

An aerial photograph of the 250 West Pratt building in Baltimore, Maryland. The building is a tall, modern skyscraper with a distinctive stepped design, featuring alternating horizontal bands of blue-tinted glass and light-colored panels. The sky is a clear, bright blue with a few wispy clouds. In the background, other city buildings and a street with cars are visible. A large, stylized graphic of the building's stepped profile is positioned in the upper right corner, above the main title.

250^{WEST} PRATT

A STEP ABOVE

250 W. PRATT STREET BALTIMORE, MD 21202

OWNED & MANAGED BY

 **COPT DEFENSE**
PROPERTIES

 **CUSHMAN &
WAKEFIELD**

BALTIMORE BEACON

Make more of every day at 250 West Pratt, an iconic Inner Harbor workspace offering direct access to I-395, Light Rail, and the **MARC Train** at the gateway to downtown Baltimore. Defining the Charm City skyline, 250 West Pratt pairs an all-inclusive amenity mix with a chart-topping location steps from Camden Yards, the Baltimore Convention Center, dining hotspots, and harborfront entertainment. Fuel up with a coffee from Baltimore Brewhouse, work in a workout from a trophy-class fitness center, and stay in sync with the city from vibrant terraces and conference space framing panoramic views. Impactfully anchored by an activated outdoor plaza and a sleek lobby lounge showcasing a living LED screen, 250 West Pratt gives you more to work with.

WELCOMING



Class A Office



360,000 SF



24 stories



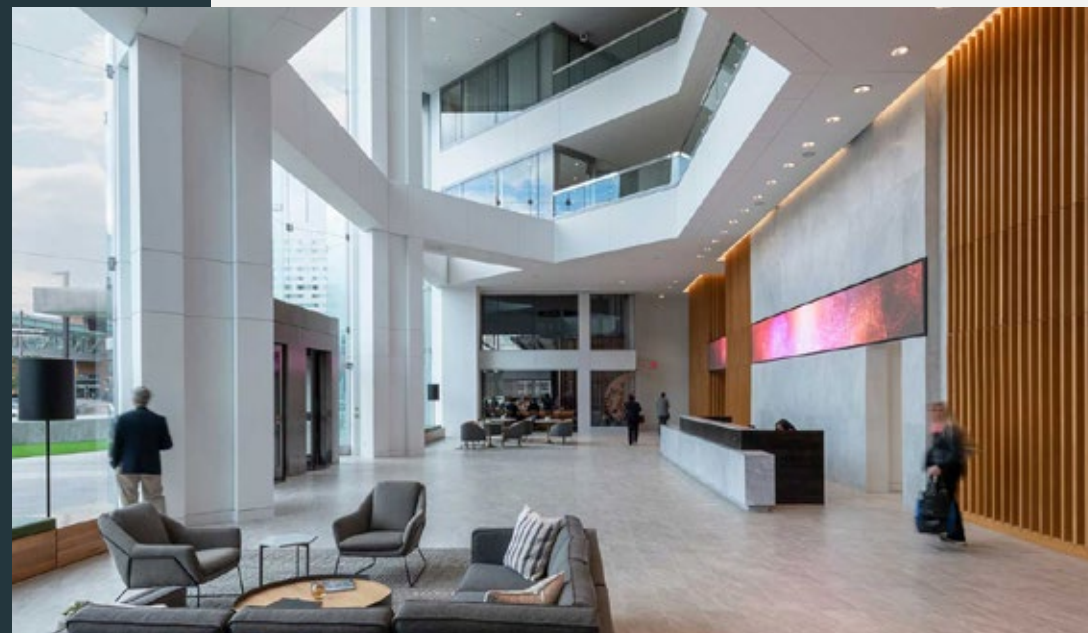
650 car parking garage behind the building



Brand new on-site amenities



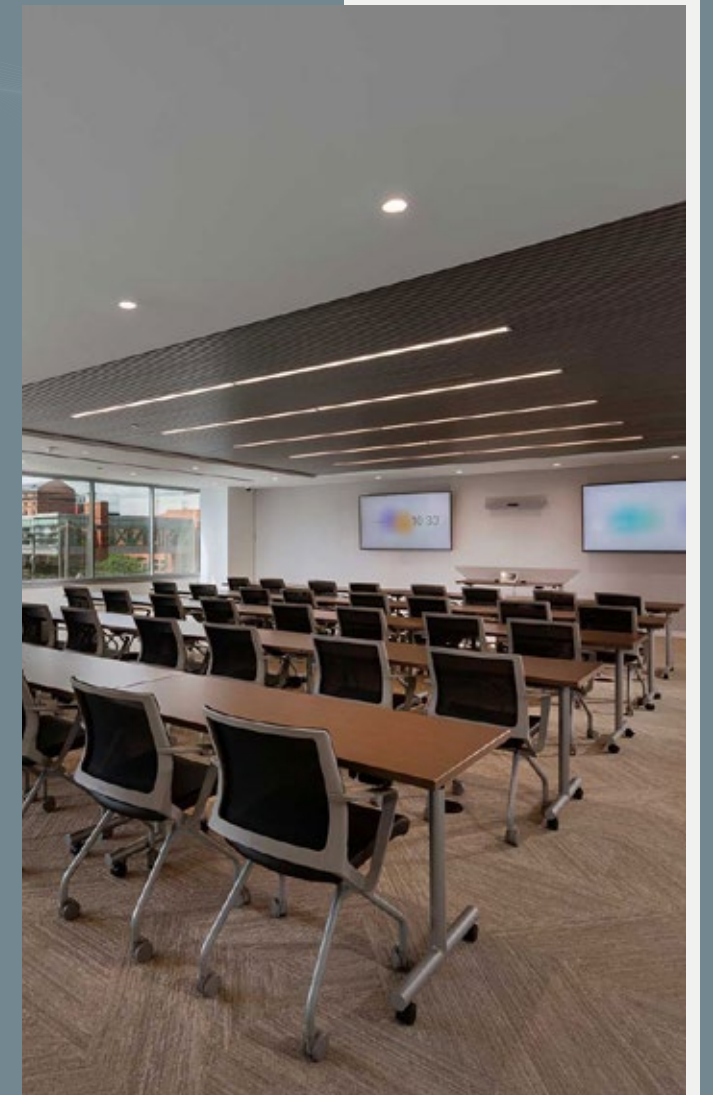
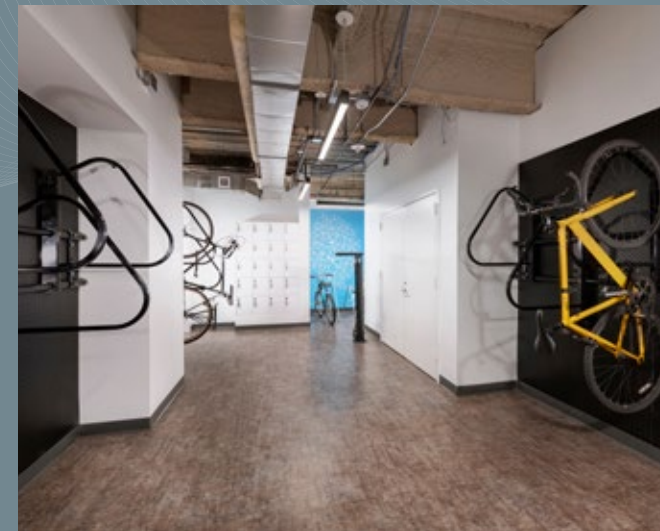
Numerous nearby hotels, restaurants, and convention center





NEW AMENITIES

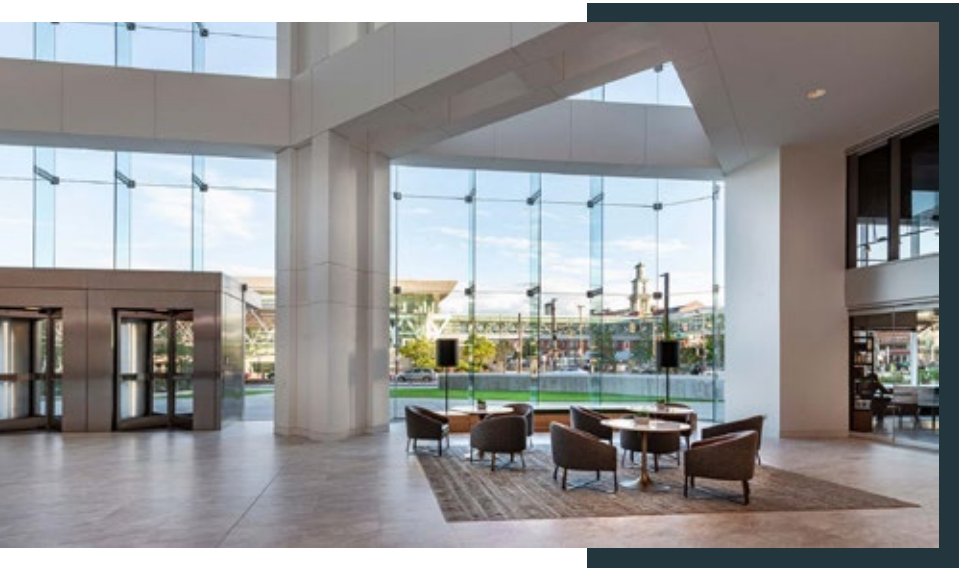
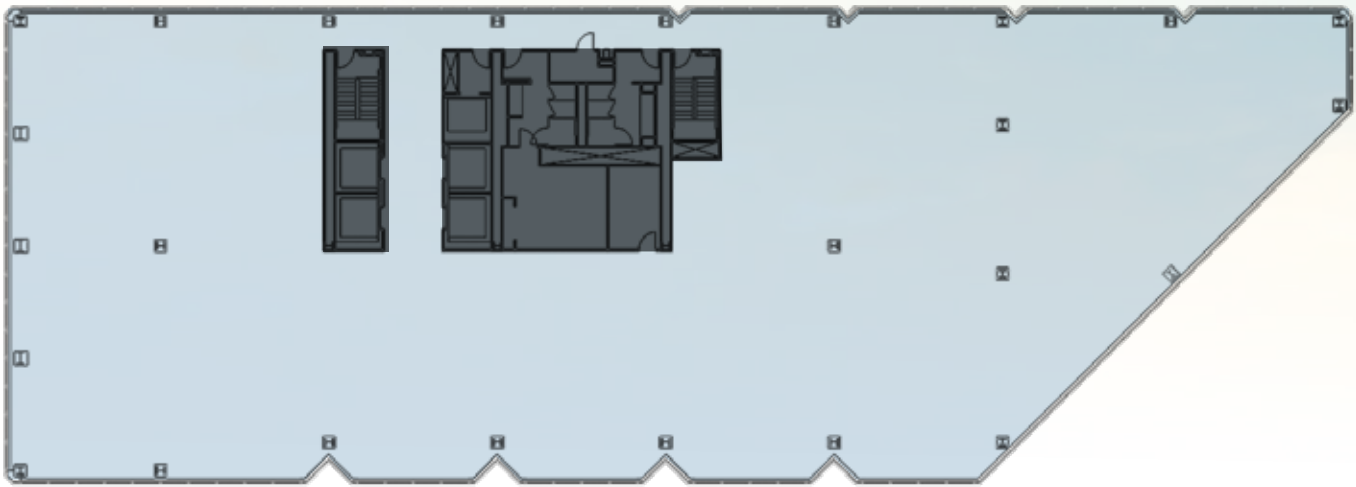
MORE TO WORK WITH



- Revitalized plaza
- Extensive lobby renovations
- Conference center
- Fitness center

- SECU Bank
- Living LED screen in lobby lounge
- Indoor bike storage

INCLINED TO EXCEL
MAKE YOUR MARK



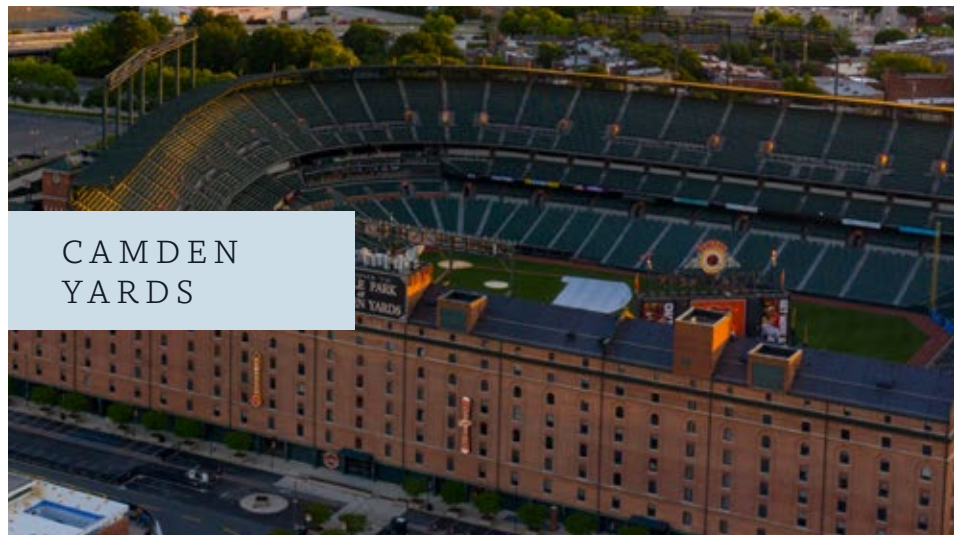
VIEW AVAILABILITY

DO MORE.
SEE MORE.
BE MORE.





HARBORSIDE
DINING



CAMDEN
YARDS



HAPPY HOUR
/NIGHTLIFE

- 1 Sheraton Inner Harbor
- 2 Hyatt Regency
- 3 Royal Sonesta Harbor Court
- 4 Marriott Residence Inn
- 5 Brookshire Suites
- 6 Renaissance Harborplace Hotel
- 7 Radisson Plaza Lord Baltimore

- 8 Days Inn
- 9 Holiday Inn
- 10 Marriott at Camden Yards
- 11 Hilton
- 12 Hampton Inn
- 13 Pier 6 Ascend
- 14 Marriott Waterfront

- 15 PNC Bank
- 16 Bank of America
- 17 M&T Bank
- 18 Wells Fargo
- 19 BB&T Bank

- 20 One East Pratt: Kona Grill, Sullivan's, Filicori
- 21 Chipotle
- 22 Jimmy Johns
- 23 Pratt Street Ale House
- 24 DSX Restaurant and Sports
- 25 100 S Charles: Cosi, Quiznos, Chef Paulino's

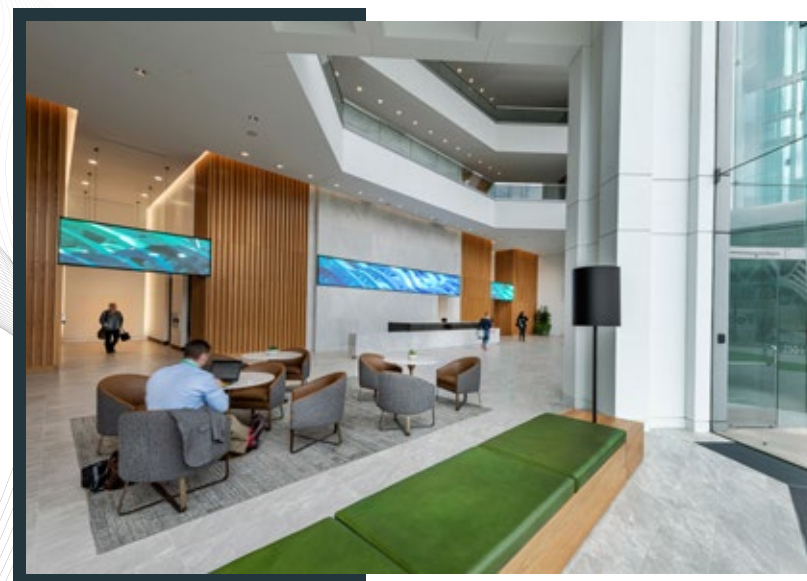
- 26 Morton's Steakhouse
- 27 Brio
- 28 Light Street Pavilion
- 29 Pratt Street Pavilion: Cheesecake Factory, Uno Pizzeria, M&S Grill, Five Guys, Edo Sushi, Tir Na Nog, La Tasca
- 30 Lockwood Place: The Capital Grille, Corner Bakery, PF Chang's, Fogo de Chao, IHOP

- 31 Power Plant Live: Ruth's Chris Steak House MEX, Rams Head Tavern
- 32 Power Plant: Phillips Seafood, Pot Belly, Hard Rock Café, Blu Bambu Chipotle
- 33 Rusty Scupper
- 34 Baltimore Brewhouse

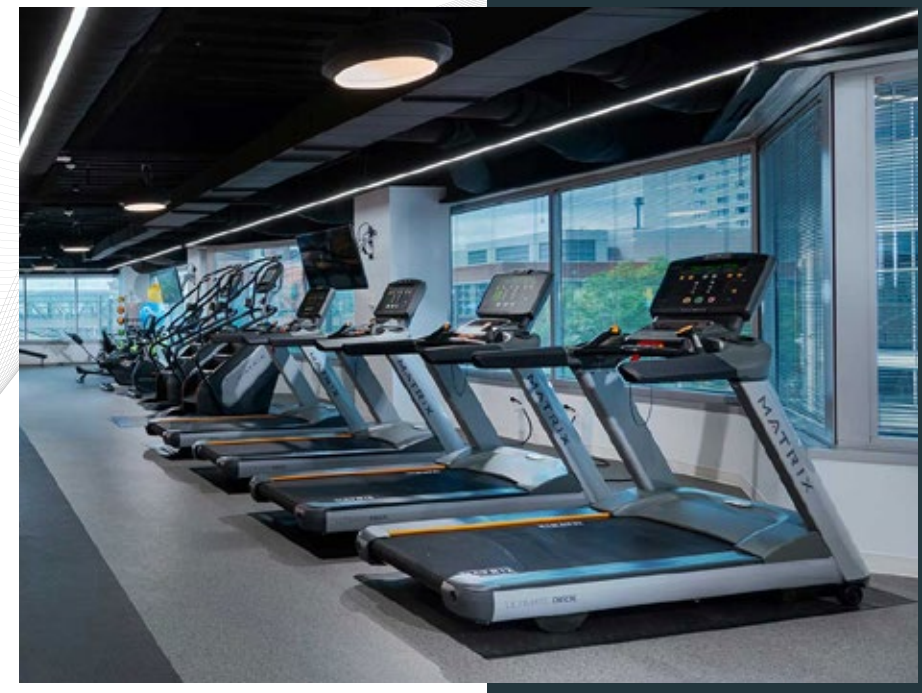


WORK LIKE A CHARM

ALL-ACCESS INNER HARBOR OFFICE SPACE



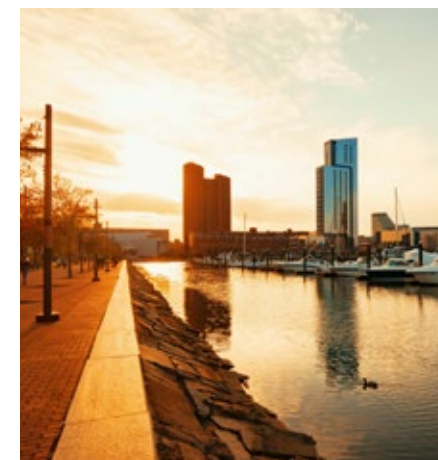
- **8:30 AM /**
*GET YOUR COFFEE FIX FROM
BALTIMORE BREWHOUSE*
- **10:00 AM /**
*TAKE A MID-MORNING
WALK AND SIP A CAFÉ ON
THE ACTIVATED OUTDOOR
PLAZA*
- **12:00 NOON /**
*ENJOY LUNCH IN THE
SLEEK LOBBY WITH ITS
LIVING LED SCREEN*



- **2:30 PM /**
*WORKOUT IN TROPHY-
CLASS FITNESS CENTER*

- **6:30 PM /**
*HAVE DINNER AROUND
THE HARBOR*

- **8:00 PM /**
*TAKE IN THE
BREATHTAKING INNER
HARBOR VIEWS*





250^{WEST} PRATT

A STEP
ABOVE.

Schedule a Tour Today.

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