

FOR LEASE Available Immediately



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AMERICAN REAL ESTATE PARTNERS

700 E. Pratt Street






Baltimore, MD 21202

Overview

700 E. Pratt (aka The Candler Building) is one of the few large historic buildings fronting Baltimore's famed Pratt Street in the City's renowned Inner Harbor. With fantastic access from both Interstate 83, as well as I-95, Candler is an important opportunity that retailers and restaurateurs will not want to miss.

Quick Facts

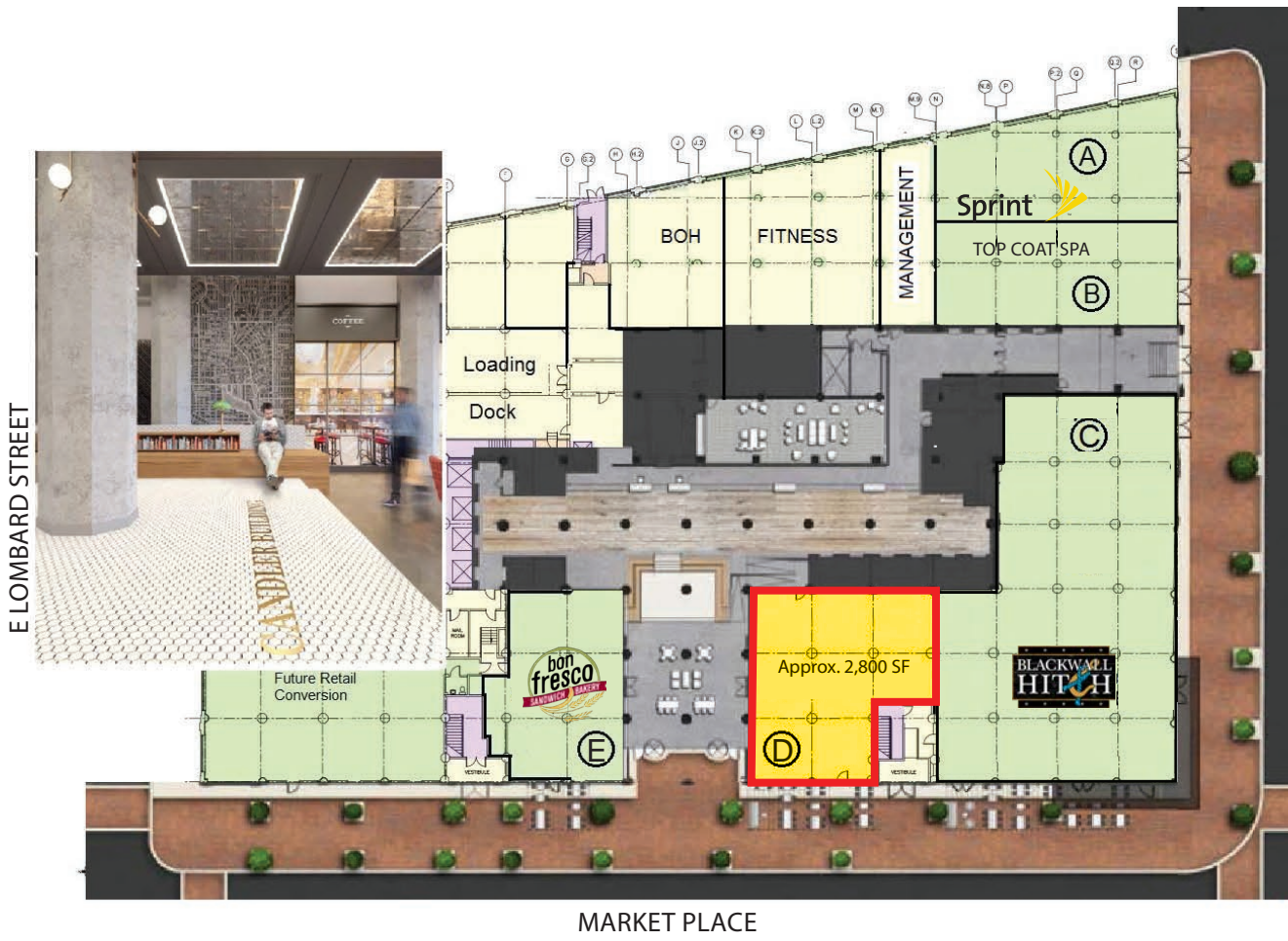
Availability	Immediately
Size	Approx. 2,800 square feet
Rental Rate	Negotiable

2019 Demographics	.5 mile	1 mile	1.5 miles
 POPULATION	6,065	45,946	92,980
 HOUSEHOLDS	2,906	20,981	43,895
 AVG. HH INCOME	\$108,259	\$97,310	\$91,931
 DAYTIME POPULATION	57,078	149,216	225,460
 TRAFFIC COUNTS	18,441 AADT (E. Pratt Street)	34,260 AADT (E. Lombard Street)	



- Chapter 1: 1912 - Asa Candler, the founder of Coca-Cola Company, builds the Candler Building in Baltimore to serve as the Regional headquarters and distribution center for Coca-Cola.
- Chapter 2: In 1936, the newly created Social Security Administration needed a home fast, but nothing was available in DC. The SSA takes space in the Candler and stays for the next 24 years.
- Chapter 3: Chesapeake Energy (now Exelon) leases most of the building as its Baltimore headquarters until a new headquarters is built in Harbor Point. Candler is now poised for Chapter 4;
- Chapter 4: American Real Estate Partners (AREP) a DC based Real Estate Investment Company (REIT) with extensive urban mixed use development experience buys The Candler Building with a vision to build on Candler's signature style and landmark location, creating the "it" place for both office and retail for Baltimore's urban millennial set. As part of this process, The Candler Building is rebranded as 700 E. Pratt Street.
- Chapter 5: Your story begins at this iconic location!





View from E. Pratt Street



View from Market Place





HARBORPLACE & THE GALLERY

CONVENTION CENTER

NATIONAL AQUARIUM

POWER PLANT LIVE

POWER PLANT

RITZ CARLTON

700 EAST PRATT INNER HARBOR

segall GROUP

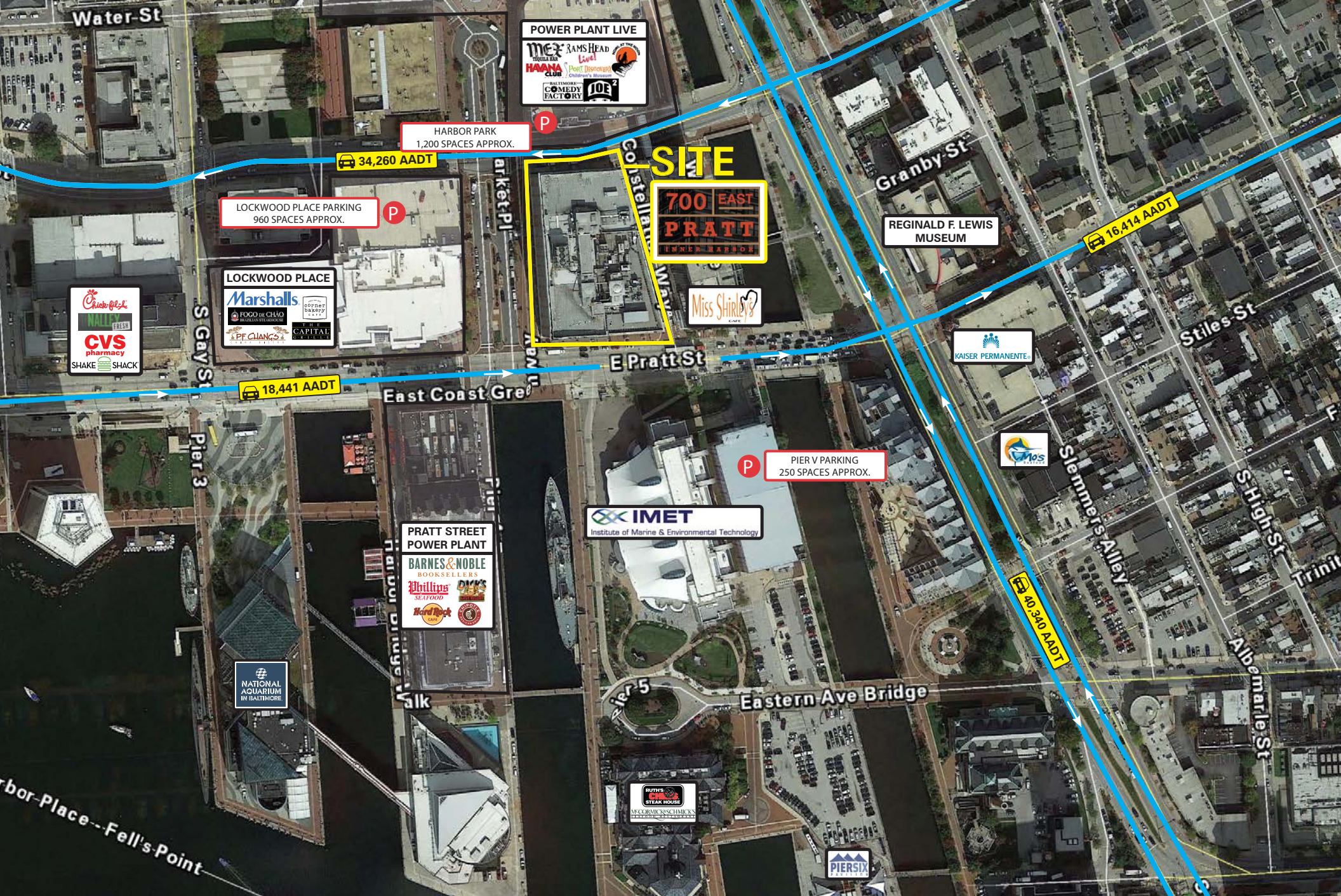
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Harbor View

700 E. Pratt Street / Baltimore, MD 21202



SITE

700 EAST PRATT
INNER HARBOR

POWER PLANT LIVE
MEX RAMS HEAD Level
HAANA Club Post-Discharge
COMEDY FACTORY
JOE

HARBOR PARK
1,200 SPACES APPROX.

34,260 AADT

LOCKWOOD PLACE PARKING
960 SPACES APPROX.

LOCKWOOD PLACE
Marshall's
FOCO DE CHAO
P.F. CHANG'S
CAPITAL

Chick-fil-A
NALLY FRESH
CVS pharmacy
SHAKE SHACK

18,441 AADT

East Coast Green

IMET
Institute of Marine & Environmental Technology

PIER V PARKING
250 SPACES APPROX.

PRATT STREET POWER PLANT
BARNES & NOBLE BOOKSELLERS
Phillips SEAWOOD
Hard Rock

NATIONAL AQUARIUM IN BALTIMORE

Eastern Ave Bridge

HUTTS STEAK HOUSE
MEERAM'S CHICKENS

40,300 AADT

REGINALD F. LEWIS MUSEUM

KAISER PERMANENTE

16,414 AADT

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Property Aerial


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Interested? Contact:


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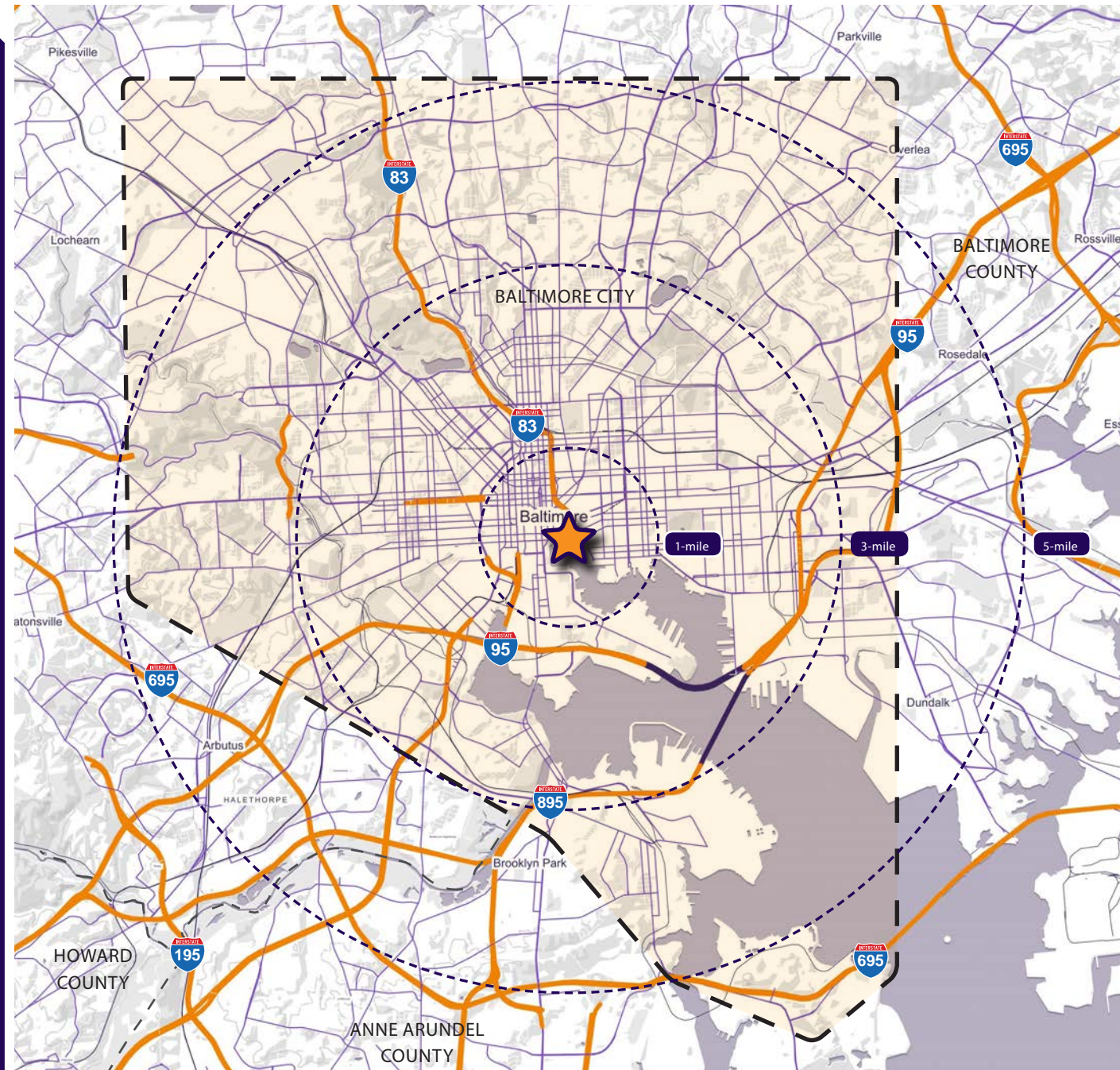
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