



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



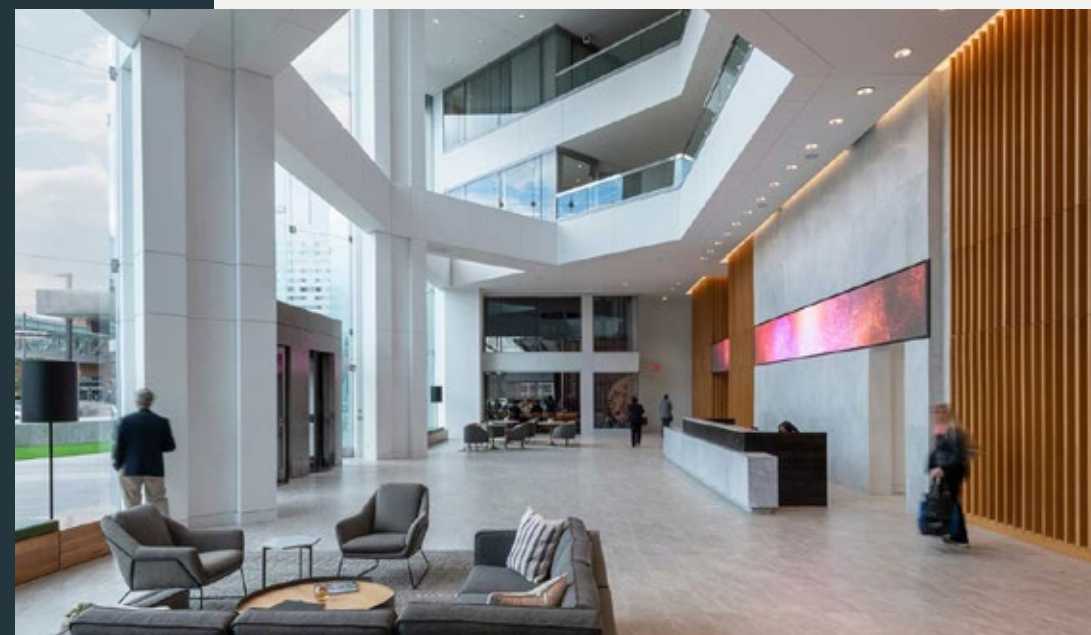
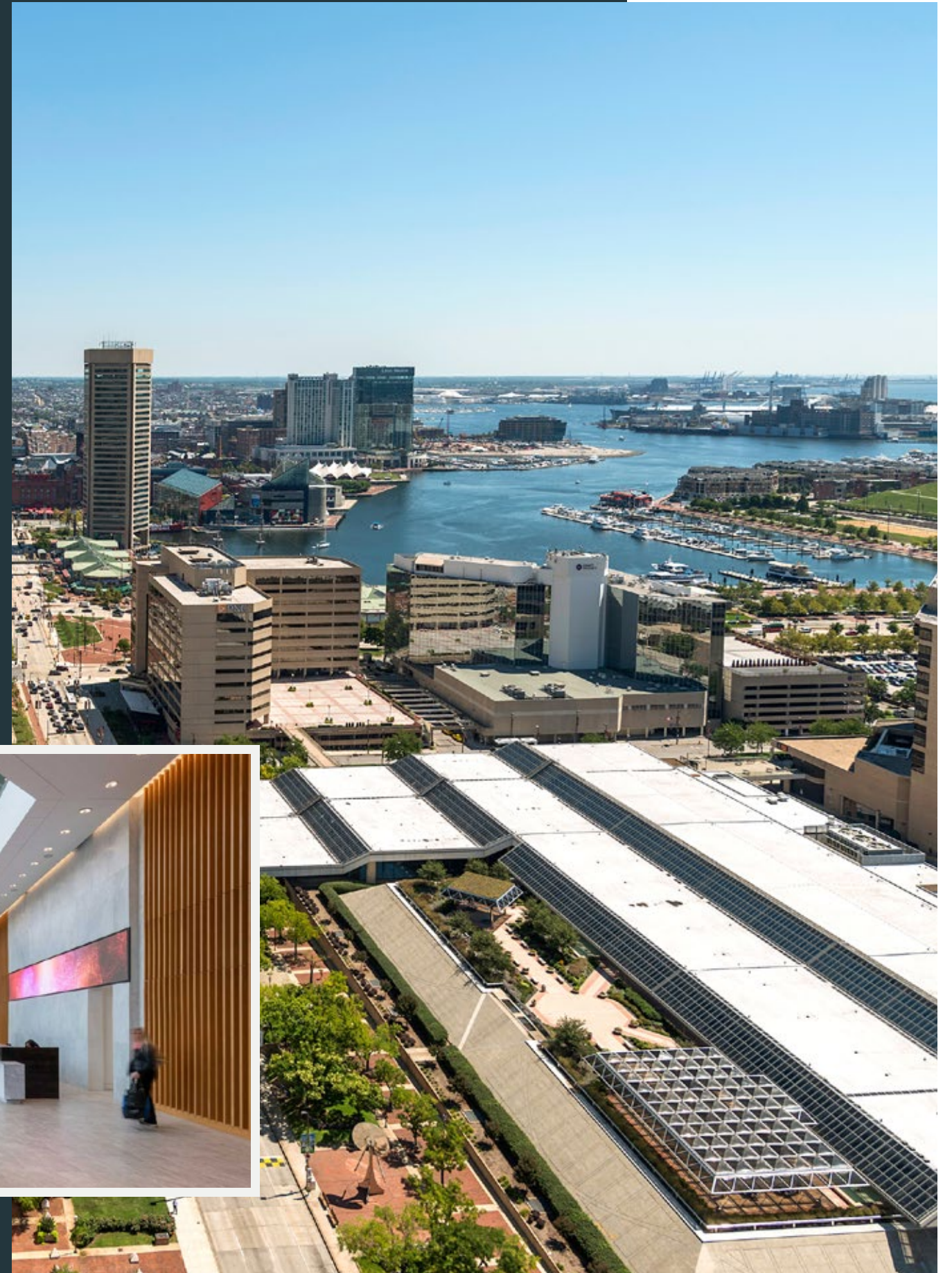
650 car parking garage behind the building



Brand new on-site amenities

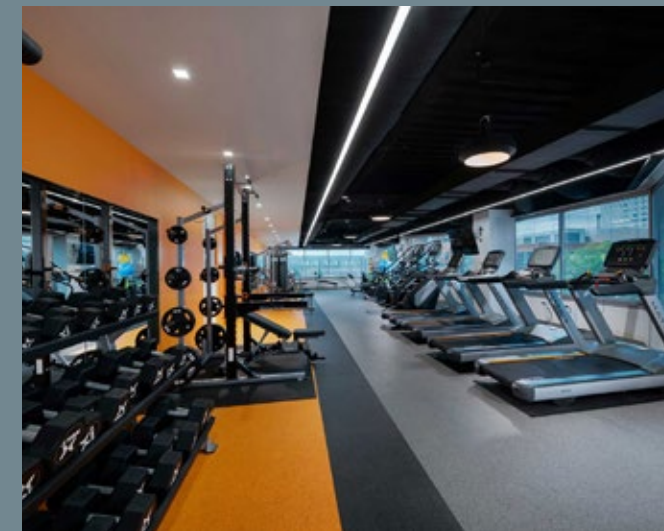
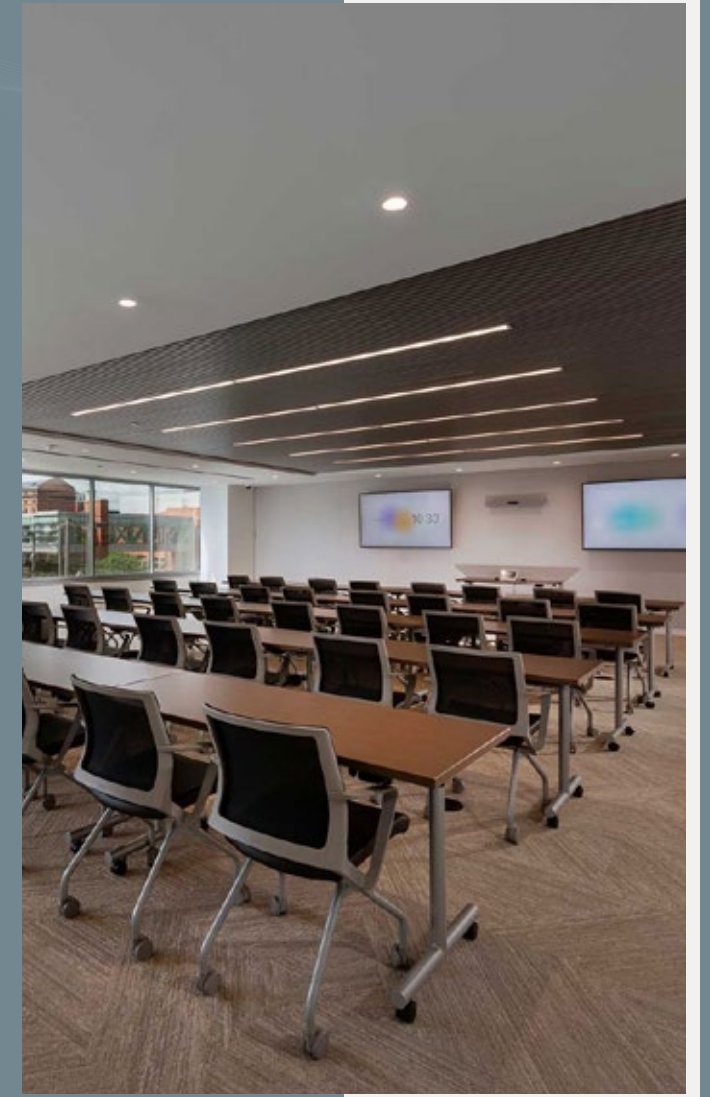
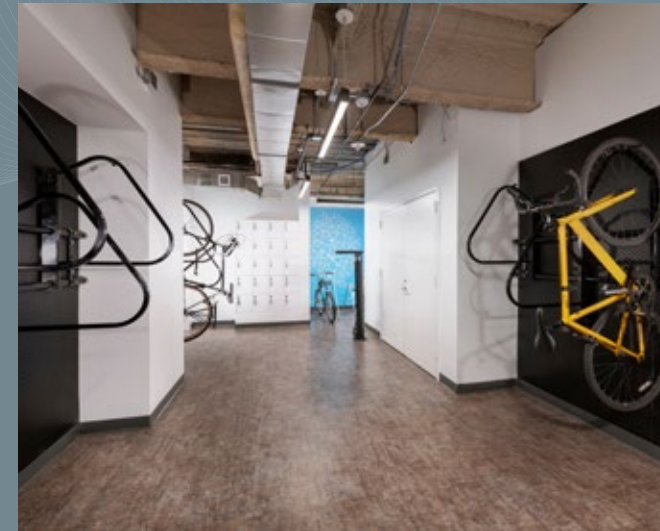


Numerous nearby hotels, restaurants, and convention center



NEW AMENITIES

MORE TO WORK WITH

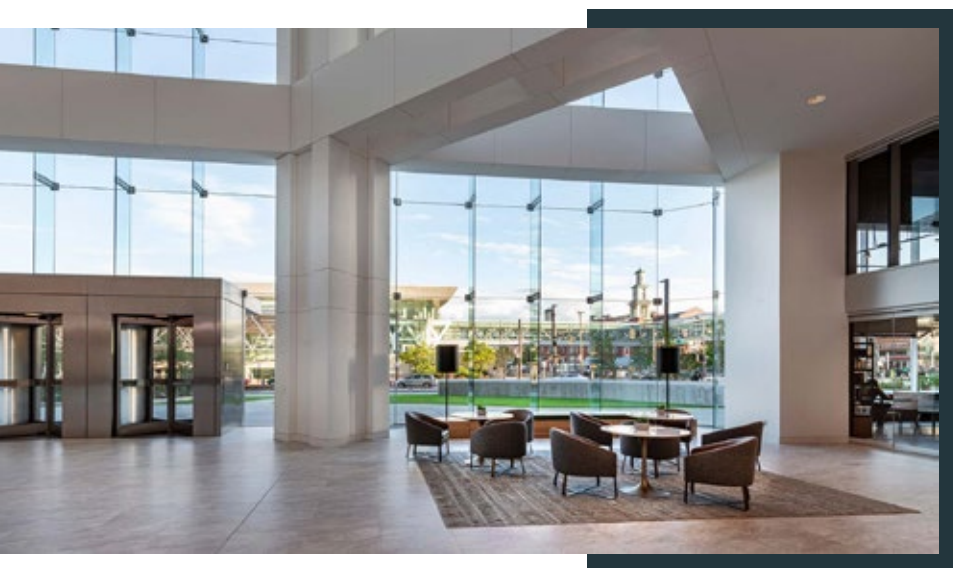
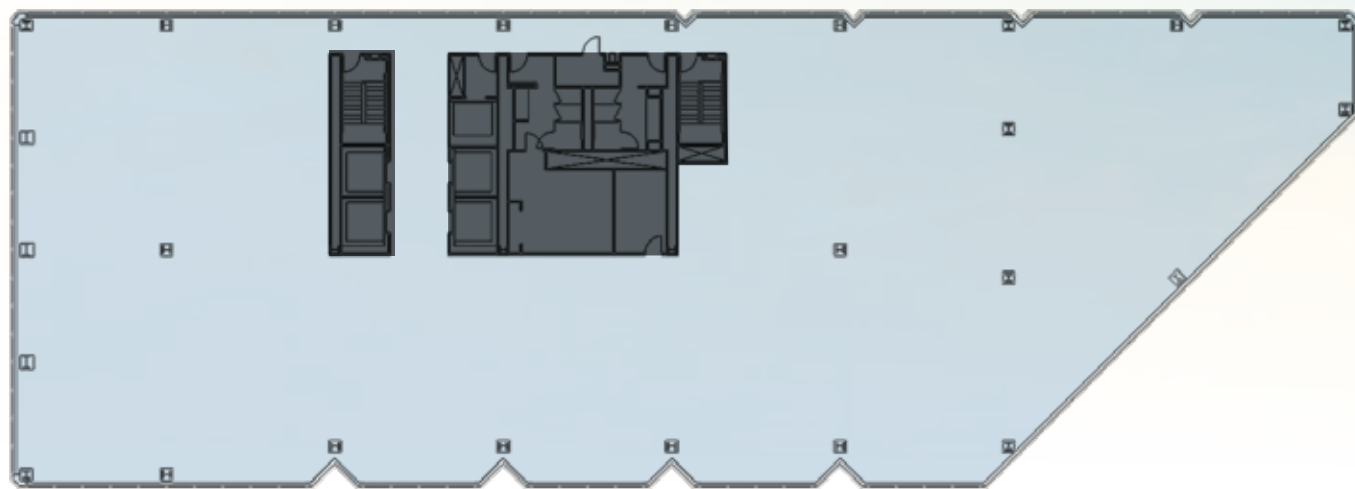


- Revitalized plaza
- Extensive lobby renovations
- Conference center
- Fitness center

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

INCLINED TO EXCEL

MAKE YOUR MARK



VIEW AVAILABILITY

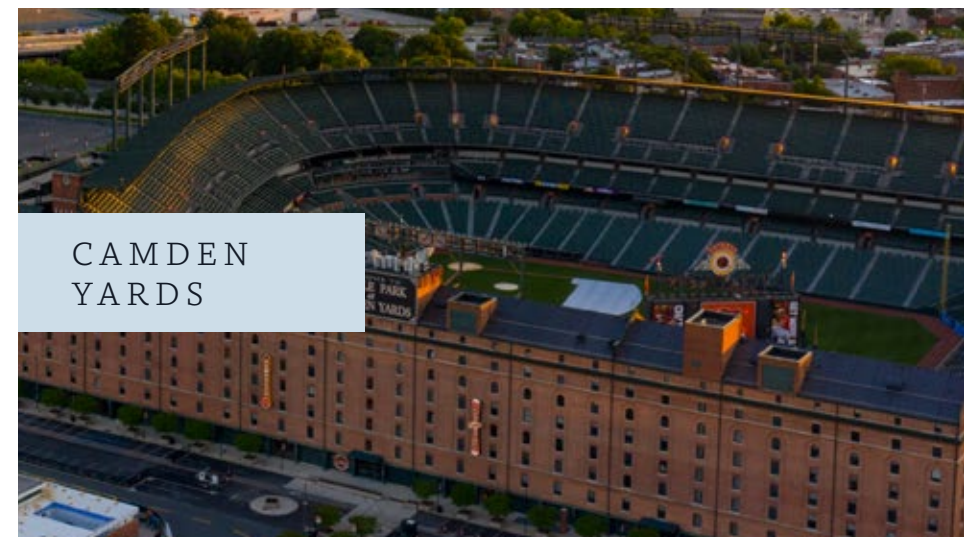
D O M O R E .
S E E M O R E .
B E M O R E .



250 WEST PRATT



HARBORSIDE DINING

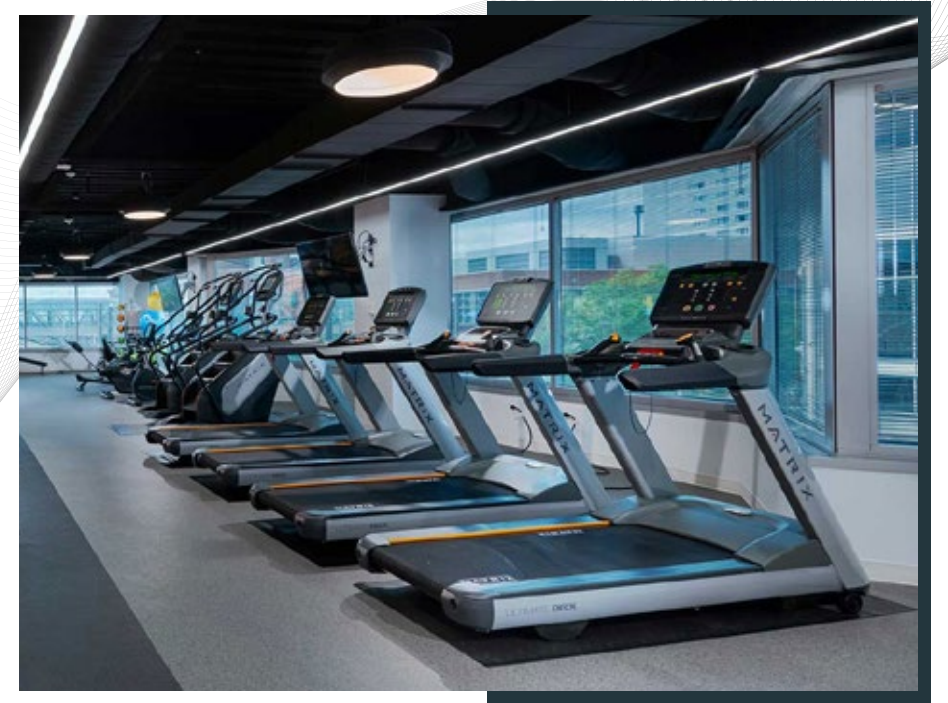


CAMDEN YARDS



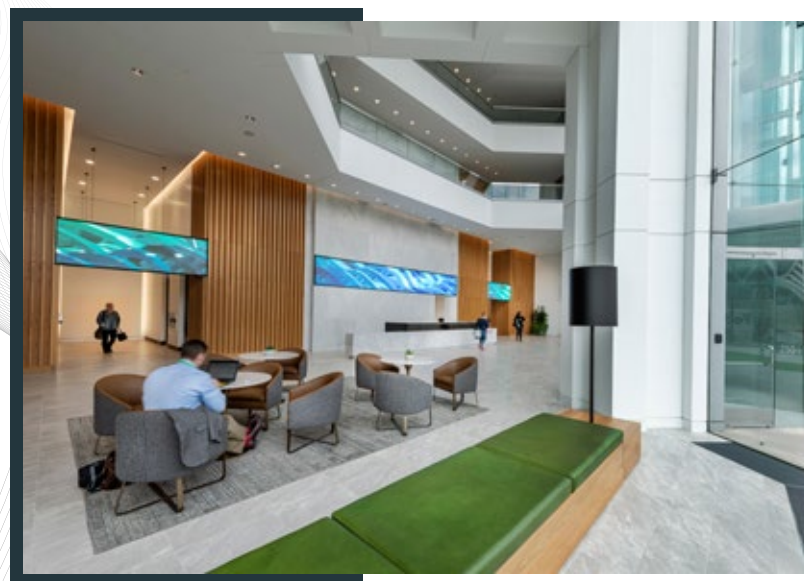
HAPPY HOUR /NIGHTLIFE

- | | | | | | |
|---------------------------------|-----------------------------|--------------------|---|---|---|
| 1 Sheraton Inner Harbor | 8 Days Inn | 15 PNC Bank | 20 One East Pratt: Kona Grill, Sullivan's, Filicori | 26 Morton's Steakhouse | 31 Power Plant Live: Ruth's Chris Steak House MEX, Rams Head Tavern |
| 2 Hyatt Regency | 9 Holiday Inn | 16 Bank of America | 21 Chipotle | 27 Brio | 32 Power Plant: Phillips Seafood, Pot Belly, Hard Rock Café, Blu Bambu Chipotle |
| 3 Royal Sonesta Harbor Court | 10 Marriott at Camden Yards | 17 M&T Bank | 22 Jimmy Johns | 28 Light Street Pavilion | 33 Rusty Scupper |
| 4 Marriott Residence Inn | 11 Hilton | 18 Wells Fargo | 23 Pratt Street Ale House | 29 Pratt Street Pavilion: Cheesecake Factory, Uno Pizzeria, M&S Grill, Five Guys, Edo Sushi, Tir Na Nog, La Tasca | 34 Baltimore Brewhouse |
| 5 Brookshire Suites | 12 Hampton Inn | 19 BB&T Bank | 24 DSX Restaurant and Sports | 30 Lockwood Place: The Capital Grille, Corner Bakery, PF Chang's, Fogo de Chao, IHOP | |
| 6 Renaissance Harborplace Hotel | 13 Pier 6 Ascend | | | | |
| 7 Radisson Plaza Lord Baltimore | 14 Marriott Waterfront | | | | |



WORK LIKE A CHARM

ALL-ACCESS INNER HARBOR OFFICE SPACE

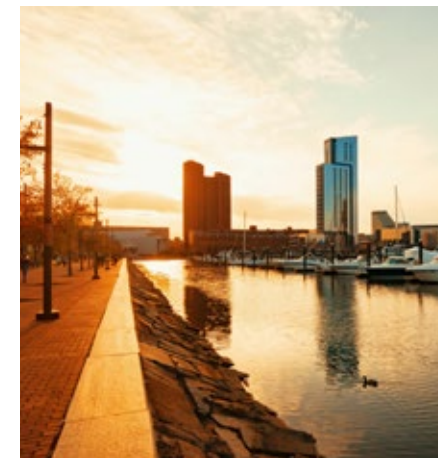


- **8:30 AM /**
GET YOUR COFFEE FIX FROM BALTIMORE BREWHOUSE
- **10:00 AM /**
TAKE A MID-MORNING WALK AND SIP A CAFÉ ON THE ACTIVATED OUTDOOR PLAZA
- **12:00 NOON /**
ENJOY LUNCH IN THE SLEEK LOBBY WITH ITS LIVING LED SCREEN

- **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 S T E P
A B O V E .

Schedule a Tour Today.

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