

OFFICE FOR SUBLEASE ONE EAST PRATT STREET - 7TH FLOOR

Baltimore, MD 21201

Available: 16,643 SF



LISTING DATA

AVAILABLE SF: 16,643 SF

ECONOMIC DATA

LEASE RATE: \$25.00 SF/yr (Full Service)

PROPERTY INFORMATION

COUNTY: Baltimore City
MARKET: Baltimore
SUBMARKET: CBD Baltimore

BUILDING DATA

TOTAL BUILDING SF: 16,643 SF
YEAR BUILT: 1997
YEAR RENOVATED: 2009
ZONING: B-5-2

PROPERTY OVERVIEW

Sublease opportunity thru 2026 (with flexible lease terms)

LOCATION OVERVIEW

Outstanding views of stadiums and Baltimore skyline
Easily accessible to I-95, I-83 and Inner Harbor East
Conveniently located at the corner of Pratt and Light Street
Multiple parking options offering direct access to the building

PROPERTY HIGHLIGHTS

- Ample Glass with a panoramic view of the Inner Harbor
- Newly upgraded building with on-site amenities including banks, restaurants and fitness center
- Tenant lounge and outdoor green space
- 24-7 security
- Redundant power to the building
- Open plan with numerous upgraded finishes
- Large conference rooms and kitchen area
- Modern, functional layout
- "Plug and play" with furniture available

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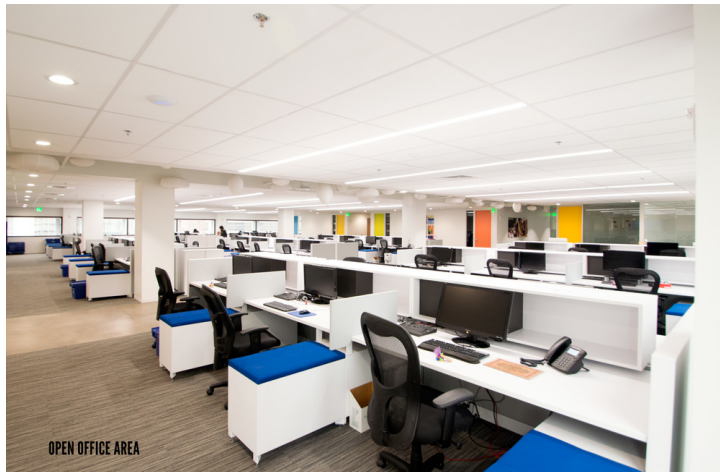
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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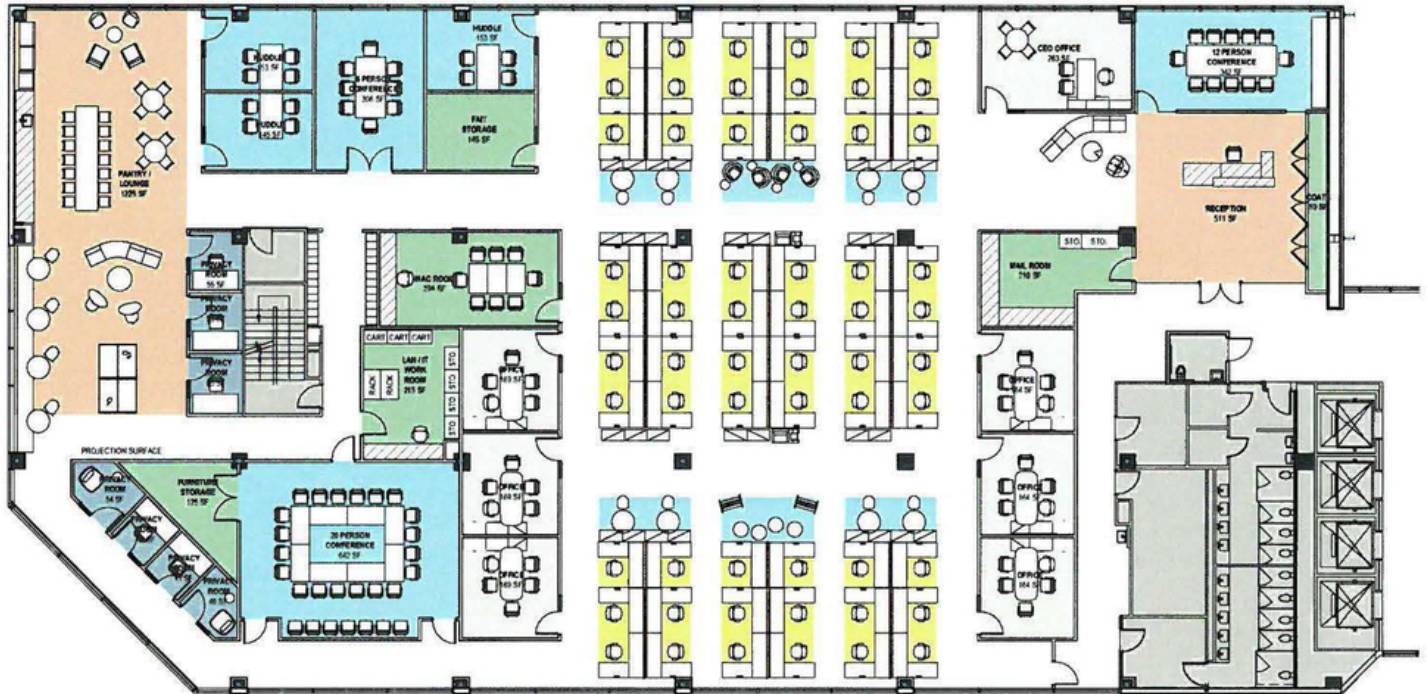
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7th Floor	Available	16,643 SF	Full Service	\$25.00 SF/yr	Sublease thru 2026

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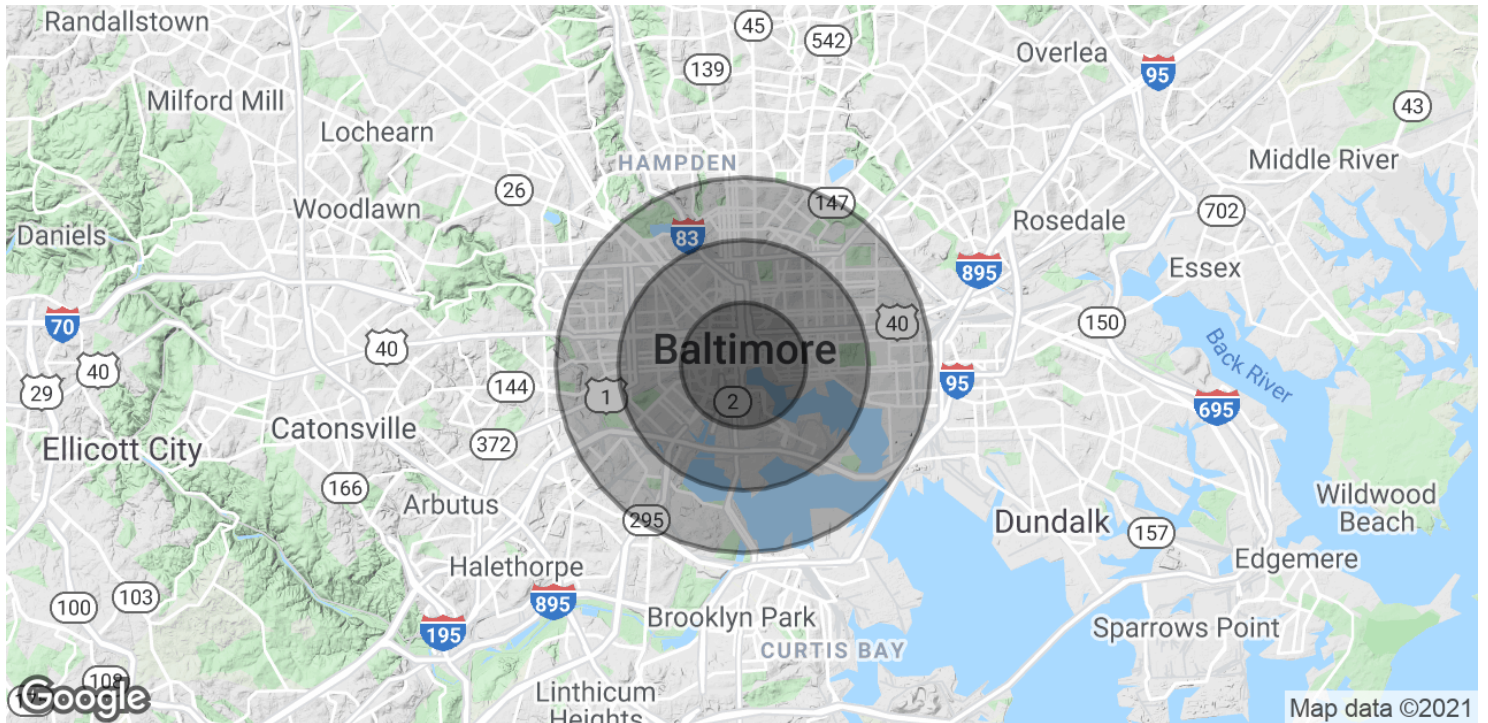
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	33,344	126,818	277,015
Average Age	32.3	32.2	33.1
Average Age (Male)	32.9	32.0	32.1
Average Age (Female)	31.5	32.2	33.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	15,582	54,517	110,361
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$69,863	\$57,902	\$53,686
Average House Value	\$395,277	\$293,768	\$240,414

* Demographic data derived from 2010 US Census

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