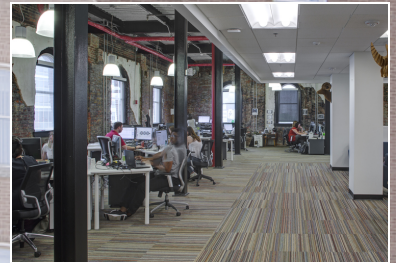
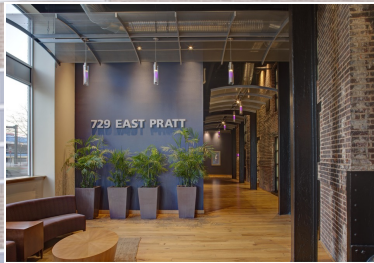


PROPERTY OVERVIEW

729 EAST PRATT

729 E. PRATT STREET & 250 S. PRESIDENT STREET
BALTIMORE, MD 21202



merritt
PROPERTIES

Building Information

- Gateway to Harbor East location, on the corner of Pratt and President streets
- Water views and secured garage parking
- 92,384 SF of commercial office space
- Walking distance to Harbor East , Inner Harbor attractions, Little Italy and Whole Foods
- Located in a federal HUBZone
- Dramatic main lobby with touch-screen directory
- Exposed brick walls, steel columns, reclaimed and recycled building materials
- 13-18' ceilings throughout main floor
- Renovated restrooms
- Comcast service available
- Low-voltage lighting, low VOC materials, increased daylight



Surrounding Amenities

- Blackwall Hitch
- CAVA
- Chick-fil-A
- Chipotle Mexican Grill
- CVS Pharmacy
- Five Guys
- Fogo de Chao
- Hilton Garden Inn
- Marriott
- Marshalls
- McCormick & Schmick's
- Miss Shirley's Cafe
- Mo's Seafood
- Nalley Fresh
- Nando's Peri Peri Chicken
- Ouzo Bay
- P.F. Chang's
- Phillips Seafood
- Pier 5 Hotel
- Potbelly Sandwich Shop
- Ruth's Chris Steak House
- Shake Shack
- Subway
- Sweetgreen
- The Baltimore Inner Harbor
- The Capital Grille
- The Cheesecake Factory
- The Four Seasons
- The Gallery at Harborplace
- The National Aquarium
- Water Taxi
- Whole Foods

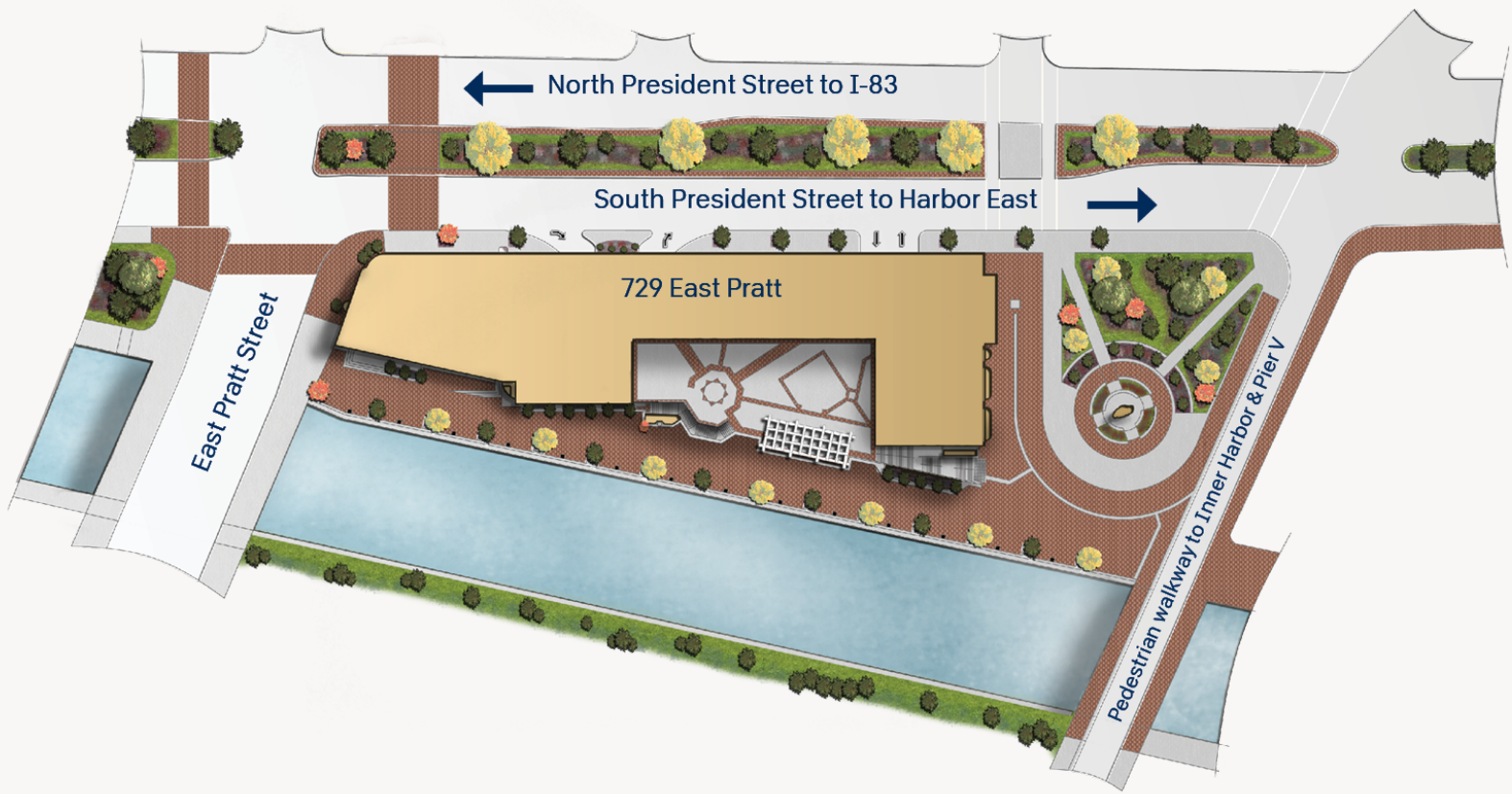
Site Plan

729 East Pratt

729 E. Pratt St. & 250 S. President St.

9 - Story Office

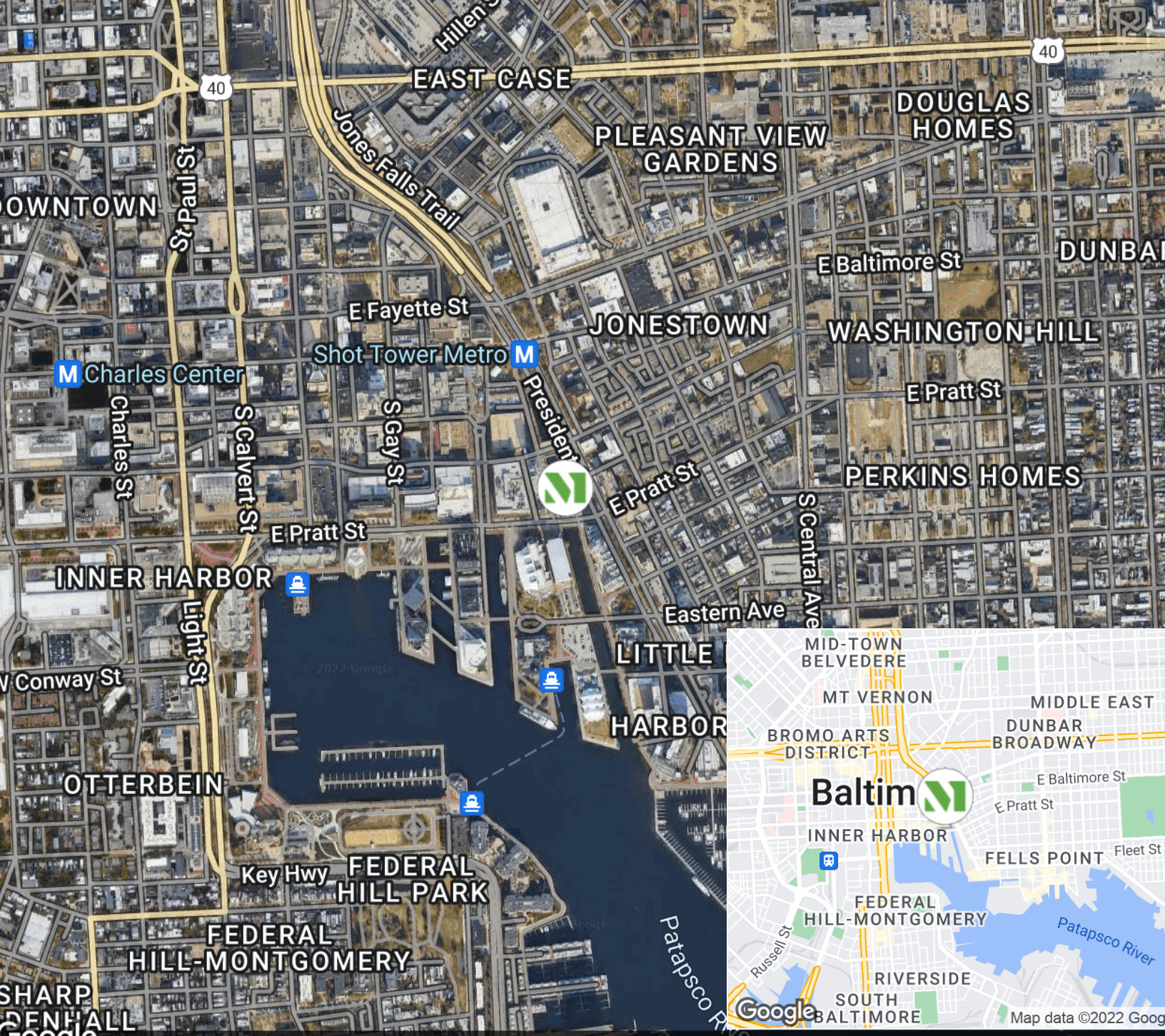
94,476 SF



“Merritt was incredibly accommodating. Doing business with a firm that - like ours - emphasizes integrity, quality and customer service was a pleasure.”

EDWARD J. NEMEC,
MANAGING PARTNER
NEW YORK LIFE





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Whit Levering | Ashley Reimer | Lauren Lindsay

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