

WEST **250** PRATT



Storefront
Retail
in One of
Baltimore's
Most Iconic
Towers



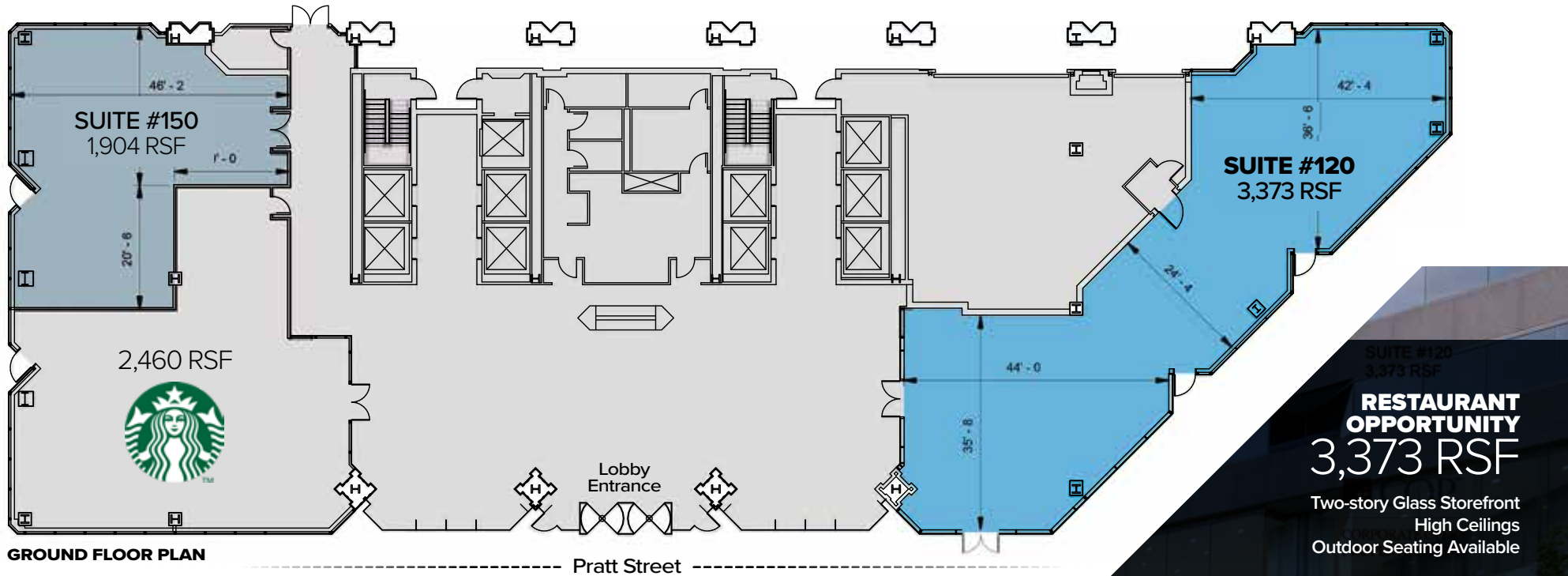
RETAIL LEASING:

JOHN HERMANN: 443.285.5711 // john.hermann@copt.com
KRYSTA HERRING: 443.285.5709 // 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



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

