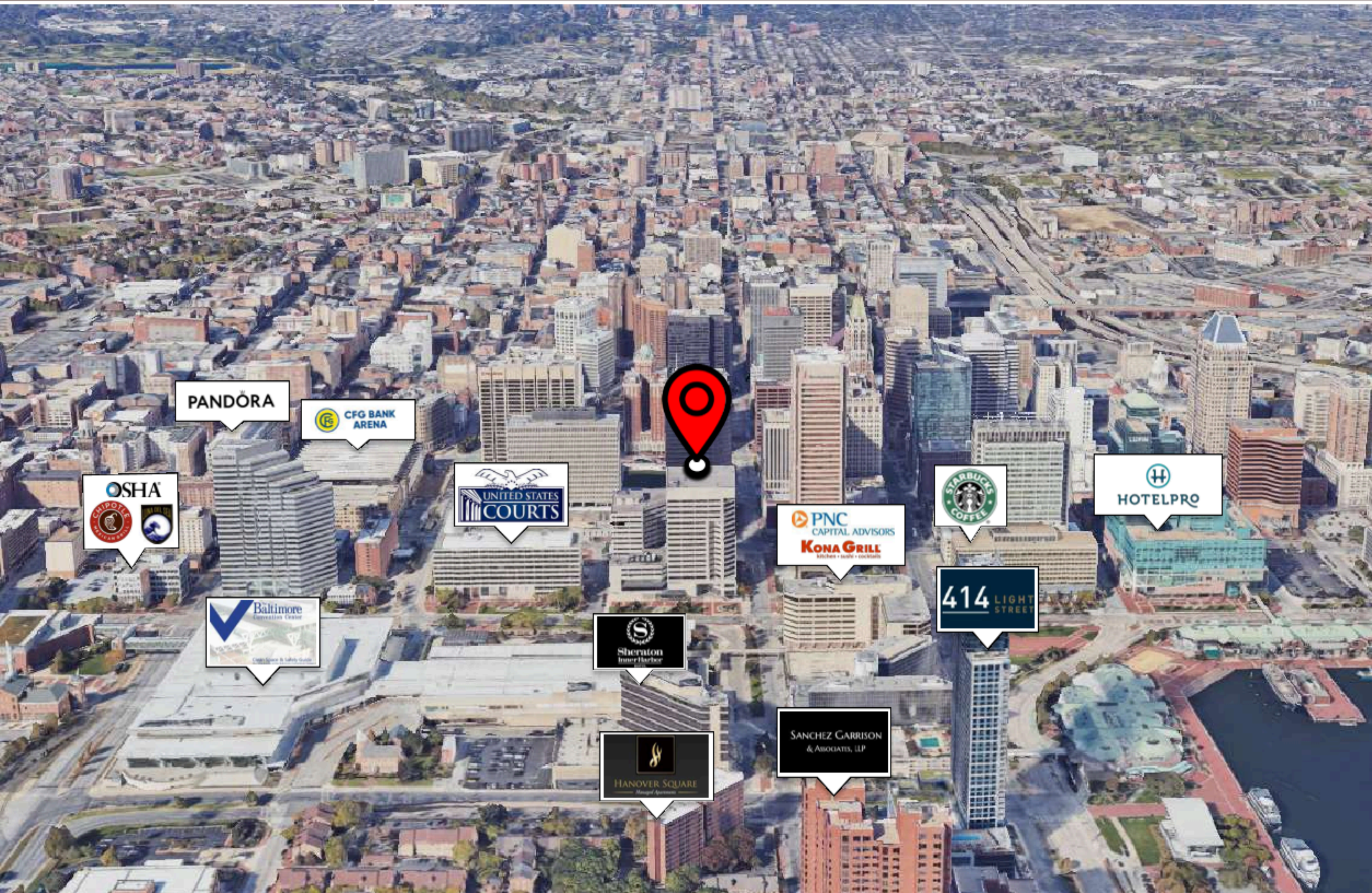


# FOR LEASE

BALTIMORE

# LOCAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II





# FOR LEASE

BALTIMORE

# AERIAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II



SOWEBO

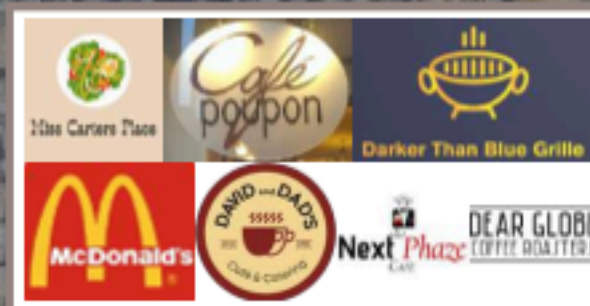
ORIOLE PARK  
at  
CAMDEN YARDS



PIGTOWN

M&T Bank  
STADIUM

HORSESHOE  
CASINO • BALTIMORE



BROMO ARTS  
DISTRICT

DOWNTOWN



OTTERBEIN

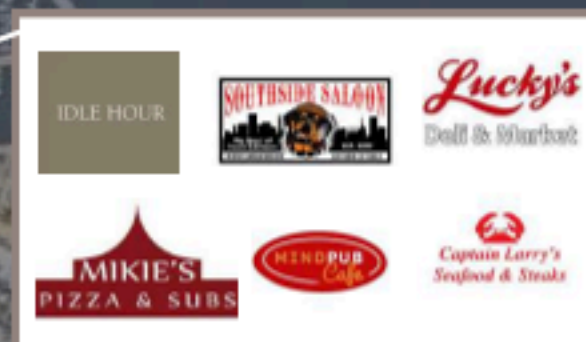
FEDERAL  
HILL-MONTGOMERY

RIVERSIDE

EAST CASE



FELLS POINT





## 100 S CHARLES STREET-PRATT PLAZA TOWER II

## 3 MILES

**\$76,976**

110,451

266,436

