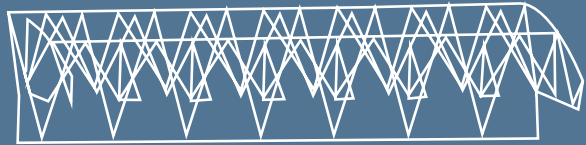


100



EAST PRATT

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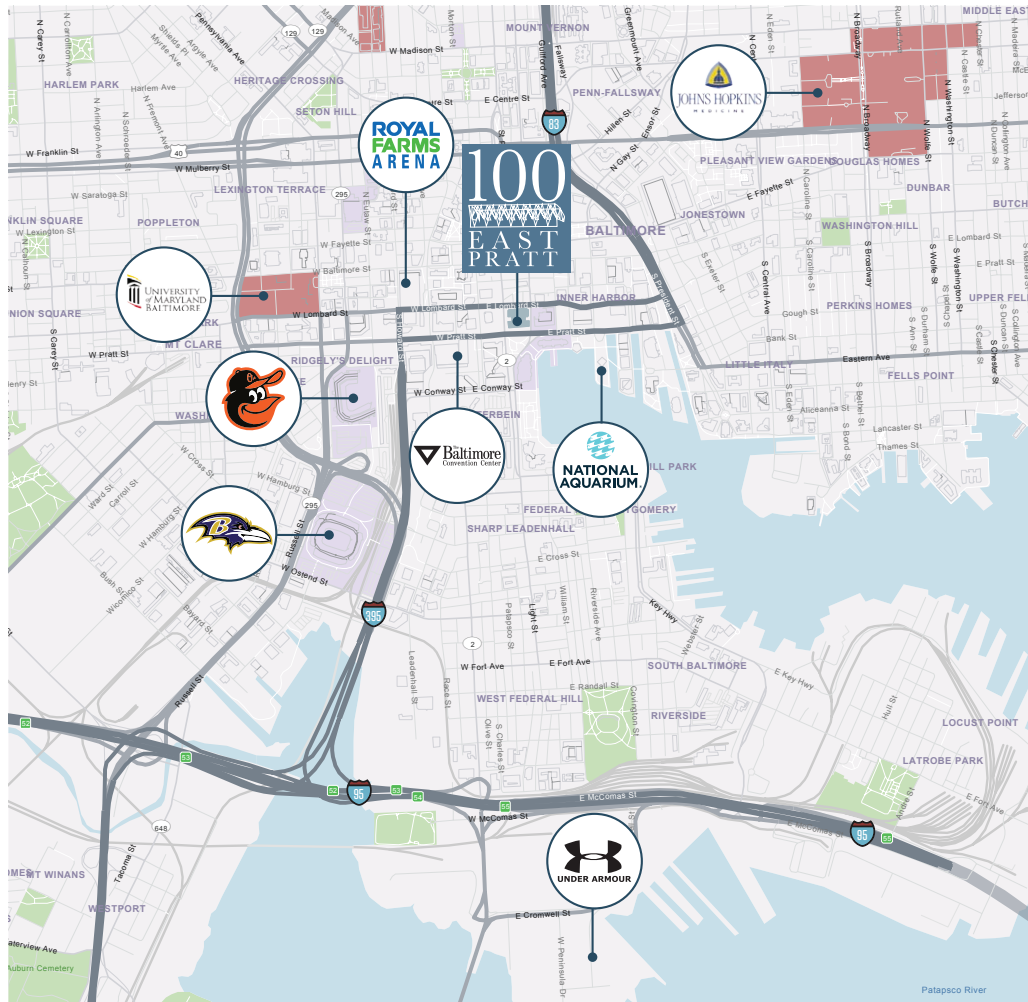
OWNED BY



Vision
Properties



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>UNDER ARMOUR 10,000 EMPLOYEES</p>	<p>NATIONAL AQUARIUM 1.2 M VISITORS 2019</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.

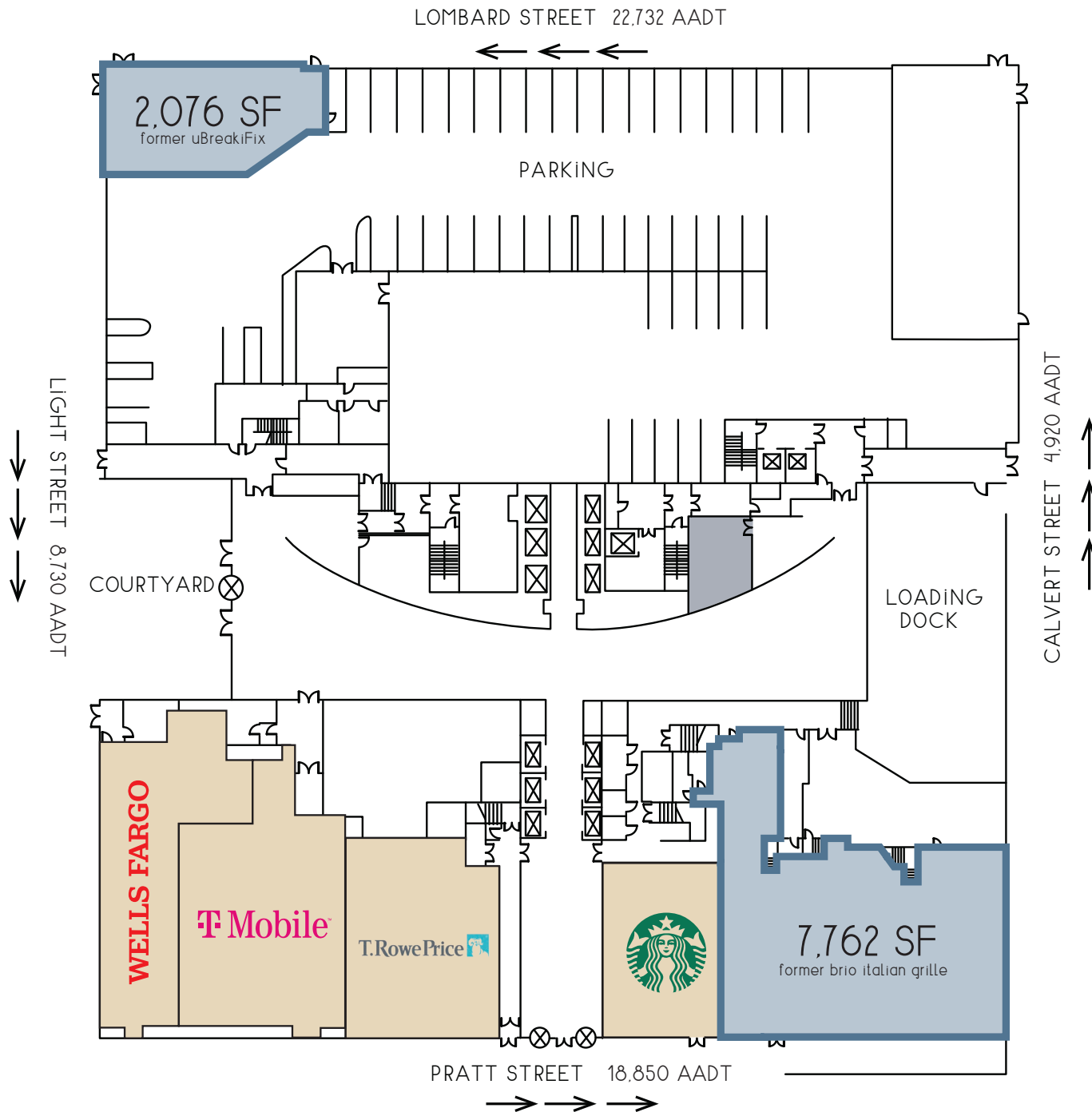
DEMOGRAPHICS

	.5 mile	1 mile	1.5 mile
POPULATION	9,302	41,448	89,580
DAYTIME POPULATION	54,957	124,079	192,691
HOUSEHOLDS	6,449	22,385	46,570
AVERAGE HH INCOME	\$113,716	\$115,366	\$109,819

TRAFFIC

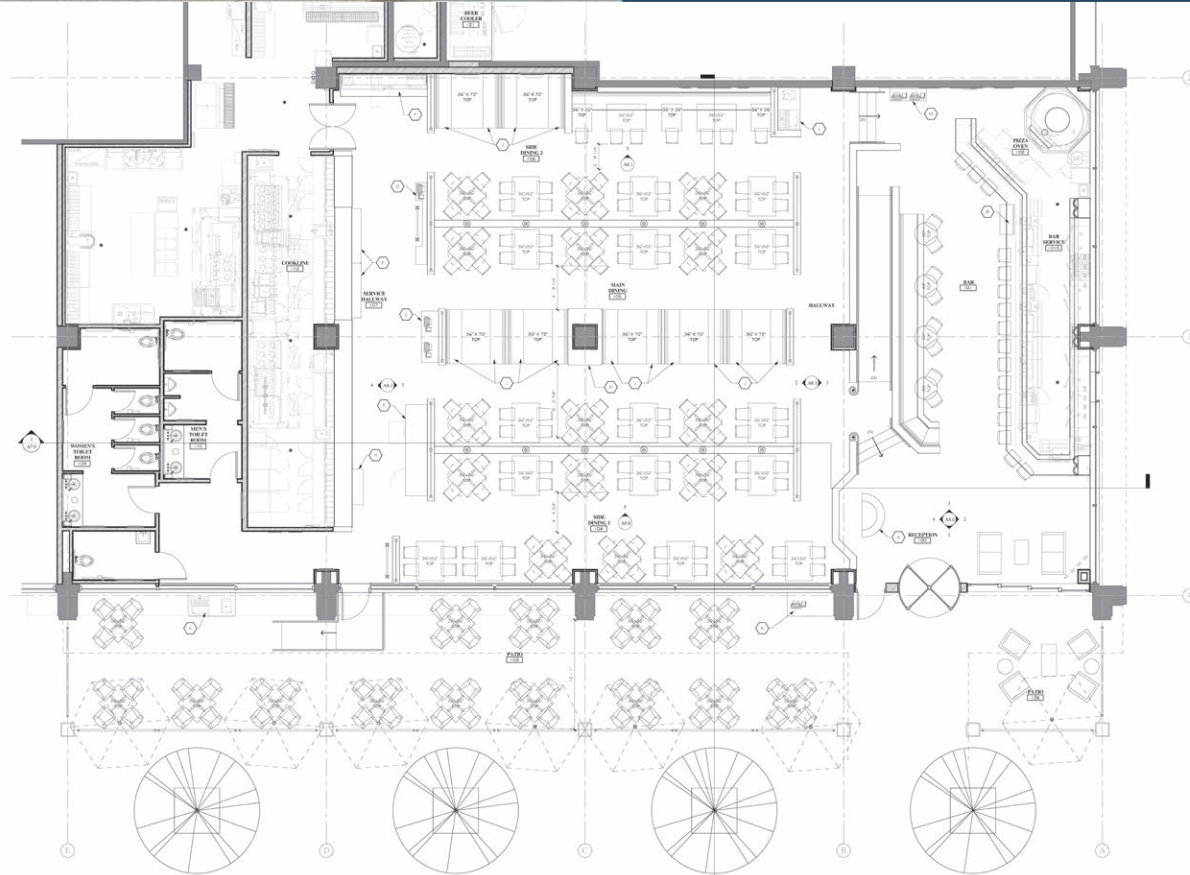
E. Pratt Street	18,850 AADT
E. Lombard Street	22,732 AADT
Light Street	8,730 AADT
i-83	52,350 AADT
i-395	53,972 AADT

SITE PLAN

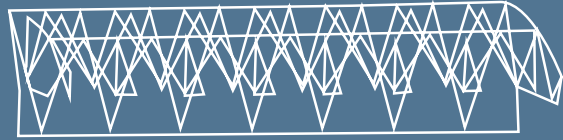


FORMER BRIO ITALIAN GRILLE **kInb**

7,762 SF



100



EAST PRATT



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