



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 Starbucks fix, 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



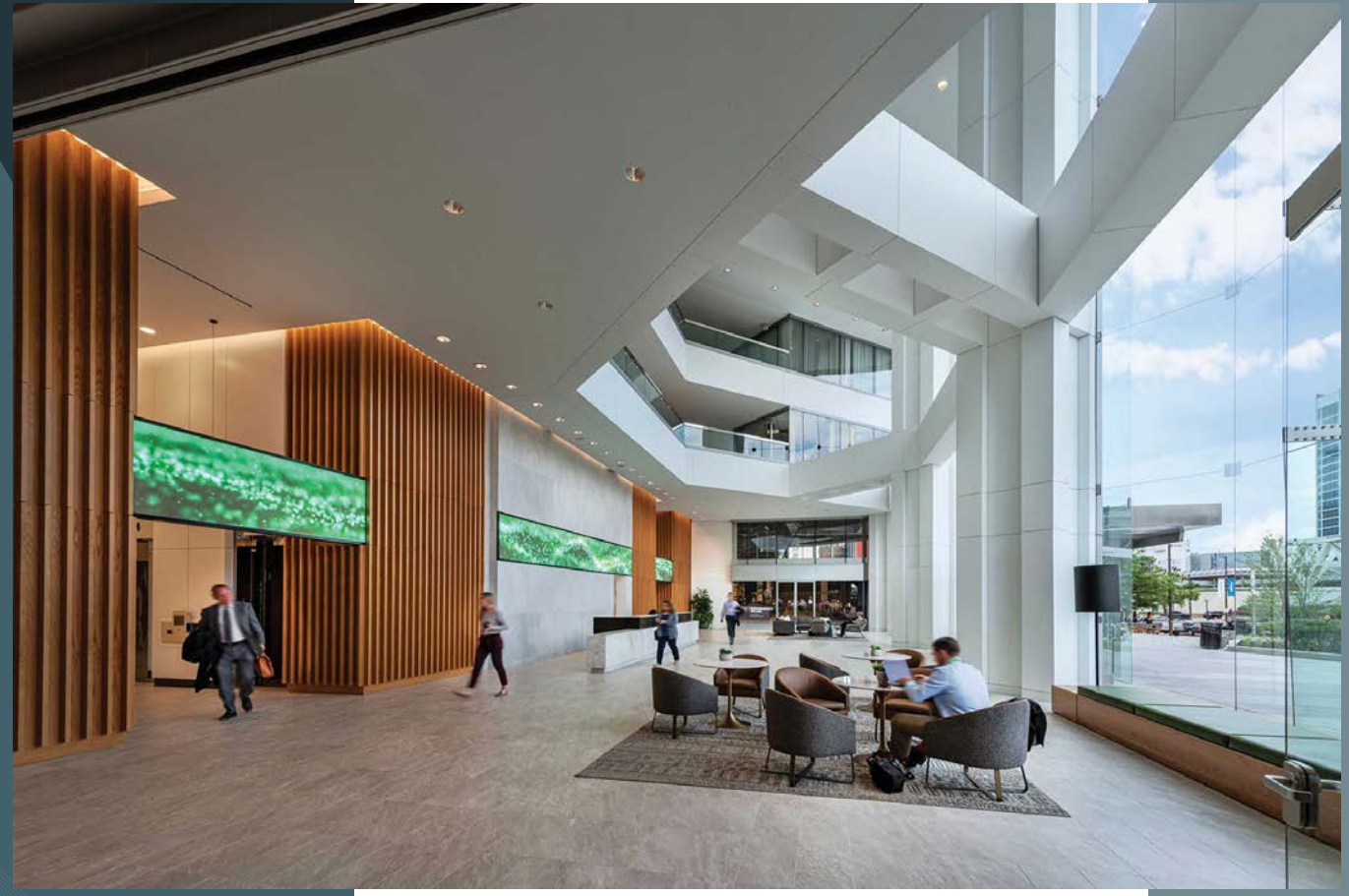
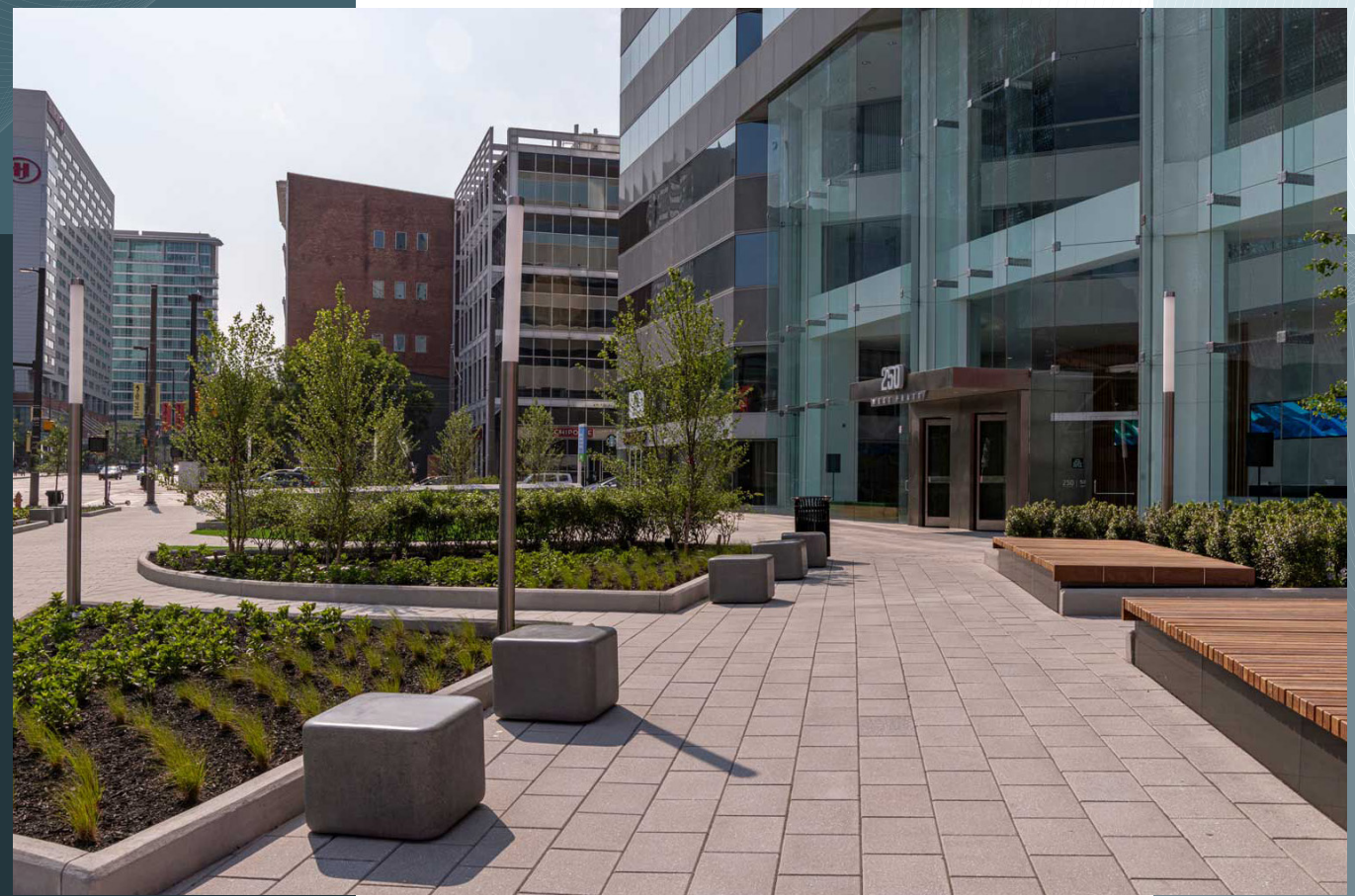
Brand new on-site
amenities



Numerous nearby
hotels, restaurants, and
convention center

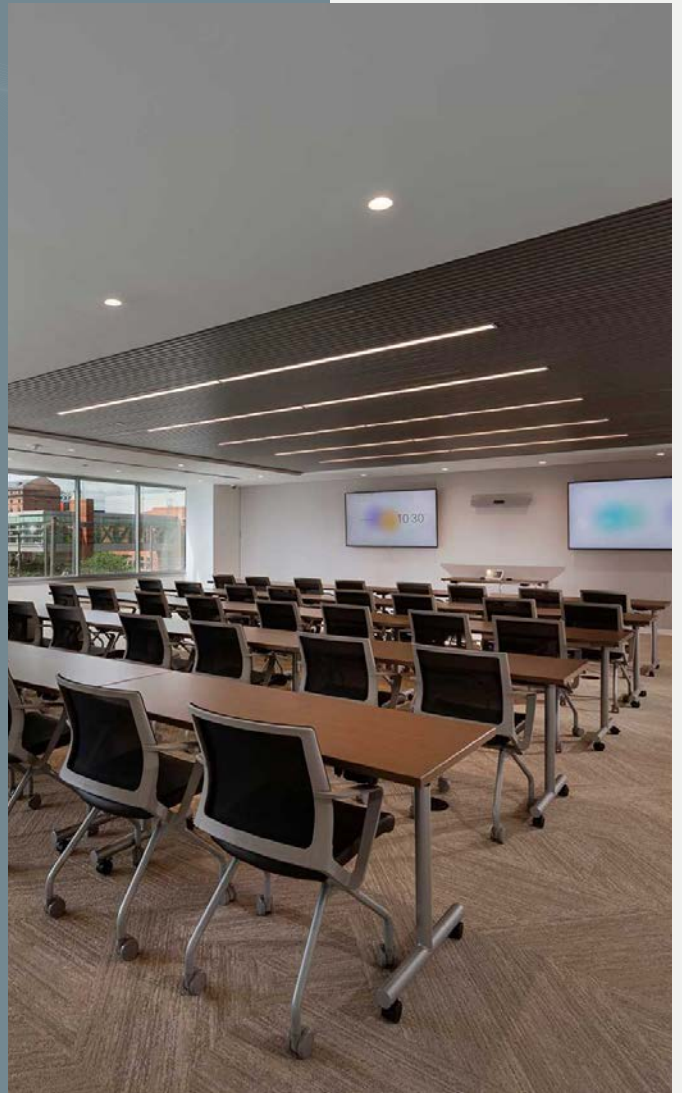






NEW AMENITIES

MORE TO WORK WITH

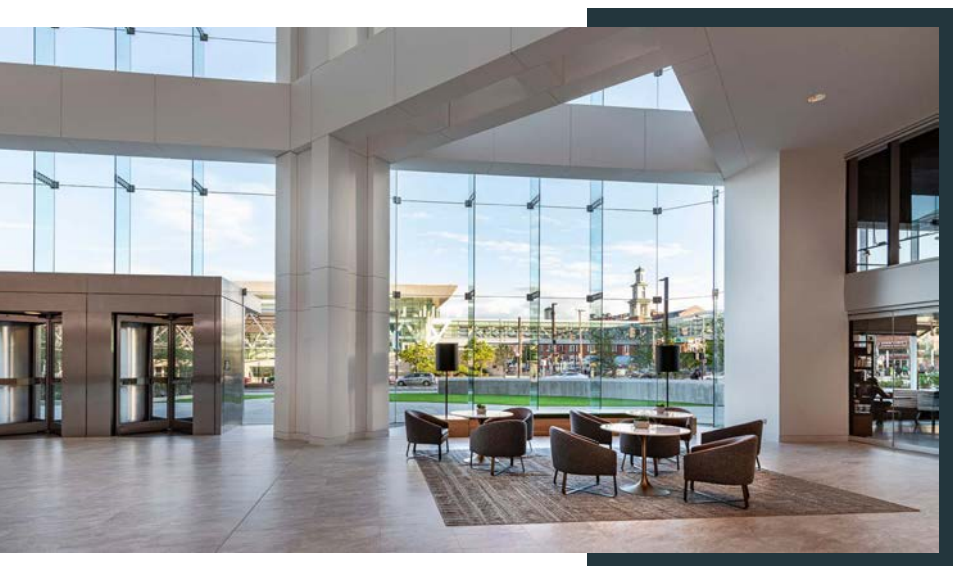
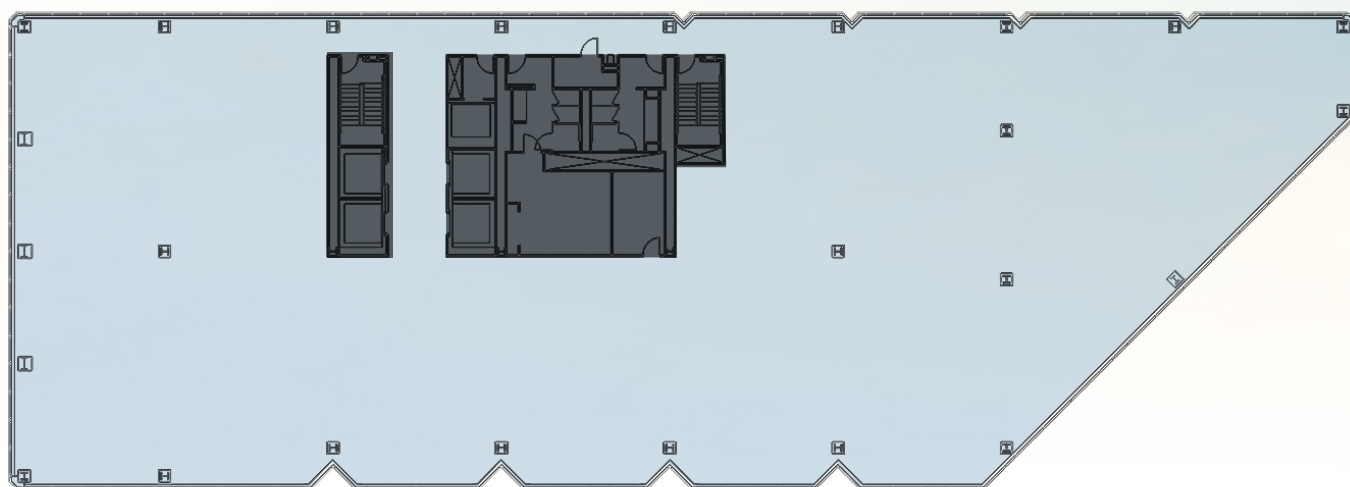


- Revitalized plaza
- Extensive lobby renovations
- Conference center
- Fitness center

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

INCLINED TO EXCEL

MAKE YOUR MARK



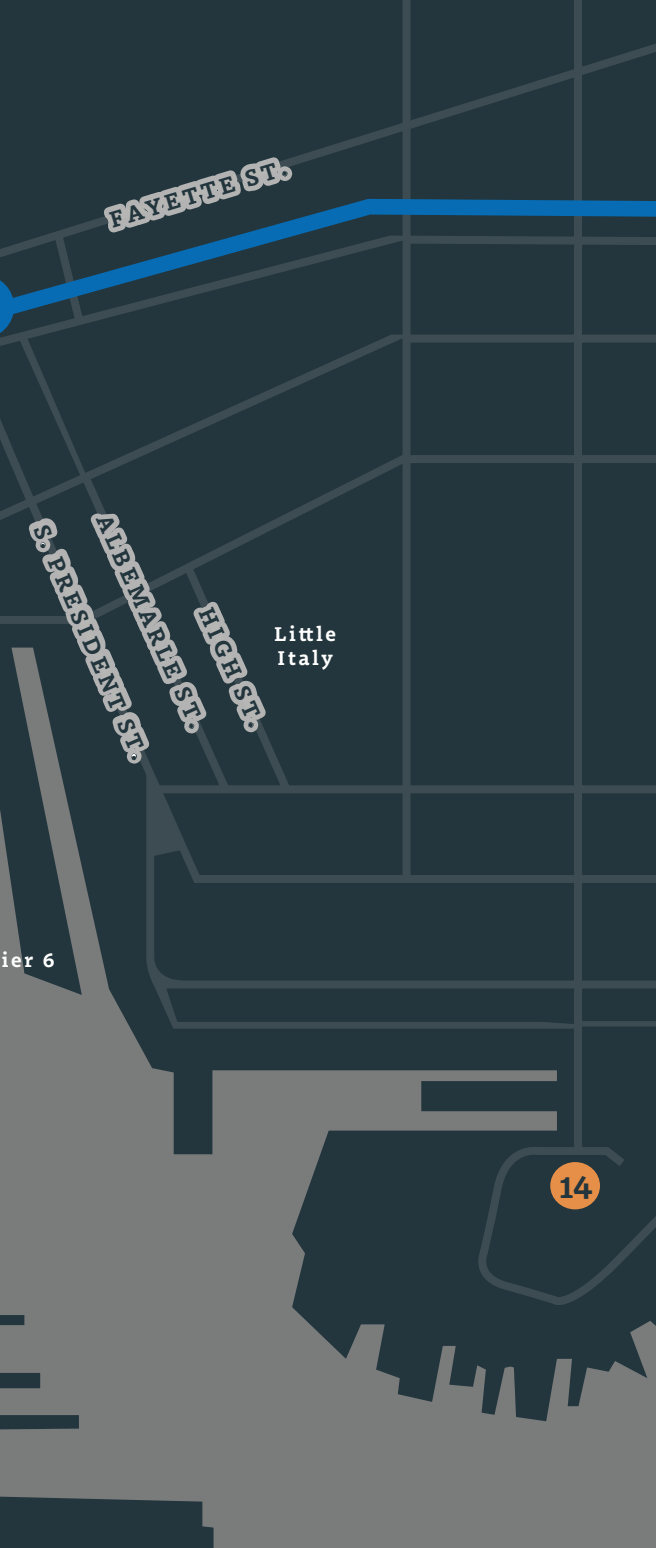
VIEW AVAILABILITY

DO MORE.
SEE MORE.
BE MORE.

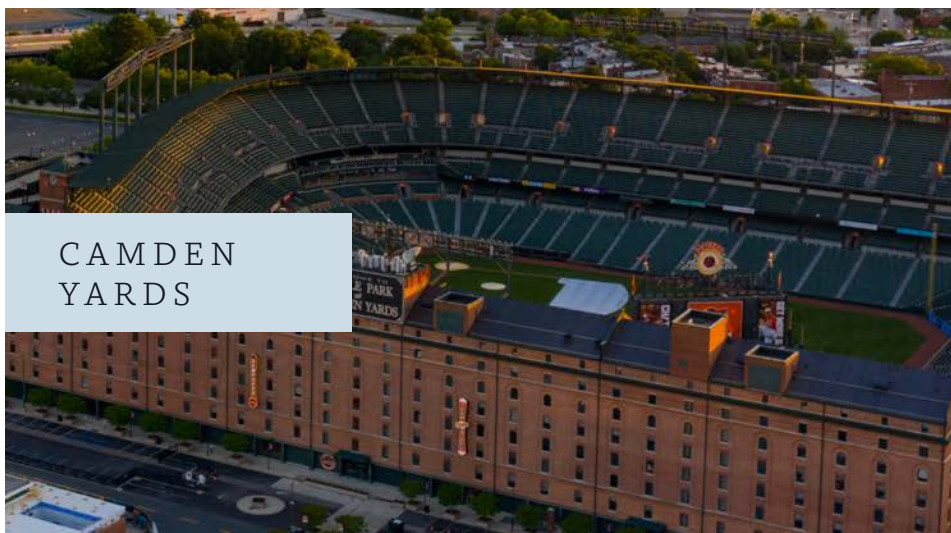




- | | | |
|---------------------------------|-----------------------------|--------------------|
| 1 Sheraton Inner Harbor | 8 Days Inn | 15 PNC Bank |
| 2 Hyatt Regency | 9 Holiday Inn | 16 Bank of America |
| 3 Royal Sonesta Harbor Court | 10 Marriott at Camden Yards | 17 M&T Bank |
| 4 Marriott Residence Inn | 11 Hilton | 18 Wells Fargo |
| 5 Brookshire Suites | 12 Hampton Inn | 19 BB&T Bank |
| 6 Renaissance Harborplace Hotel | 13 Pier 6 Ascend | |
| 7 Radisson Plaza Lord Baltimore | 14 Marriott Waterfront | |



HARBORSIDE DINING



CAMDEN YARDS



HAPPY HOUR /NIGHTLIFE

- 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 Paolino'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

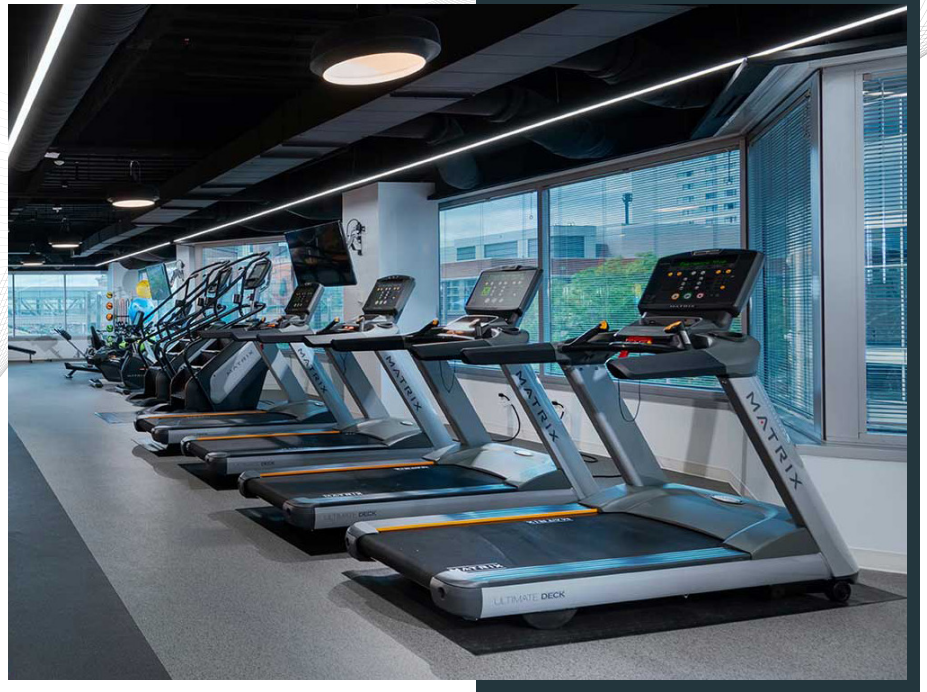


WORK LIKE A CHARM

ALL-ACCESS INNER HARBOR OFFICE SPACE



- **8:30 AM /**
GET YOUR STARBUCKS FIX
- **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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