

# ONE EAST PRATT

BALTIMORE, MARYLAND

A Destination for Transformation

# A Front Row Seat to the Future of Baltimore

Directly adjacent to Baltimore's new Harborplace, One East Pratt 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 the revolutionary transformation of Downtown Baltimore.

Recognized as one of America's 31 inaugural "tech hubs," downtown Baltimore is undergoing a \$6.9 billion renaissance focused on fostering a thriving business community within the city's downtown core, revitalizing the downtown area with economic growth.

The framework for redevelopment encourages a "return to the office" strategy with investments in infrastructure, arts and culture, public safety and a brand-new Harborplace, and aims to help attract further investments, create job opportunities, generate economic prosperity, and ultimately enhance the livability and vitality of downtown Baltimore.





ONE  
EAST  
PRATT



# Experience the New Harborplace

Anchoring Baltimore's Inner Harbor, 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.

## DEVELOPMENT HIGHLIGHTS

- Over 300,000 SF of commercial space for retail, dining, and conferences
- 80,000 SF of publicly available rooftop terraces and parks
- 18.7 acres of public space, including new parks, activation space, a revitalized promenade and more
- The Park at Freedom's Port, a new world-class 2.5-acre park at the heart of the city
- 2,000-person outdoor amphitheater
- Mixed-use residential with 900 dwelling units



# A Commute-Worthy Destination

Combining the convenience of one of Baltimore's most accessible office locations with stunning panoramic Inner Harbor views and a re-energized amenity package on the way, One East Pratt offers a premier, commute-worthy destination. Take advantage of light-filled floor plates, outdoor lounges and remarkable walkability around the epicenter of downtown Baltimore's exciting renaissance.



## BUILDING HIGHLIGHTS



356,000 rentable square feet 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 providing panoramic views of Inner Harbor



The Baltimore CBD's best access to I-95, the Light Rail, Metro and MARC trains



Superior walkability to Harborplace amenities, Oriole Park, M&T Bank Stadium and other entertainment destinations



On-site banks, dining, fitness center and more



A variety of tenant-exclusive outdoor green spaces



Proactive ownership and on-site management from Baltimore-based MCB Real Estate



# Transcending the Traditional Workplace

Offering multiple opportunities to relax, unwind and get work done away from the desk, One East Pratt features a mix of non-traditional workspaces, lounges, fitness amenities, outdoor green spaces and more, all designed for an evolving generation of tenants.



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



Exclusive tenant lounge



Access to multiple outdoor green spaces



On-site PNC Bank and Kona Grill



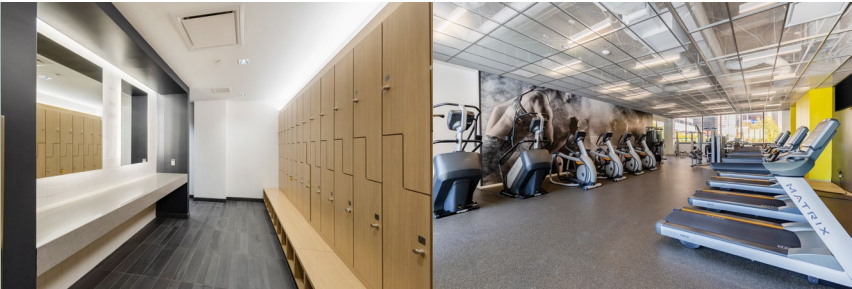
24/7 Building lobby security



Convenient on-site parking

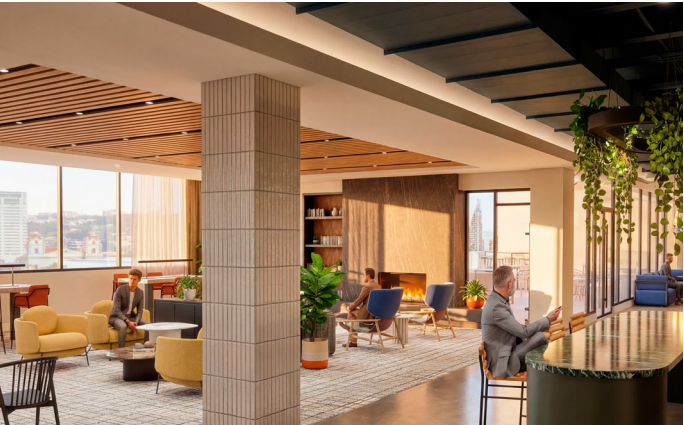


Redundant power feeds and data resources



# Indoor Balance Built For You

One East Pratt is elevating its indoor experience with new spaces designed for tenants to unwind, refuel, and refocus away from their desks.



# Take Your Workday Outside

With three distinct outdoor spaces, One East Pratt provides a unique, indoor/outdoor environment, providing the ability to host team meetings outside, take a call in the fresh air or catch a midday break under the sun. **Plaza renovation coming soon in addition to exciting new Harborplace developments.**



PLAZA



MCKELDIN PLAZA



FUTURE DEVELOPMENT:  
PARK AT FREEDOM'S PORT



FUTURE DEVELOPMENT:  
WATERFRONT PROMENADE



TERRACE

# 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 with walking access to many of Baltimore's favorite dining, shopping, hotels, entertainment venues and more.



**1 MIN**  
Walk to McKeldin Plaza



**5 MIN**  
Walk to the National Aquarium



**5 MIN**  
Drive to I-95



**1 MIN**  
Walk to the Inner Harbor



**5 MIN**  
Walk to the Convention Center



**12 MIN**  
Walk to Federal Hill Park



**4 MIN**  
Walk to the MARC/Light Rail



**5 MIN**  
Walk to Oriole Park at Camden Yards/M&T Bank Stadium





# ONE EAST PRATT



30+  
Restaurants



20+  
Retail & Shopping



15+  
Fitness Centers



# Investing in Places, Businesses, Communities, & the People They Serve

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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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FOR MORE INFORMATION, PLEASE CONTACT:

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