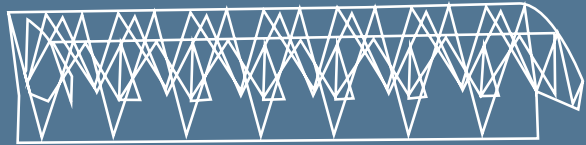


100



EAST PRATT

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klnb

OWNED BY
 Vision
Properties



2,076 SF

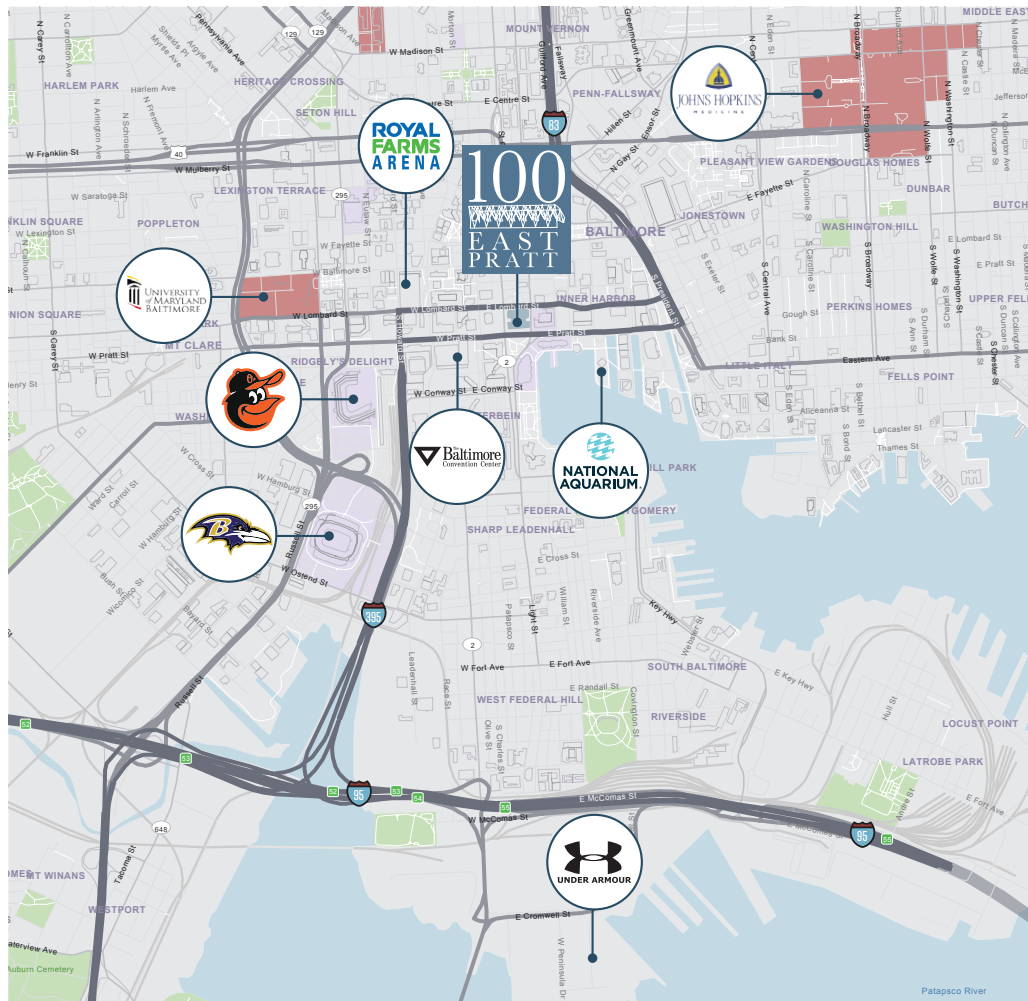
6,169 SF

7,762 SF

LIGHT STREET 16,002 AADT

PRATT STREET 19,871 AADT

THE MARKET



<p>26.7 MIL VISITORS IN 2019 SPENDING \$5.9 BIL</p>	<p>MSA CONTAINS 2.8 MIL PEOPLE</p>	<p>One of the TOP 15 BEST WATERFRONT CITIES IN THE WORLD</p>
<p>N.1 HOSPITAL IN THE NATION (JOHN HOPKINS)</p>	<p>ROYAL FARMS ARENA 800,000 ATTENDANCE 2019</p>	<p>The Baltimore Convention Center 140+ EVENTS 500,000+ ATTENDANCE ANNUALLY</p>
<p>CAMDEN YARDS 45,971 CAPACITY 1,307,807 ATTENDANCE 2019</p>	<p>NATIONAL AQUARIUM 1.2 M VISITORS 2019</p>	<p>M&T BANK STADIUM 71,008 CAPACITY 70,602 AVG. GAME DAY ATTENDANCE 2019</p>
<p>UNDER ARMOUR 10,000 EMPLOYEES</p>		

HIGHLIGHTS

100 East Pratt is the second largest office building in Baltimore with a total of 653,194 square feet of commercial office and retail space with 932 parking spaces. The project has excellent access to the all major entertainment venues within the city including Raven's Stadium, Oriole Park at Camden Yards, the Convention Center, Harbor Place, Power Plant, National Aquarium, and the various waterfront activities.

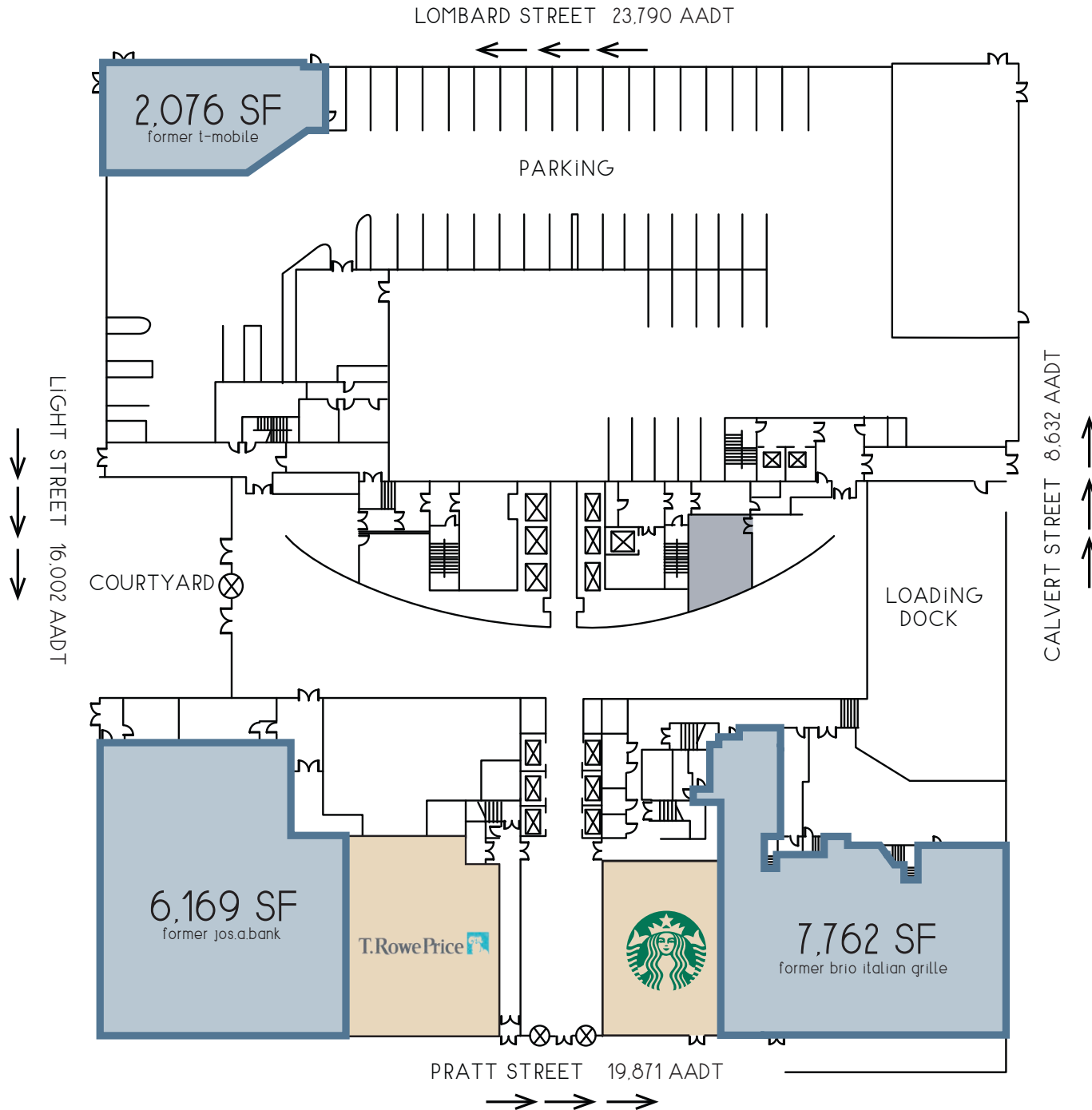
DEMOGRAPHICS

	.5 mile	1 mile	1.5 mile
POPULATION	8,721	44,898	94,325
DAYTIME POPULATION	55,321	111,721	157,661
HOUSEHOLDS	5,375	20,829	44,549
AVERAGE HH INCOME	\$95,729	\$96,578	\$92,500

TRAFFIC

E. Pratt Street	19,871 AADT
E. Lombard Street	23,790 AADT
Light Street	16,002 AADT
i-83	62,652 AADT
i-395	59,280 AADT

SITE PLAN

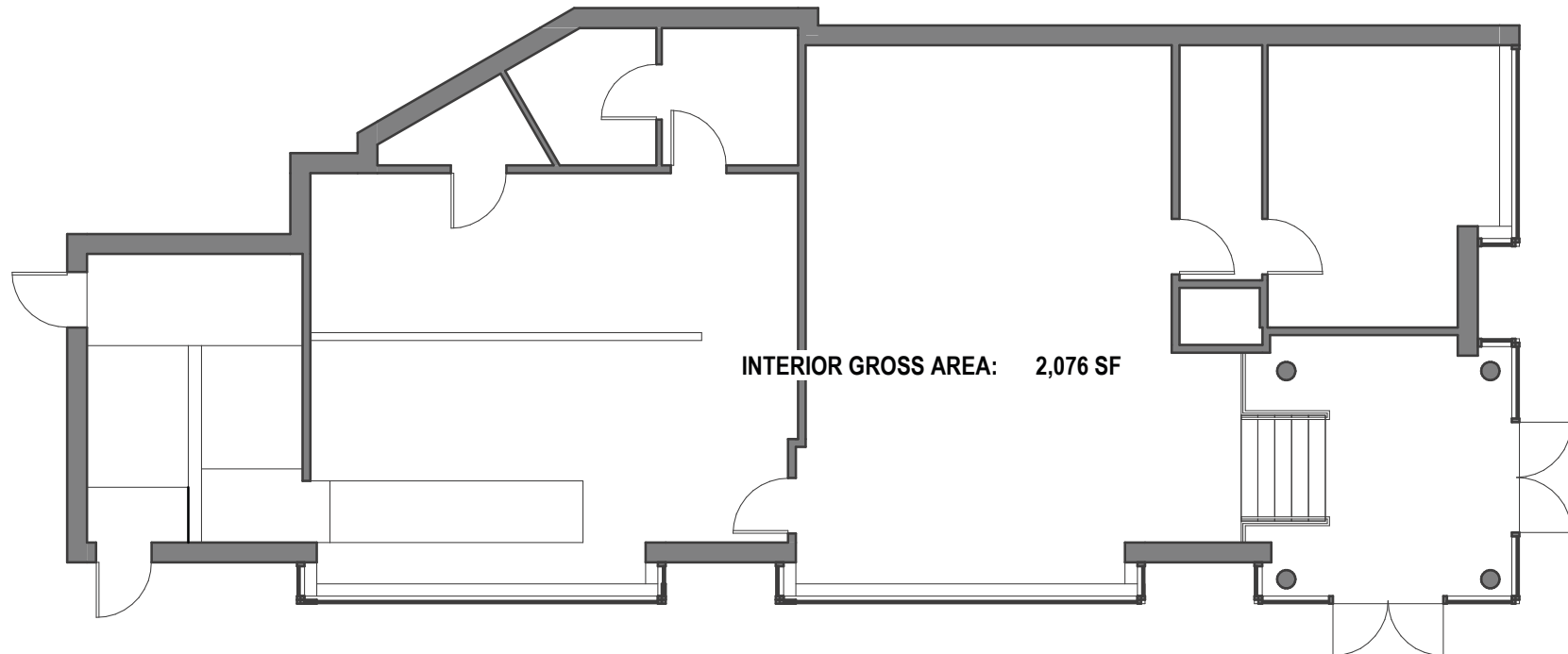
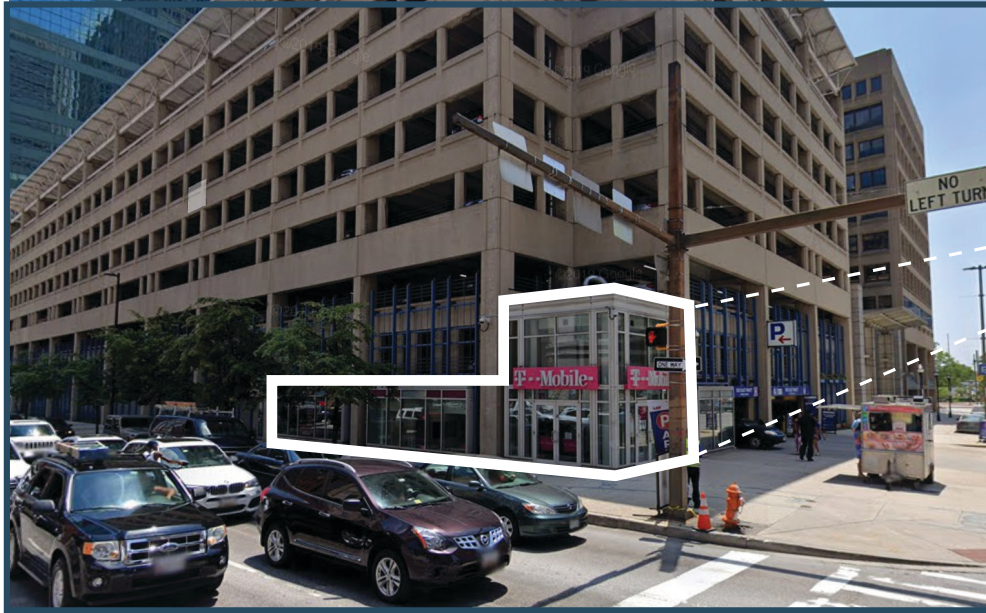


CLOSE-UP AERIAL



FORMER T-MOBILE

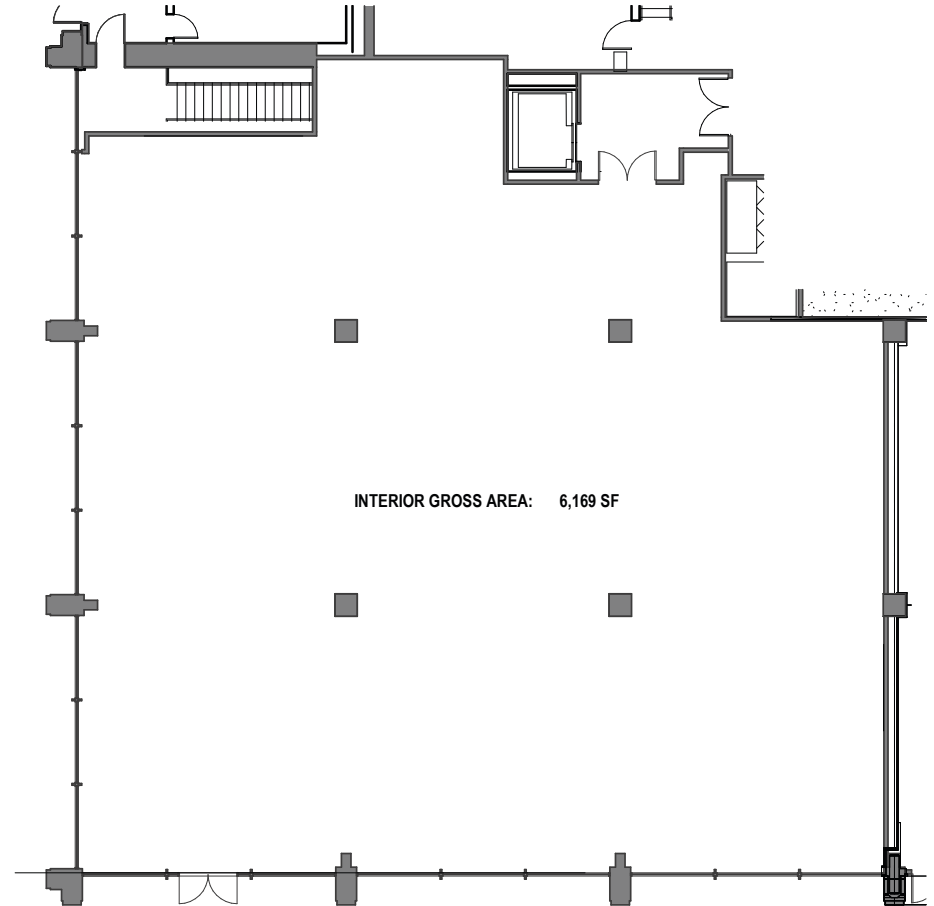
2,076 SF



FORMER JOS. A. BANK

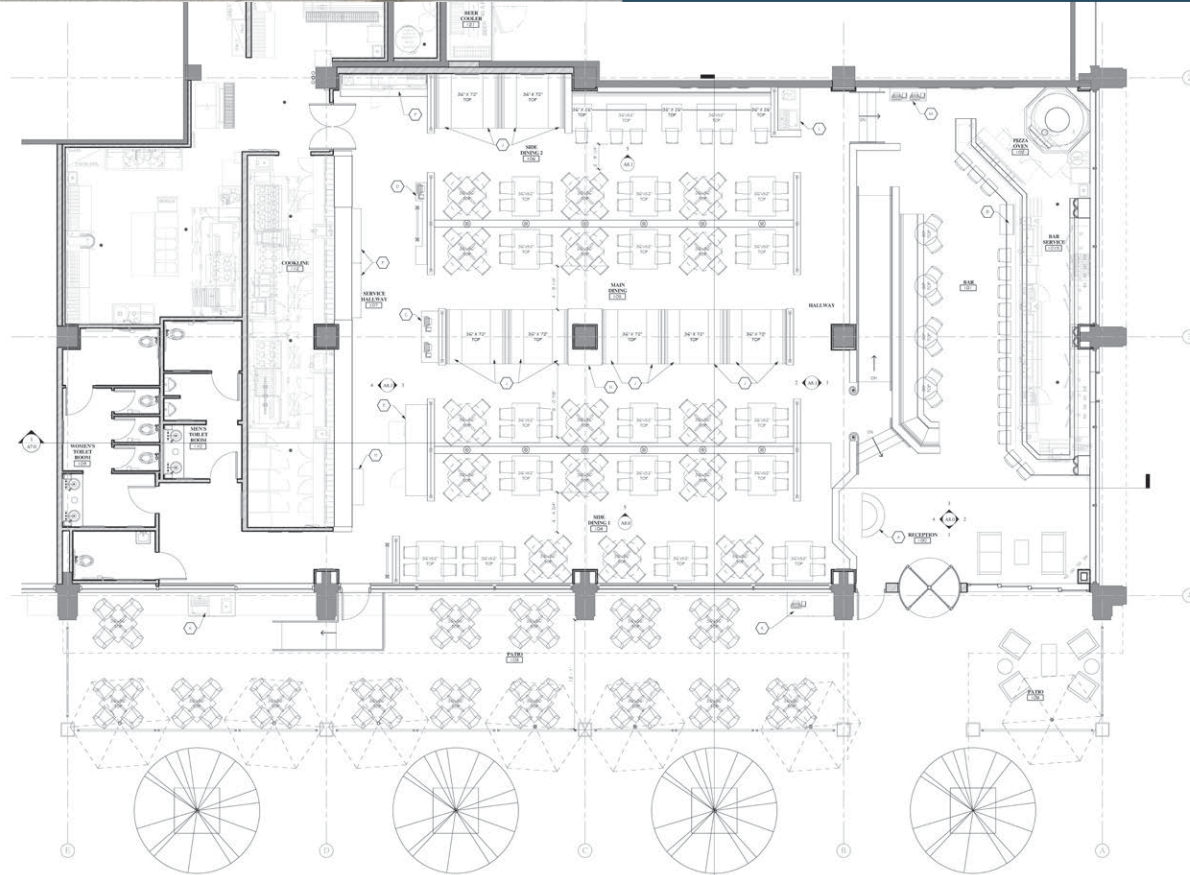
kInb

6,169 SF

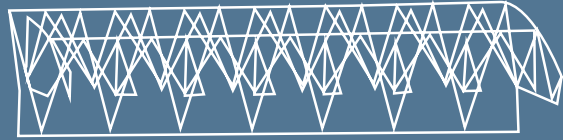


FORMER BRIO ITALIAN GRILLE **kInb**

7,762 SF



100



EAST PRATT



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