

TOWER ONE

AT CHARLES & PRATT



OWNED & MANAGED BY:

CARLYLE
DEVELOPMENT GROUP



**RENOVATED
LOBBY &
NEW
DESTINATION
DISPATCH
ELEVATORS**



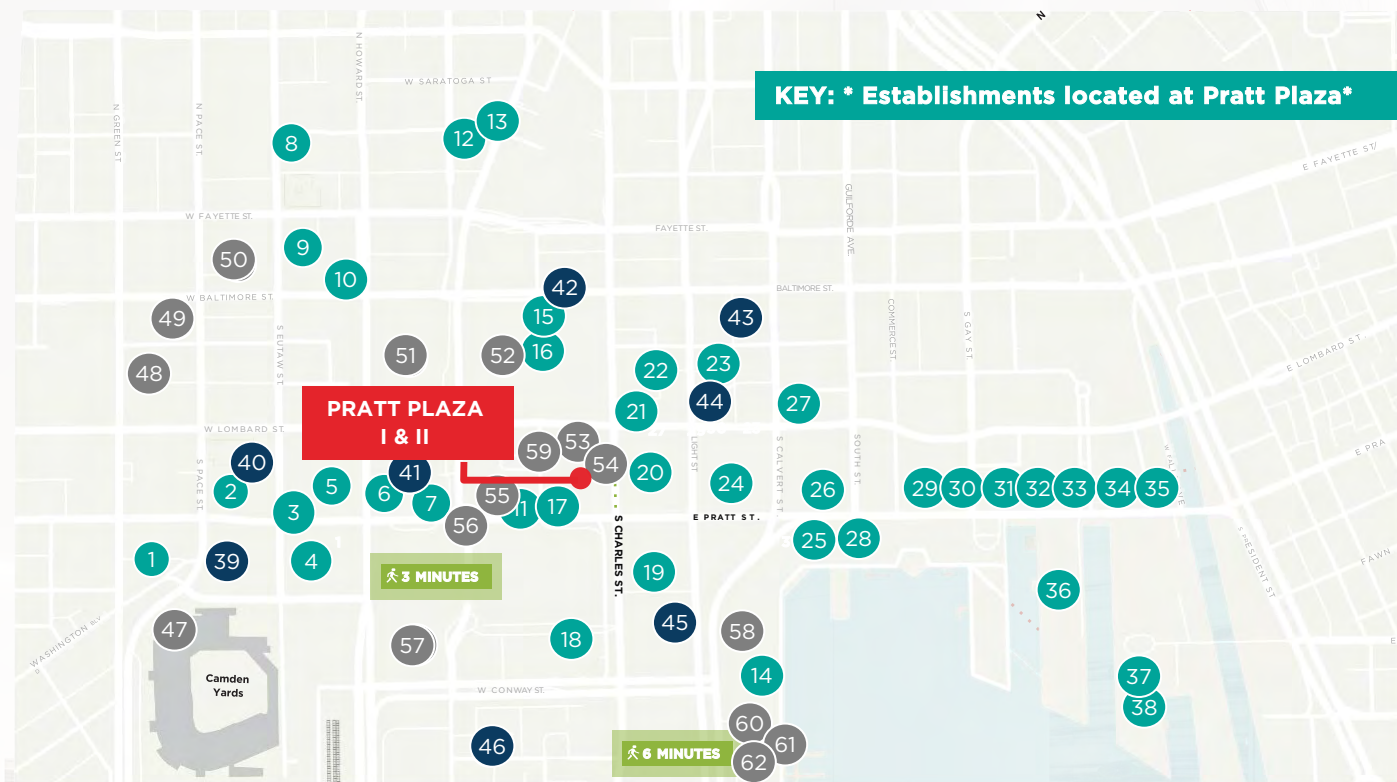
A NEW PERSPECTIVE

At **TOWER ONE**, workdays aren't limited by workspaces. Stunning Harbor views and amenities on-site — dozens of shops and restaurants, and the Inner Harbor just a few steps away.



**BACK UP &
3 SOURCE
REDUNDANT
POWER
AVAILABLE**

EVERYTHING YOU NEED ON & OFF THE CLOCK



KEY: * Establishments located at Pratt Plaza*

Restaurant/Cafe

1. Pickles Pub
2. The Yard
3. **Dunkin'**
4. **Jimmy John's**
5. **Chipotle Mexican Grill**
6. **Starbucks**
7. Pratt Street Ale House
8. SS Café
9. Maiwand Grill
10. Chik'N Rice
11. **McDonald's**
12. Miss Carters Place
13. B&O American Brasserie
14. Mediterranean Halal Food
15. My Halal Tacos
16. LB Tavern + LB Bistro & Bakery
17. ***Cosi / Cosi Italian Kitchen***
18. **Morton's The Steakhouse**
19. **Kona Grill - Baltimore**
20. The Center Club
21. R&R Taqueria
22. **Subway**
23. Peter's Pour House
24. **Starbucks**
25. **The Cheesecake Factory**
26. The Ground Floor Café & Bar
27. Crafty Crab Inner Harbor
28. Masons' Famous Lobster Rolls
29. **Chick-fil-A**
30. **Shake Shack**
31. **The Capital Grille**
32. **Chipotle Mexican Grill**
33. **Ihop**
34. Blackwall Hitch
35. Miss Shirley's Café
36. **Hard Rock Café**
37. **Ruth Chris Steak House**
38. **McCormick & Schmick's Seafood**

Hotel

39. Hilton Baltimore Inner Harbor
40. Baltimore Marriott Inner Harbor at Camden Yards
41. Days Inn by Wyndham Baltimore Inner Harbor
42. Lord Baltimore
43. Spring Hill Suites Baltimore Downtown
44. Residence Inn Baltimore Downtown/Inner Harbor
45. Hyatt Regency Baltimore Inner Harbor
46. Sheraton Inner Harbor

Establishments

47. Camden Yards
48. Dr. Samuel D. Harris National Museum of Dentistry
49. University Square Park
50. Hippodrome Foundations
51. Bromo Seltzer Arts Tower
52. CFG Bank Arena
53. ***Planet Fitness***
54. ***JP Morgan Chase***
55. US Bankruptcy Judges
56. United States Courts Library
57. The Baltimore Convention Center
58. West Shore Park
59. Concentra
60. Maryland Science Center + IMAX
61. Federal Hill Park
62. American Visionary Art Museum

94

WALK SCORE
out of 100

26+

RESTAURANTS
within walking
distance

2

RESTAURANTS
on-site

24/7

PLANET FITNESS
on-site

COMMUTATION MAP

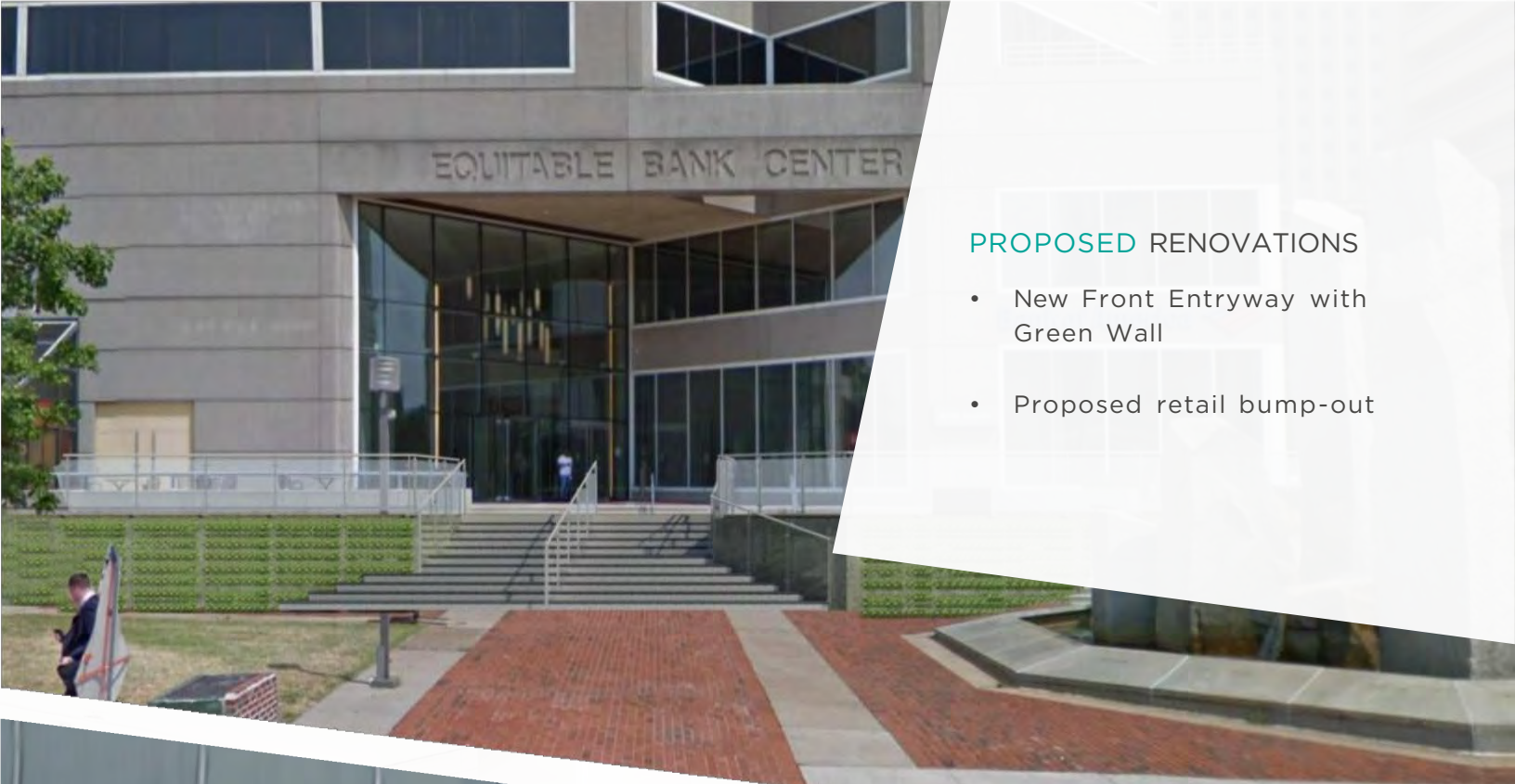
DISTANCE TO SUBWAY/
LIGHT RAIL



**A 550 Space
In-Building
Garage with
EV Charging
Stations**



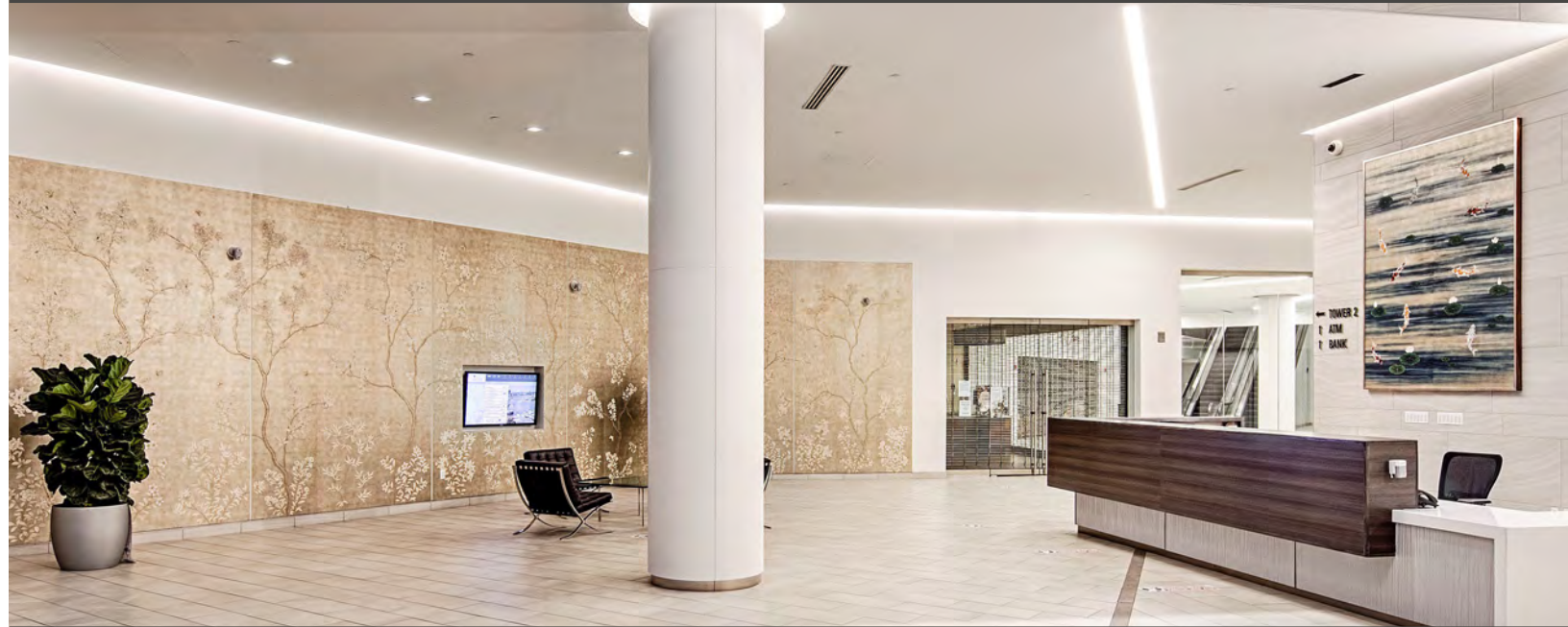




PROPOSED RENOVATIONS

- New Front Entryway with Green Wall
- Proposed retail bump-out





COMPLETED RENOVATIONS

\$5,000,000

FULLY RENOVATED LOBBY

\$1,800,000

DESTINATION
ELEVATORS DISPATCH

\$1,000,000

NEW COOLING TOWERS AND
HVAC MODERNIZATION

\$250,000

VARIOUS LANDING AND
RESTROOM UPGRADES

\$600,000

NEW STATE-OF-THE-ART CCTV
SYSTEM, TURNSTILE ACCESS AND
FIRE LIFE SAFETY MODERNIZATION

\$100,000

UV FILTRATION SYSTEM



TOWER ONE

AT CHARLES & PRATT

FLOOR 17 SUITE 1730
6,226 SF

FLOOR 15 SUITE 1500
12,640 SF

FLOOR 14 SUITE 1400
3,229 SF

FLOOR 12 SUITE 1200
16,412 SF

FLOOR 10 SUITE 1000
23,346 SF

FLOOR 9 SUITE 900
6,021 SF

FLOOR 5 SUITE 500
34,265 SF

FLOOR 3 SUITE 300
65,774 SF

FLOOR 1 SUITE MZ 101
2,745 SF

550

CAR PARKING GARAGE

506,695

SQUARE FEET

24/7

ON-SITE SECURITY

on-site

MANAGEMENT



RICH THOMAS, CCIM
Managing Director
+1 410 685 9812
richard.thomas@cushwake.com

LINN WORTHINGTON
Director
+1 410 347 7538
linn.worthington@cushwake.com

COURTENAY JENKINS, III
Executive Director
+1 410 404 5458
Court.jenkins@cushwake.com