

THE OFFICES AT THE POWER PLANT DISTRICT

THE POWER PLANT | POWER PLANT LIVE! | PIER IV

INNER HARBOR | BALTIMORE



THE
CORDISH
COMPANIES



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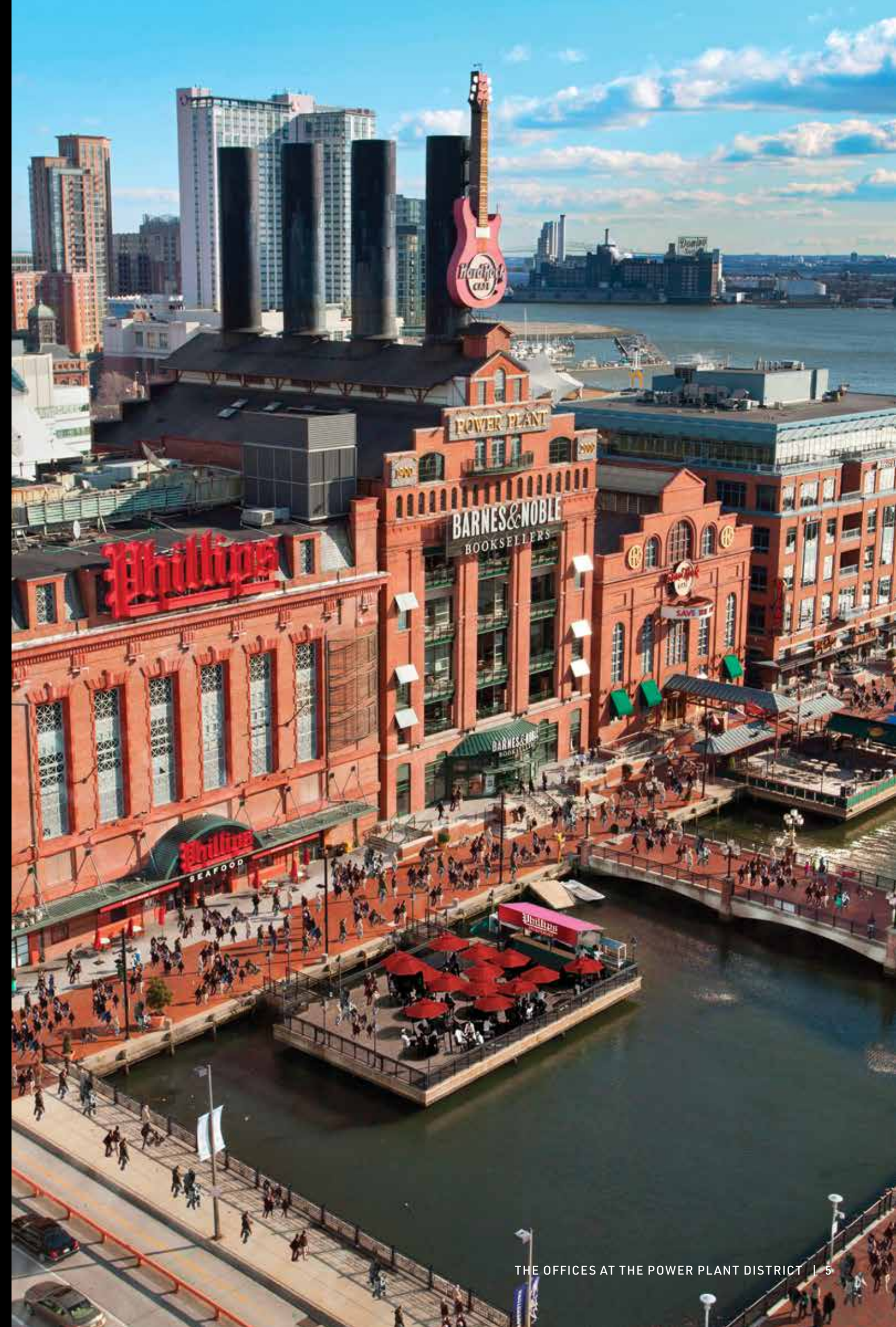
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BALTIMORE'S PREMIER COLLECTION OF OFFICE SPACES

The Offices at the Power Plant District consist of prime spaces within three projects in Baltimore's world-famous Inner Harbor: the Power Plant, Power Plant Live!, and Pier IV. Each option boasts premier amenities, on-site 24/7 security, convenient parking, and easy access to I-83 and I-95.

Just a short walk from downtown hotels, MECU Pavilion, Oriole Park at Camden Yards, the Ravens' M&T Bank Stadium, and scores of restaurants, The Offices at the Power Plant District offer dramatic water views and move-in-ready spaces in a variety of sizes at competitive prices.

UP TO 100,000 SQUARE FEET AVAILABLE



INNER HARBOR: THE HEART OF BALTIMORE

SELECT FEATURES

RESTAURANTS

- The Capital Grille
- Cheesecake Factory
- Fogo de Chao
- Hard Rock Cafe
- Moe's Southwest Grill
- Noodles & Co.
- Phillips Seafood
- Uno Pizzeria & Grill

RETAIL

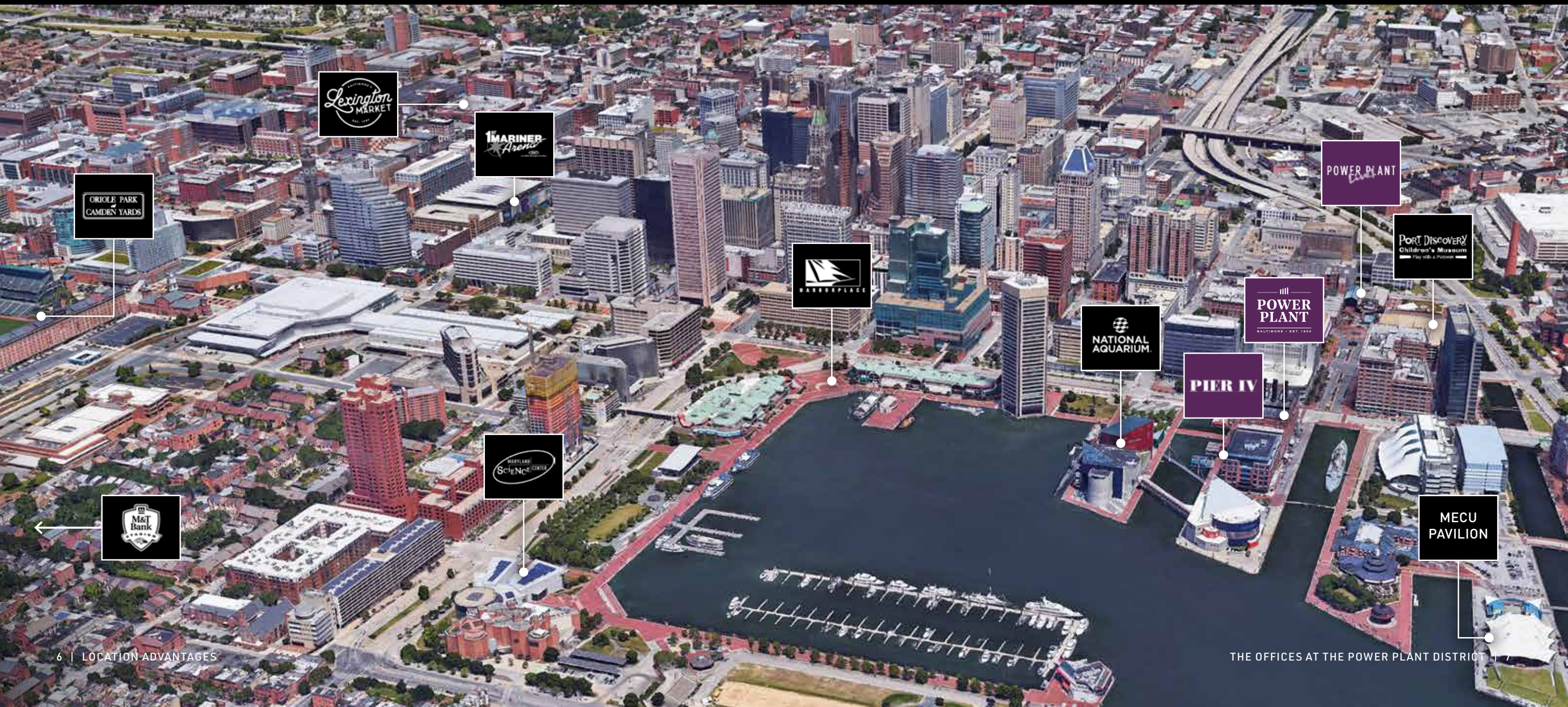
- Anthropologie
- Banana Republic
- H&M
- J. Crew
- Jos. A. Bank
- Lululemon Athletica
- South Moon Under
- Under Armour Brand House
- Urban Outfitters

HOTELS

- Baltimore Marriott Waterfront
- Brookshire Suites Inner Harbor
- Courtyard Baltimore Downtown
- Fairfield Inn & Suites
- Four Seasons Hotel
- Hilton Garden Inn
- Hotel Monaco
- Hyatt Regency
- Pier 5 Hotel
- Renaissance Baltimore Harborplace
- Sheraton Inner Harbor Hotel

TRANSPORTATION

- Light Rail
- Metro Subway
- Charm City Circulator
- Water Taxi
- Parking



HIGH DENSITY, HIGH ACCESS

30K

RESIDENTS WITHIN 10 MINUTES

1M

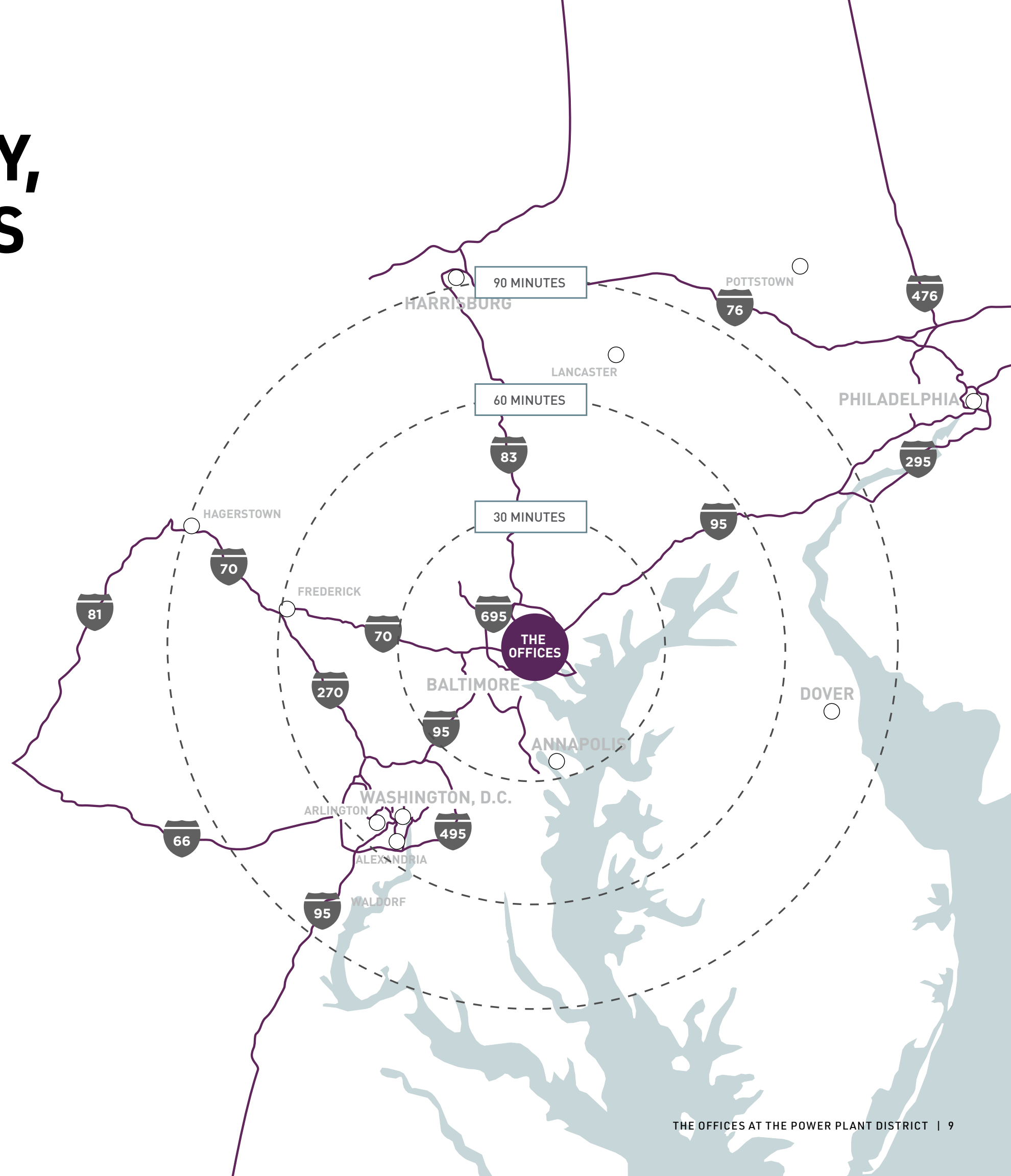
RESIDENTS WITHIN 30 MINUTES

4M

RESIDENTS WITHIN 60 MINUTES

5.8M

RESIDENTS WITHIN 90 MINUTES





THE OFFICES AT



POWER PLANT

BALTIMORE • EST. 1900

Iconic Architecture | Historic Landmark | Unique Spaces

THE OFFICES AT

|||

POWER PLANT

BALTIMORE • EST. 1900

Select Tenants

AKF Group | The Cordish Companies
Design Collective | Entertainment Consulting International
McLaren Engineering Group

Neighbors

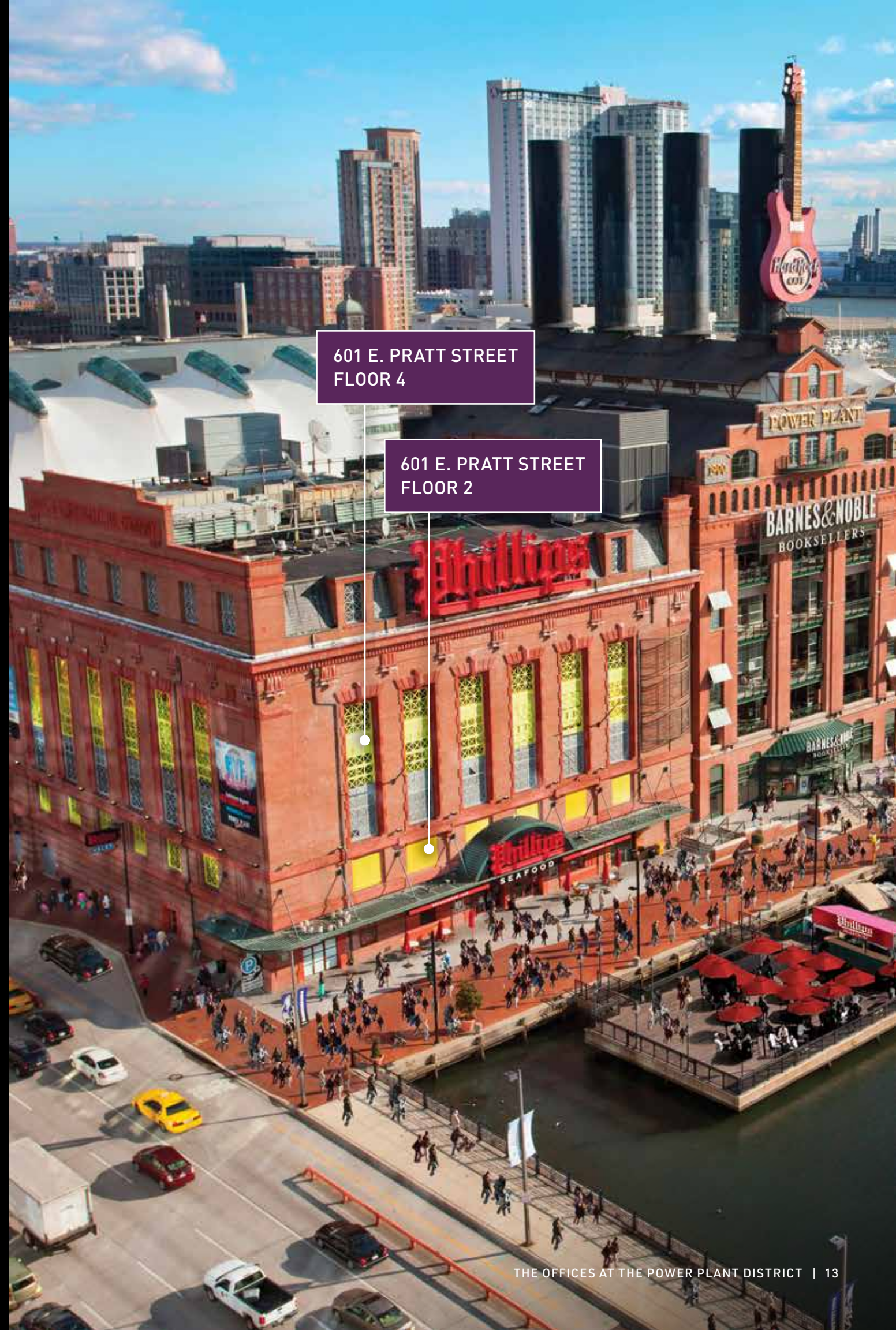
The Best of Luck | Hard Rock Cafe | Phillips Seafood

Available Space

30,000 Total Square Feet

Featured Amenities

Premier Pratt Street Address | Class A, Loft-Style Offices
Unparalleled Water Views | On-Site 24/7 Security
Convenient Parking | Easy Access to I-83 and I-95

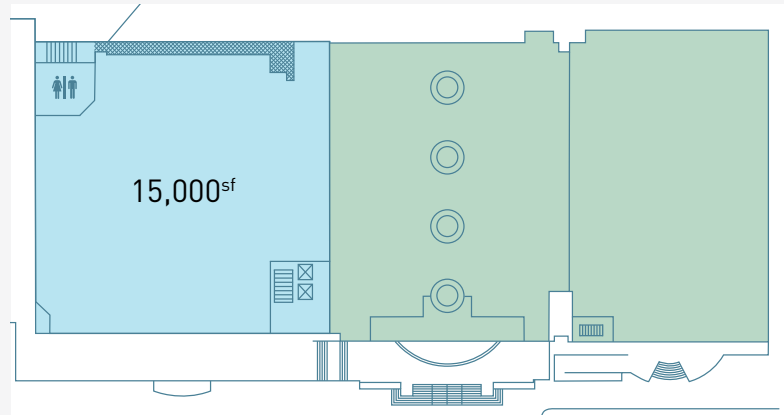


THE OFFICES AT

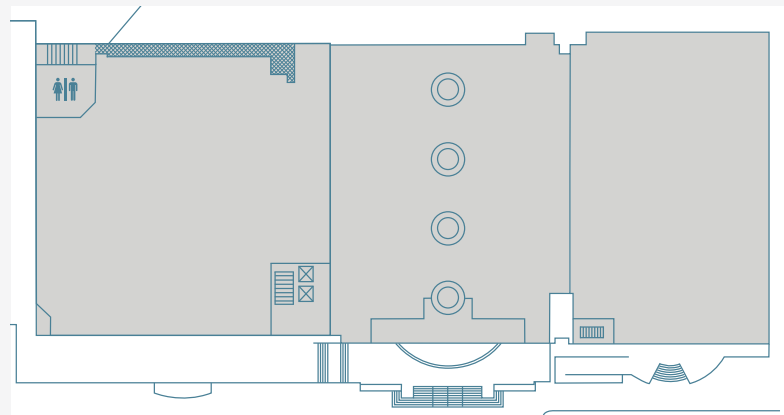
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POWER PLANT
BALTIMORE • EST. 1900

Unique spaces available in an iconic building

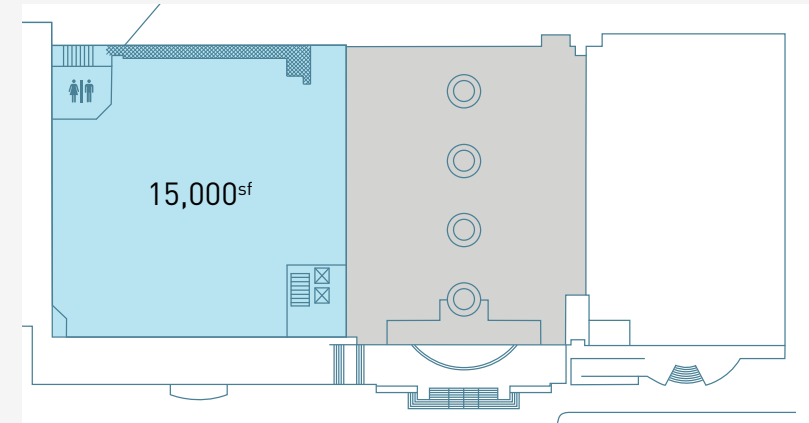
2nd
FLOOR



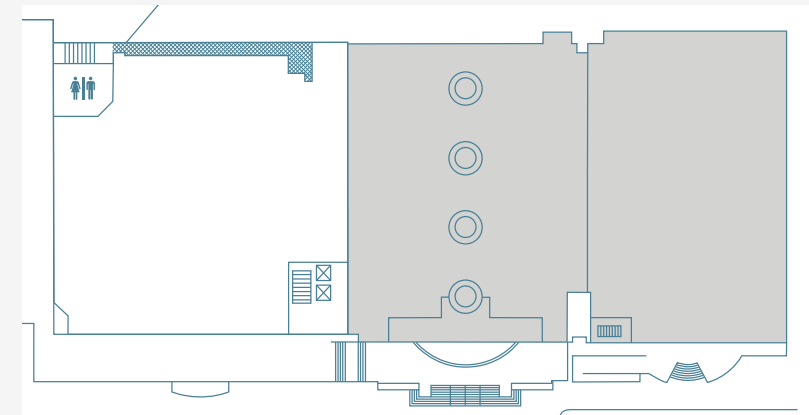
3rd
FLOOR



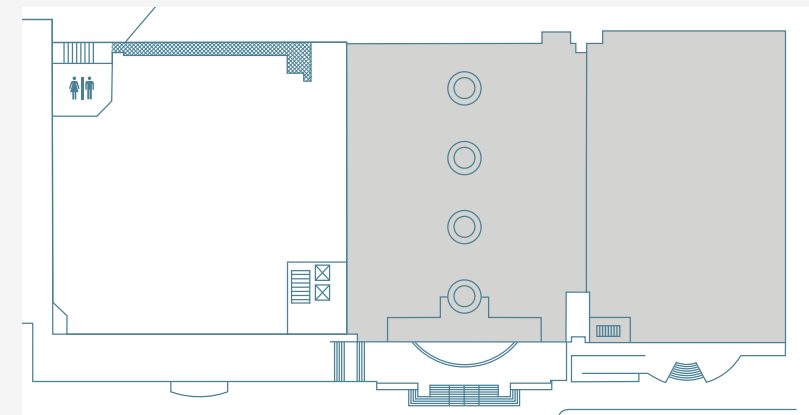
4th
FLOOR



5th
FLOOR



6th
FLOOR



Available Occupied Retail Blank/Common

THE OFFICES AT

PIER IV

Class A Space | Dramatic Water Views | Ground-Floor Retail



THE OFFICES AT
PIER IV

Select Tenants

Cortx | CyberPoint International | Ernst & Young | Inside Lacrosse
Johns Hopkins Center for Health Security | Shot Tower Capital

Neighbors

Chipotle | Dick's Last Resort | iFusion Express | Potbelly

Available Space

4,600 Total Square Feet

Featured Amenities

Premier Pratt Street Address | Class A, Loft-Style Offices
Unparalleled Water Views | On-Site 24/7 Security
Convenient Parking | Easy Access to I-83 and I-95

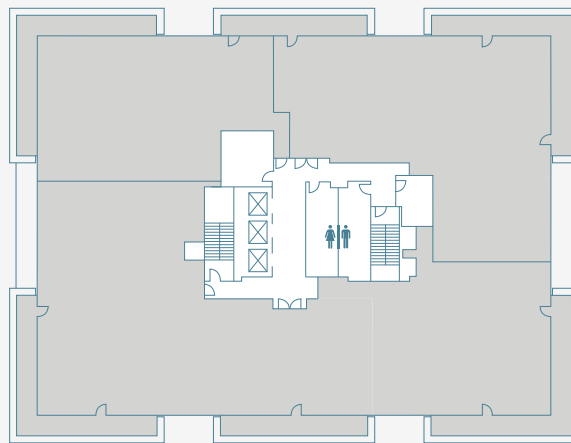


621 E. PRATT STREET
FLOOR 6

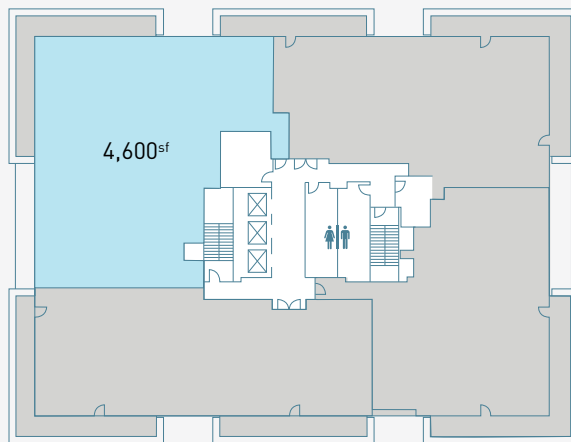
THE OFFICES AT
PIER IV

Loft-style spaces with water views available on Pratt Street

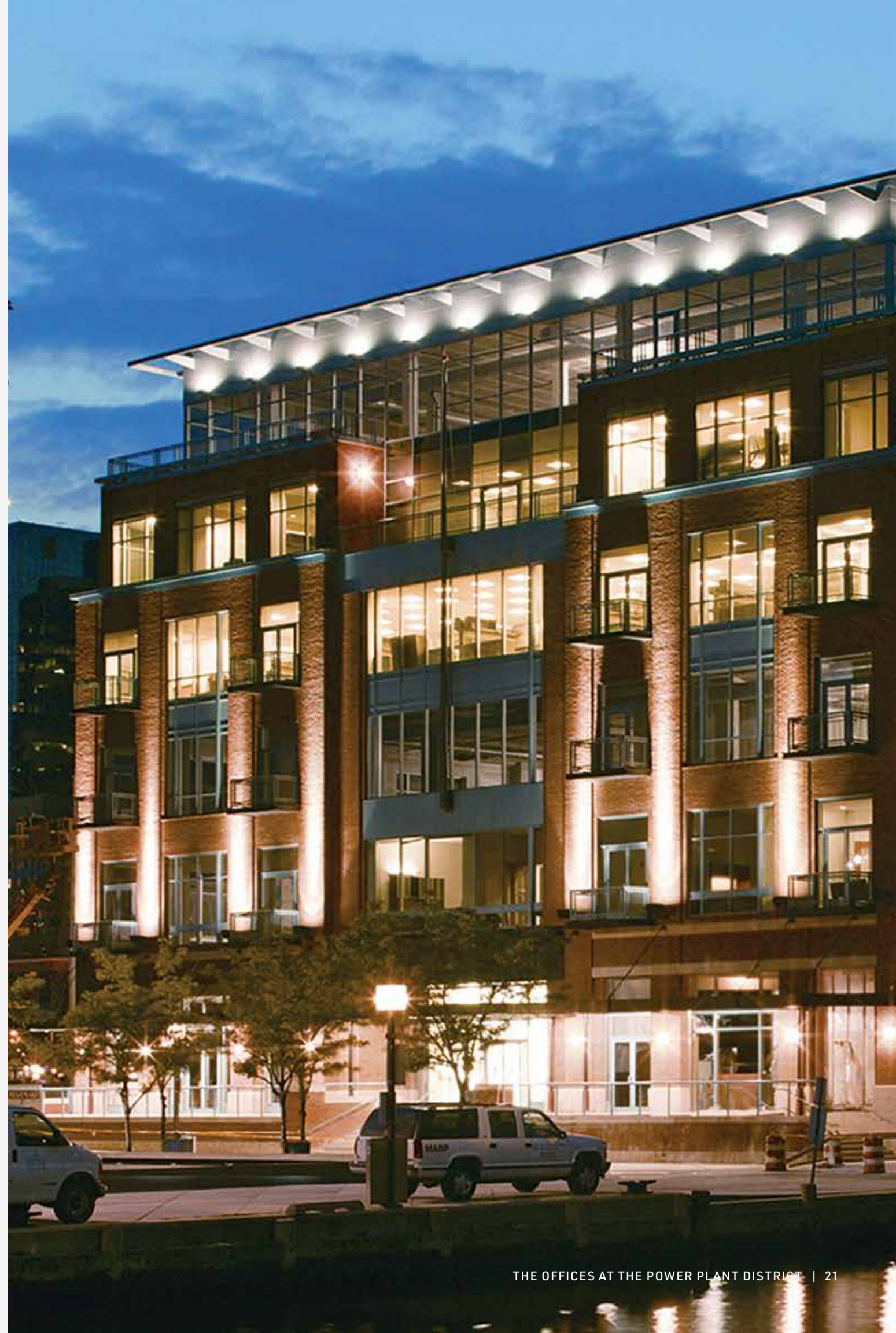
**2nd,
3rd,
4th
& 5th**
FLOOR



6th
FLOOR



■ Available ■ Occupied ■ Retail ■ Blank/Common



THE OFFICES AT

POWER PLANT *Live!*

Competitively Priced | Conveniently Located | Move-In Ready



THE OFFICES AT
POWER PLANT
Live!

Select Tenants

Avhana Health | AWIN | Deep Run Security
Educate Online | Hack Stone Film Group
ISEC7 Group | Mayor's Office (Cable and Communications)
Mission Media, LLC | Saiontz & Kirk
Spark Baltimore | Staq | Tissue Analytics

Neighbors

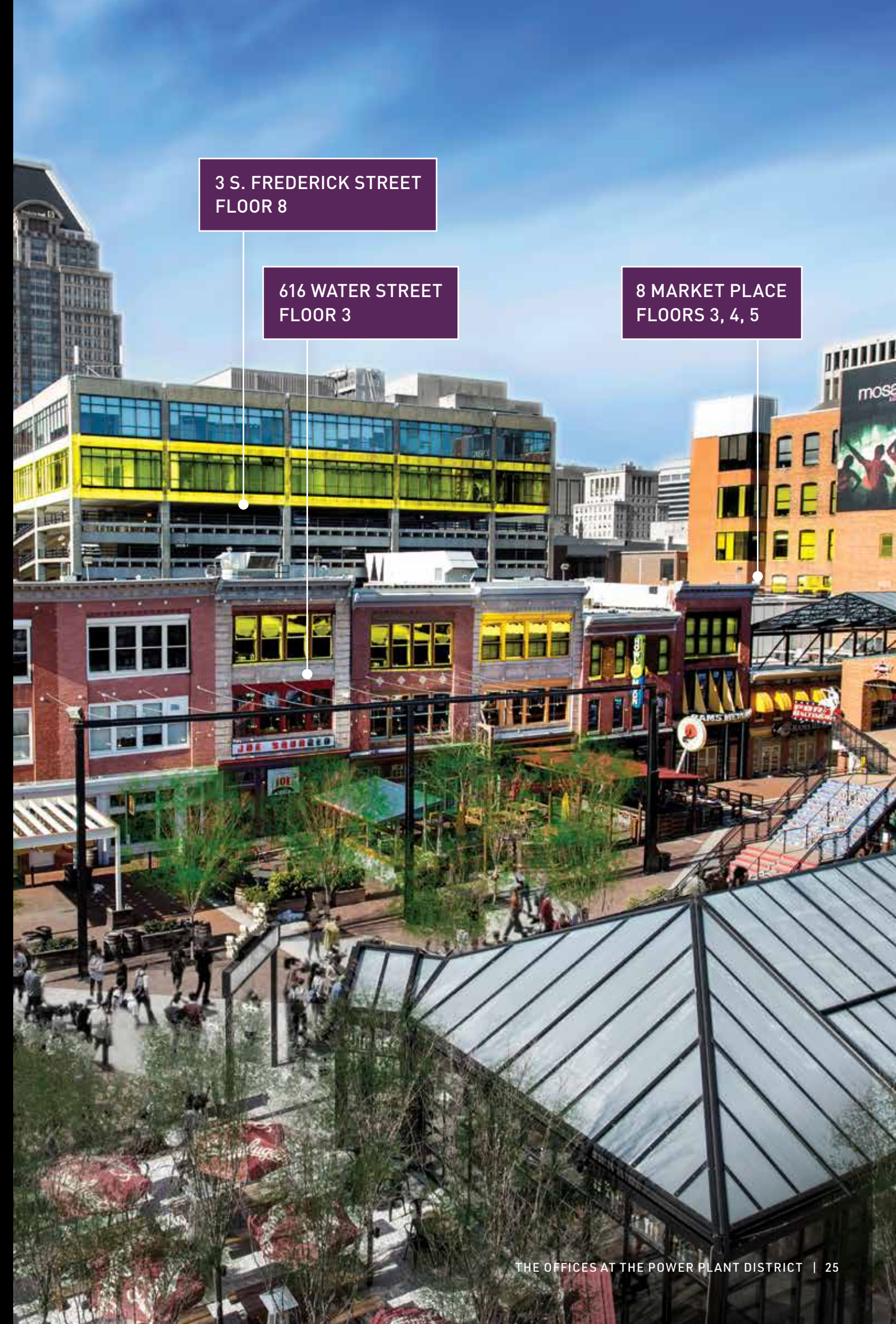
Charm City Pizza | Leinenkugel's Beer Garden | MEX
Ruth's Chris Steak House | Tin Roof

Available Space

38,500 Total Square Feet
504 to 8,000 Square-Foot Range

Featured Amenities

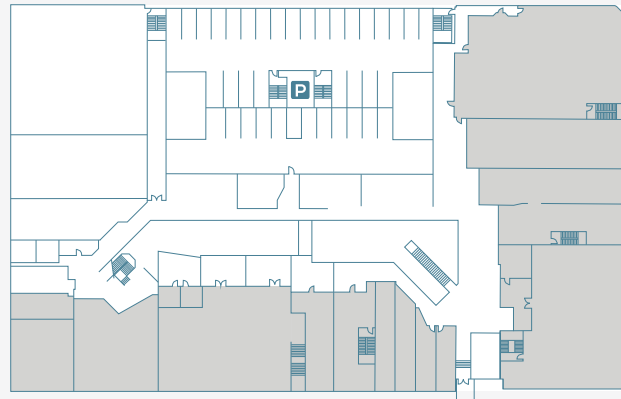
Urban Mixed-Use Development in CBD | Loft-Style Offices
Attached Parking | Metro Stop On Site
Easy Access to I-83 and I-95



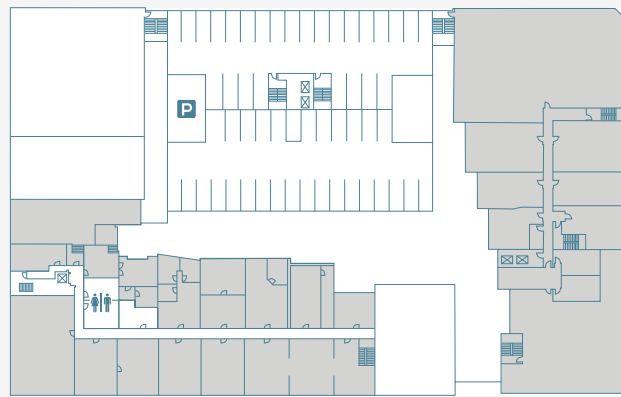
THE OFFICES AT
POWER PLANT
Live!

Move-in-ready spaces available in a lively place

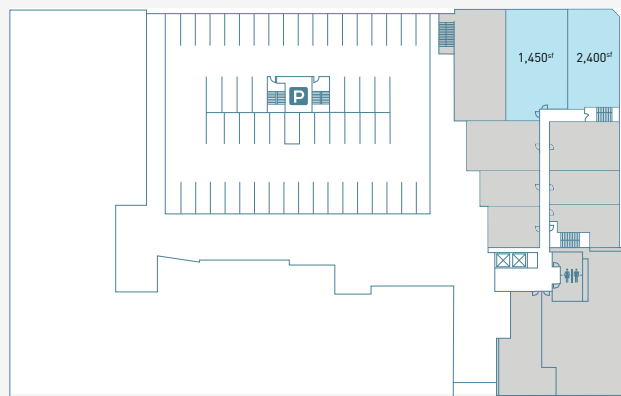
2nd
FLOOR



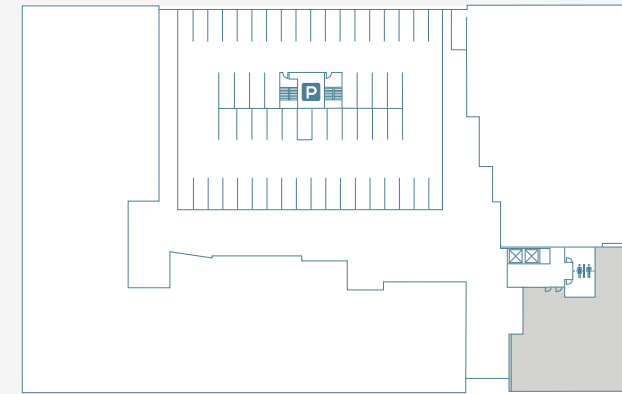
3rd
FLOOR



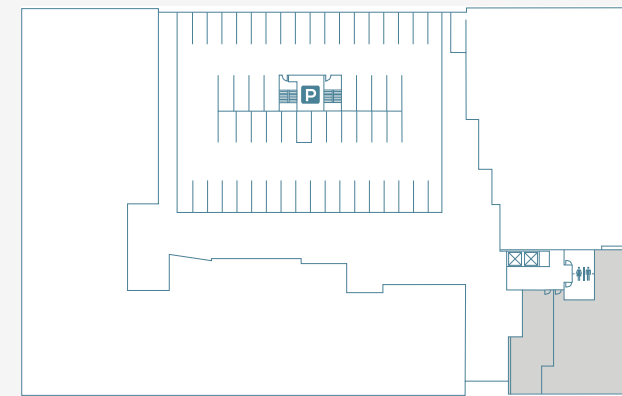
4th
FLOOR



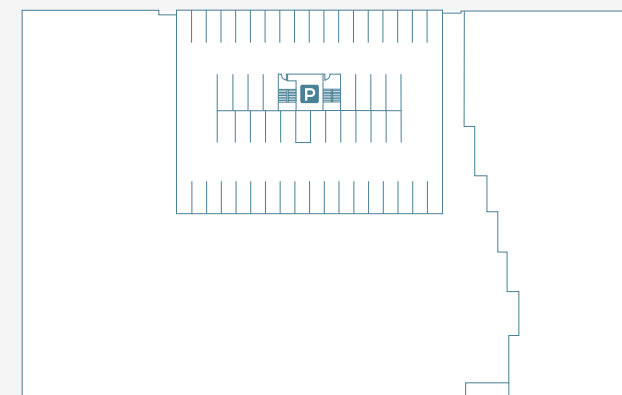
5th
FLOOR



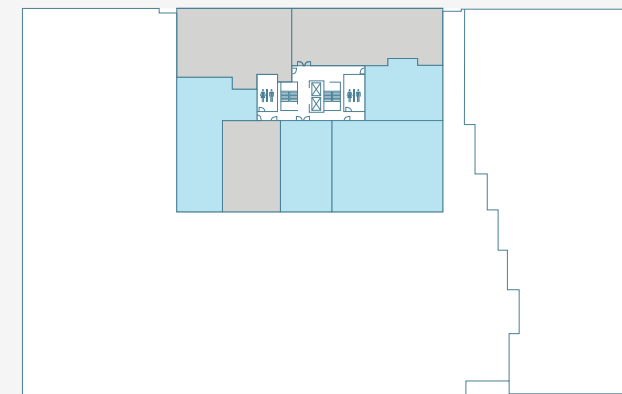
6th
FLOOR



7th
FLOOR



8th
FLOOR



- Available
- Occupied
- Retail
- Blank/
Common



The Cordish Companies is the largest and most successful developer of mixed-use and entertainment districts and concepts in the United States. The Baltimore-based, family-owned firm has earned numerous awards, while remaining true to the family's core values of quality, integrity, entrepreneurial spirit, and long-term personal relationships.





THE CORDISH COMPANIES:
PROUD TO HAVE PARTNERED WITH MANY OF

THE WORLD'S LEADING BRANDS





**THE
CORDISH
COMPANIES**

cordish.com