

A DESTINATION FOR TRANSFORMATION

ONE

EAST
PRATT

At Harborplace



BALTIMORE, MD

A FRONT ROW SEAT TO THE FUTURE OF BALTIMORE

One East Pratt at Harborplace presents an extraordinary opportunity to take advantage of the city's most anticipated redevelopment—led by MCB Real Estate—and enjoy a front row seat to Downtown Baltimore's most historical transformation ever.

Recognized as one of America's 31 inaugural "tech hubs," Downtown Baltimore's \$6.9 billion renaissance will foster economic growth and a thriving business community within the city's Central Business District. The framework for redevelopment includes investments in infrastructure, arts and culture, public safety and a brand-new Harborplace, designed to attract further investments and ultimately enhance the livability and vitality of downtown Baltimore.



**ONE EAST
PRATT**
At Harborplace

A CURATED & CONNECTED EXPERIENCE

Combining the convenience of one of Baltimore's most accessible locations with a re-energized amenity package and direct access to the new Harborplace development, One East Pratt delivers the city's most distinctive workplace experiences. Take advantage of light-filled floor plates, outdoor lounges, panoramic views and remarkable walkability to the epicenter of Downtown Baltimore's revolutionary new chapter.

ONEEAST
PRATT
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BUILDING HIGHLIGHTS

- 356,000 RSF of office & retail space
- Available suites from 1,500 SF to full floors of $\pm$ 37,000 SF
- Large floor plates with floor-to-ceiling glass & panoramic views of The Inner Harbor
- Baltimore CBD's best access to I-95, the Light Rail, Metro and MARC trains
- Easy walkability to The Inner Harbor, Oriole Park, M&T Bank Stadium, CFG Bank Arena & more
- On-site bank, dining, fitness center & more
- Upgraded, tenant-exclusive outdoor spaces
- Proactive ownership & on-site property management by MCB Real Estate





State-of-the-art fitness center
with dedicated locker rooms,
showers & towel service



Access to
multiple outdoor
green spaces



Redundant
power feeds and
data resources



Exclusive
tenant lounge



On-site
PNC Bank and STK



24/7 Building
lobby security



Convenient
on-site parking

BEYOND THE DESK. BEYOND THE WALLS.

Offering multiple opportunities to relax, unwind, and get work done away from the desk, One East Pratt features a mix of lounges, fitness amenities, and outdoor green spaces. With three distinct outdoor environments, this Class A destination creates a seamless indoor/outdoor experience—supporting everything from team meetings to focused calls in the fresh air, or a midday break under the sun.



OUTDOOR PLAZA
RENOVATION COMING
SPRING 2027



ONE EAST
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EXPERIENCE THE NEW HARBORPLACE

Creating a campus-like environment at One East Pratt, Baltimore's new Harborplace represents the city's cultural epicenter, welcoming millions of residents, professionals and visitors annually to one of the region's most dynamic waterfronts.

This iconic landmark will soon be reimagined as a world-class destination with sprawling green spaces and four new buildings showcasing vibrant new cuisine, culture and entertainment, retail, and everything that is authentically Baltimore.



300,000 SF +
OF COMMERCIAL SPACE

80,000 SF
OF PUBLICLY AVAILABLE
ROOFTOP TERRACES AND PARKS

18.7 ACRES
OF PUBLIC SPACE, NEW PARKS,
A REVITALIZED PROMENADE AND MORE

THE PARK AT FREEDOM'S PORT,
A NEW WORLD-CLASS 2.5 ACRES
PARK AT THE HEART OF THE CITY

2,000- PERSON
OUTDOOR AMPHITHEATER

MIXED-USE RESIDENTIAL
WITH 900 DWELLING UNITS



INDOOR BALANCE BUILT FOR YOU

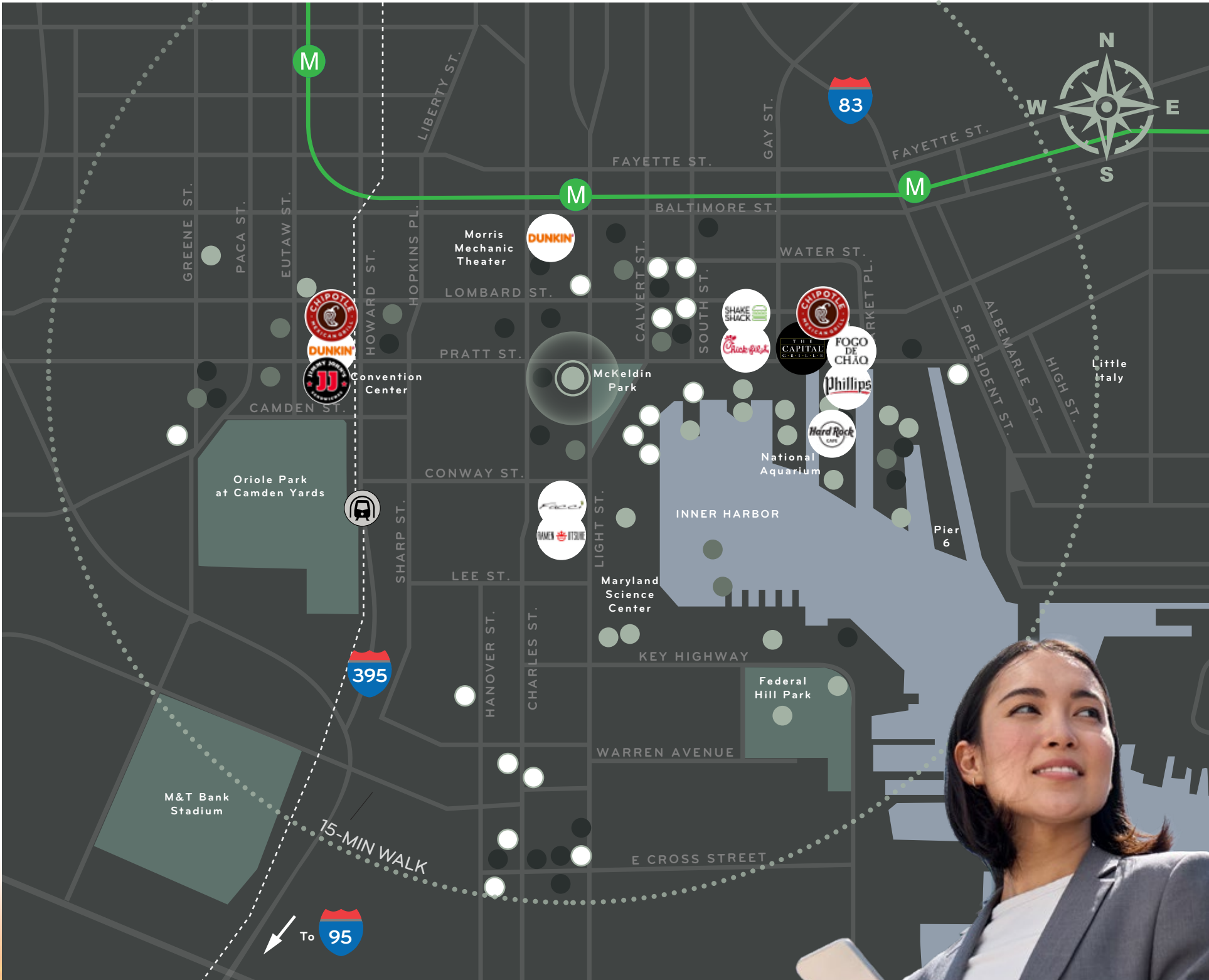
One East Pratt is elevating its tenant experience with new amenities, workspaces and lounges within an enhanced amenity floor designed for tenants to unwind, refuel, and refocus away from their desks.



CONNECTED TO THE CHARM OF BALTIMORE

One East Pratt's unique location on the corner of Pratt & Light Streets creates an open flow destination that seamlessly connects tenants to nearby amenities and popular destinations with walking access to many of Baltimore's favorite dining, shopping, hotels and entertainment venues.

		
MCKELDIN PARK	1 MIN	-
INNER HARBOR	1 MIN	-
MARC/LIGHT RAIL	4 MIN	-
NATIONAL AQUARIUM	5 MIN	-
CONVENTION CENTER	5 MIN	-
I-95	-	5 MIN
ORIOLE PARK AT CAMDEN YARDS	5 MIN	-
FEDERAL HILL PARK	10 MIN	-
M&T BANK STADIUM	15 MIN	-
BWI AIRPORT	-	15 MIN



AMENITIES WITHIN 15-MIN WALK

- 28

Restaurants
- 21

Arts & Entertainment
- 23

Shopping & Retail
- 11

Hotels



ONE EAST PRATT

At Harborplace

INVESTING IN PLACES, COMMUNITIES & THE PEOPLE THEY SERVE

A Baltimore-based, national real estate development and investment company, MCB Real Estate boasts a proven track record of high-performance investments coast to coast. Led by an experienced team with diverse real estate backgrounds, the firm is setting out to elevate the experience at One East Pratt by building relationships based on shared goals and clear communication.

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