

WEST **250** PRATT



Storefront  
Retail  
in One of  
Baltimore's  
Most Iconic  
Towers



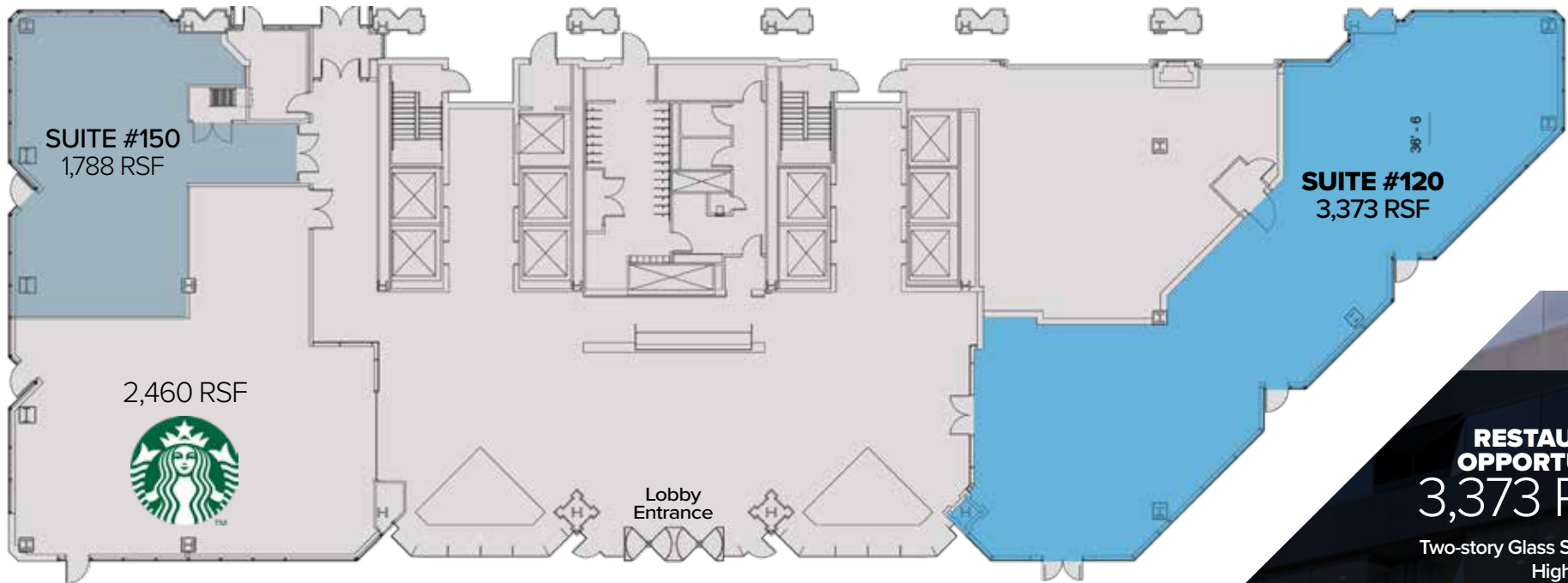
**RETAIL LEASING:**

**JOHN HERMANN:** 443.285.5711 // [john.hermann@copt.com](mailto:john.hermann@copt.com)  
**KRYSTA HERRING:** 443.285.5709 // [krysta.herring@copt.com](mailto:krysta.herring@copt.com)



# Experience Pratt Street Corridor

- > Baltimore's "Main Street" with a vision for experiential retail and vibrant public spaces— from Camden Yards to the Inner Harbor



GROUND FLOOR PLAN

**RESTAURANT  
OPPORTUNITY**  
3,373 RSF

Two-story Glass Storefront  
High Ceilings  
Outdoor Seating Available



# 250 WEST PRATT

ROYAL FARMS  
ARENA

INNER HARBOR

CONVENTION  
CENTER

Pratt Street



CAMDEN STATION  
MARC TRAIN + LIGHT RAIL

CAMDEN YARDS

# Market Facts

## TOURISM

- > 24,500,000 annual tourist visits to the Inner Harbor
- > 1,400,000 annual visitors to the National Aquarium
- > 500,000 annual visitors to the Science Center
- > \$5.2 billion in annual visitor spending in the city

## ENTERTAINMENT

- > 1,277,497 Inner Harbor pedestrians walking to the stadiums
- > 800,000 annual attendees to the Royal Farms Arena
- > 1.2 million annual attendees to see the Orioles
- > 723,800 annual attendees for the Ravens

## CENTRAL BUSINESS DISTRICT

- > 29,000,000 SF of office space in the Financial District alone
- > 479,600 annual attendees to the Convention Center
- > 8,009 hotel rooms within a ten minute walk
- > \$446,998,756 in annual expenditures from daytime employees located within 1 mile

## POPULATION

- > Top 10 in U.S. cities for population
- > Ranked 4th nationally for millennial growth
- > \$1.45 billion in annual expenditures by the population within 1 mile
- > 25% projected increase in households earning over \$150,000 per year between 2015 and 2020
- > Daytime population – 52,000 within ½ mile
- > Households – 4,740 within ½ mile  
17,900 within 1 mile

# A Closer Look

> Pratt Street Corridor  
Baltimore, MD

