

# OFFICE BUILDING FOR LEASE

100 S CHARLES STREET  
PRATT PLAZA TOWER II

.....  
BALTIMORE, MD

**Kyle Leibowitz**  
LEASING/SALES REPRESENTATIVE



**Hunter Brewer**  
SENIOR ASSOCIATE

**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: 14,536 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.



**Kyle Leibowitz** ☎ 410-303-2721 ✉ [KYLE@AVENUEREALSTATELLCC.COM](mailto:KYLE@AVENUEREALSTATELLCC.COM)

AVENUE REAL ESTATE, LLC | 410-303-221 | 9711 WASHINGTONIAN BLVD SUITE, 550, GAITHERSBURG, MD 20878

**Hunter Brewer** ☎ 410 296-2877 ✉ [HBREWER@THORNHILLBALTIMORE.COM](mailto:HBREWER@THORNHILLBALTIMORE.COM) 🌐 [WWW.THORNHILLBALTIMORE.COM](http://WWW.THORNHILLBALTIMORE.COM)

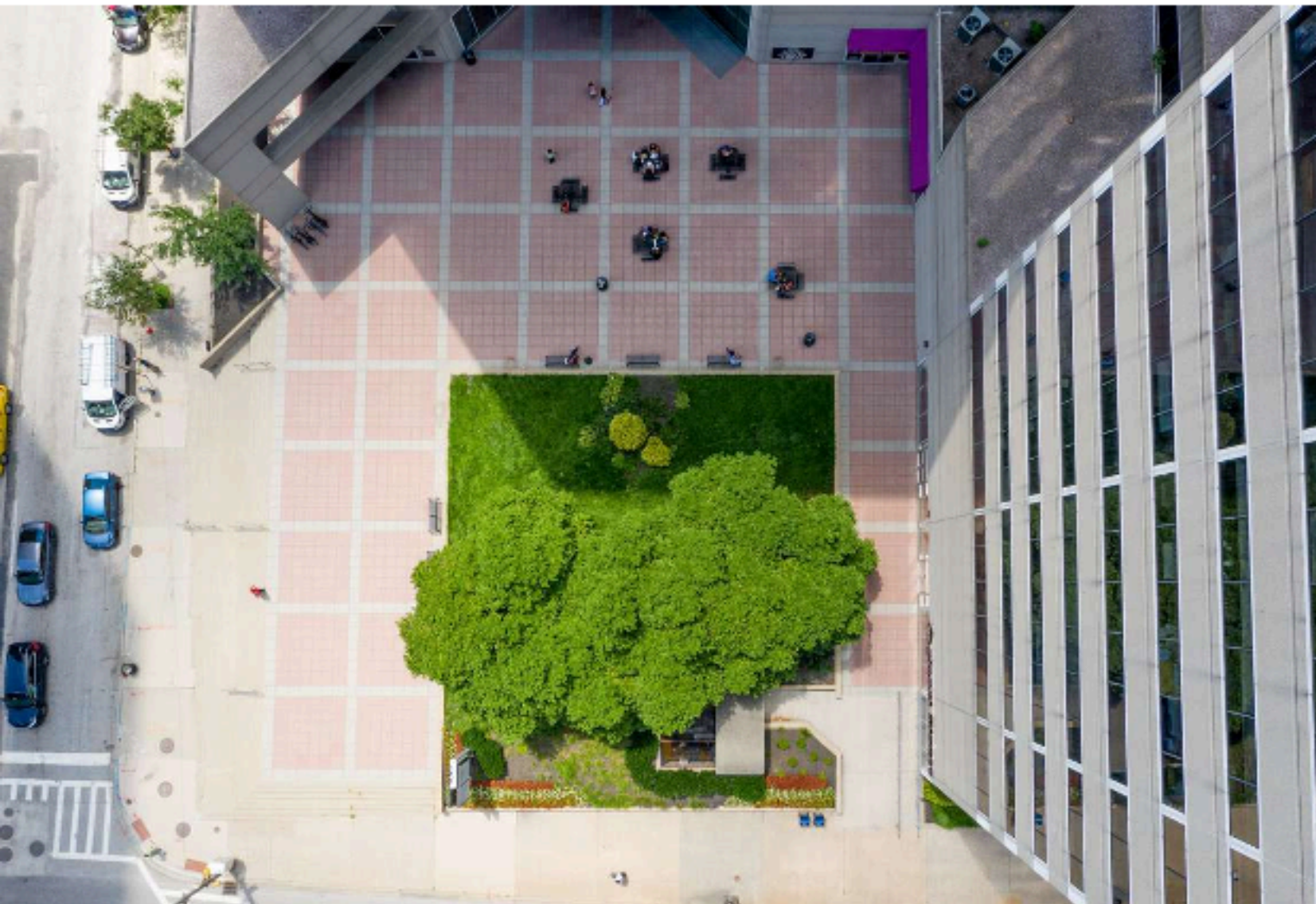
THORNHILL PROPERTIES, INC | 410-296-2877 | 6301 N. CHARLES ST., SUITE 2, BALTIMORE, MD 21212



**FOR LEASE**  
BALTIMORE

**PHOTOS**

100 S CHARLES STREET-PRATT PLAZA TOWER II

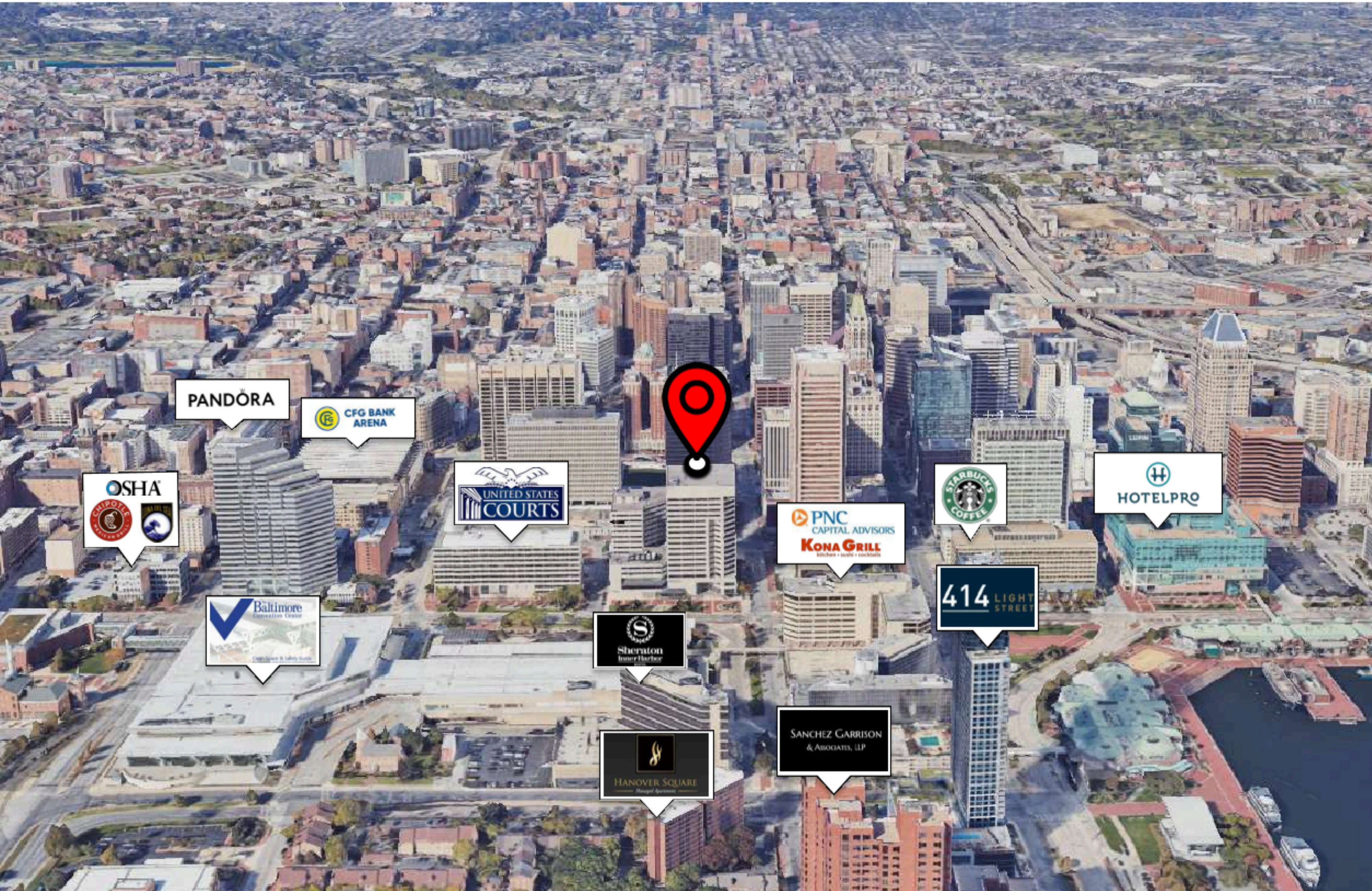


# FOR LEASE

BALTIMORE

# LOCAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II



PANDORA

CFG BANK ARENA

OSHA  
CRIPOTER

UNITED STATES COURTS



STARBUCKS COFFEE

HOTELPRO

PNC CAPITAL ADVISORS  
KONA GRILL

414 LIGHT STREET

Baltimore Convention Center

Sheraton Inner Harbor

HANOVER SQUARE

SANCHEZ GARRISON & ASSOCIATES, LLP

# FOR LEASE

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# AERIAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II



SOWEBO



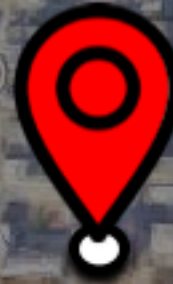
PIGTOWN



BROMO ARTS DISTRICT



DOWNTOWN



OTTERBEIN



FEDERAL HILL-MONTGOMERY



RIVERSIDE



EAST CASE



FELLS POINT



# FOR LEASE

BALTIMORE

# DEMOGRAPHICS

100 S CHARLES STREET-PRATT PLAZA TOWER II

1 MILE

2 MILES

3 MILES

AVG HOUSEHOLD INCOME

\$89,348

\$80,170

\$76,976

2023 HOUSEHOLDS

19,240

64,658

110,451

2023 POPULATION

37,588

146,165

266,436

