

OFFICE BUILDING FOR LEASE

100 S CHARLES STREET
PRATT PLAZA TOWER II

BALTIMORE, MD

BELOW MARKET RENTS!

Kyle Leibowitz

LEASING/SALES REPRESENTATIVE



Avenue
REAL ESTATE

Hunter Brewer

Director

THORNHILL

PROPERTIES INCORPORATED

FOR LEASE

BALTIMORE

LOCATION REVIEW

100 S CHARLES STREET-PRATT PLAZA TOWER II

AVAILABLE SF:

6TH FLOOR: 20,050 SF

7TH FLOOR: 20,075 SF

8TH FLOOR: 5,318 SF

10TH FLOOR: 15,011 SF

11TH FLOOR: 16,123 SF

HIGHLIGHTS:

- ▶ CLASS-A OFFICE BUILDING LOCATED IN THE HEART OF BALTIMORE CBD.
- ▶ RECENT ELEVATOR AND LOBBY RENOVATIONS.
- ▶ SECURED ACCESS.
- ▶ ON-SITE MANAGEMENT AND MAINTENANCE.
- ▶ GROUND FLOOR LOBBY TENANTS INCLUDE: COSI, CHASE BANK, CONCENTRA, AND PLANET FITNESS.
- ▶ EASY ACCESS TO BALTIMORE'S INNER HARBOR, DOWNTOWN RESTAURANTS, AND RETAIL ESTABLISHMENTS.



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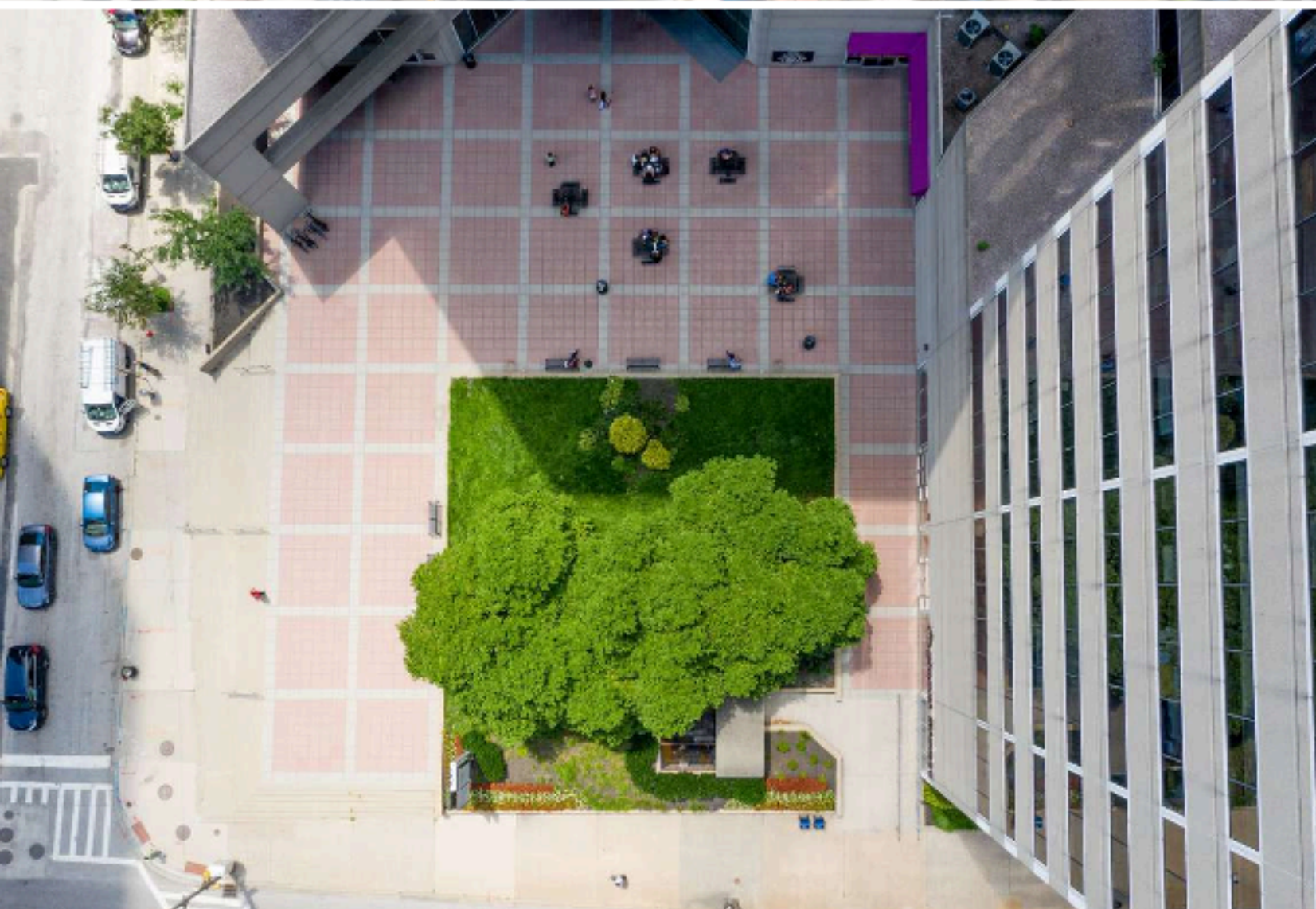
THORNHILL PROPERTIES, INC | 410-296-2877 | 6301 N. CHARLES ST., SUITE 2, BALTIMORE, MD 21212



FOR LEASE
BALTIMORE

PHOTOS

100 S CHARLES STREET-PRATT PLAZA TOWER II

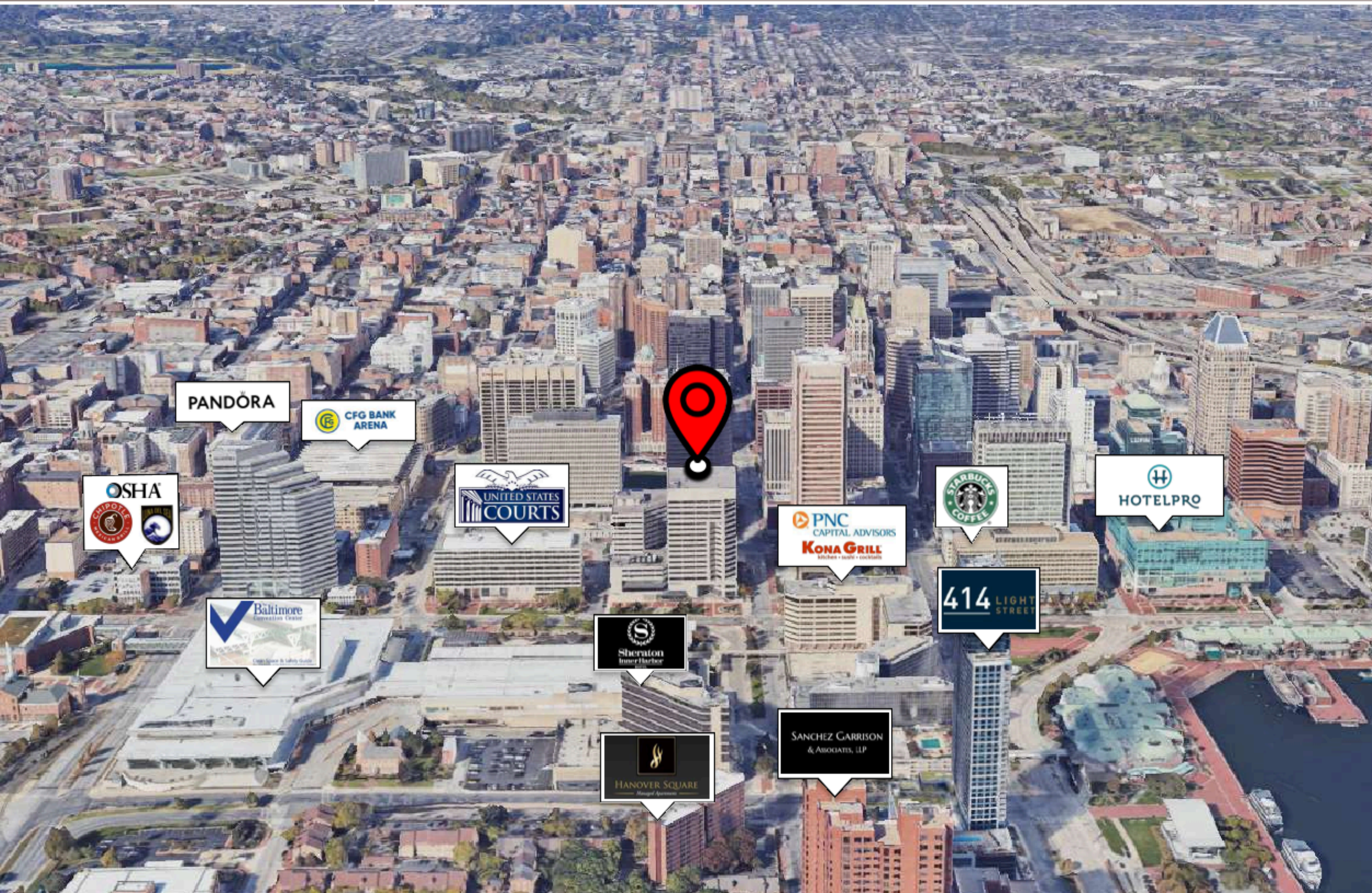


FOR LEASE

BALTIMORE

LOCAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II



FOR LEASE

BALTIMORE

AERIAL MAP

100 S CHARLES STREET-PRATT PLAZA TOWER II



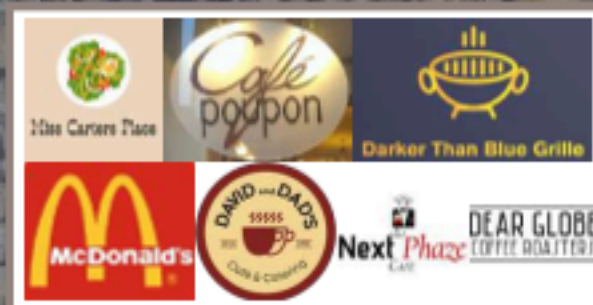
SOWEBO

ORIOLE PARK
at
CAMDEN YARDS



PIGTOWN

M&T Bank
STADIUM



BROMO ARTS
DISTRICT

DOWNTOWN



OTTERBEIN

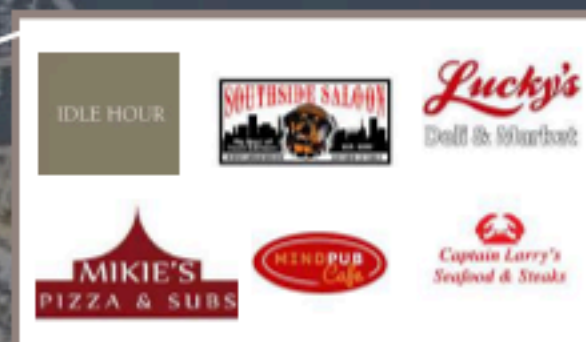
FEDERAL
HILL-MONTGOMERY

RIVERSIDE

EAST CASE



FELLS POINT



FOR LEASE

BALTIMORE

DEMOGRAPHICS

100 S CHARLES STREET-PRATT PLAZA TOWER II

1 MILE

2 MILES

3 MILES

AVG HOUSEHOLD INCOME

\$89,348

\$80,170

\$76,976

2023 HOUSEHOLDS

19,240

64,658

110,451

2023 POPULATION

37,588

146,165

266,436

