

# 400 E. PRATT ST BALTIMORE, MD

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1,712 SF Ground Floor Waterfront Retail Available

# 400 E. PRATT ST

BALTIMORE, MD

20k

Retail  
Square Feet

1,300

Parking Spaces

96

Walk Score

## About The Project

400 East Pratt Street offers a prime retail opportunity in Downtown Baltimore, situated along the Inner Harbor just steps from the waterfront. This 184,000 SF Class A office building features 20,000 SF of ground floor retail space within one of the city's largest tourism and employment hubs, surrounded by a dense concentration of offices, attractions, retail and hotels.

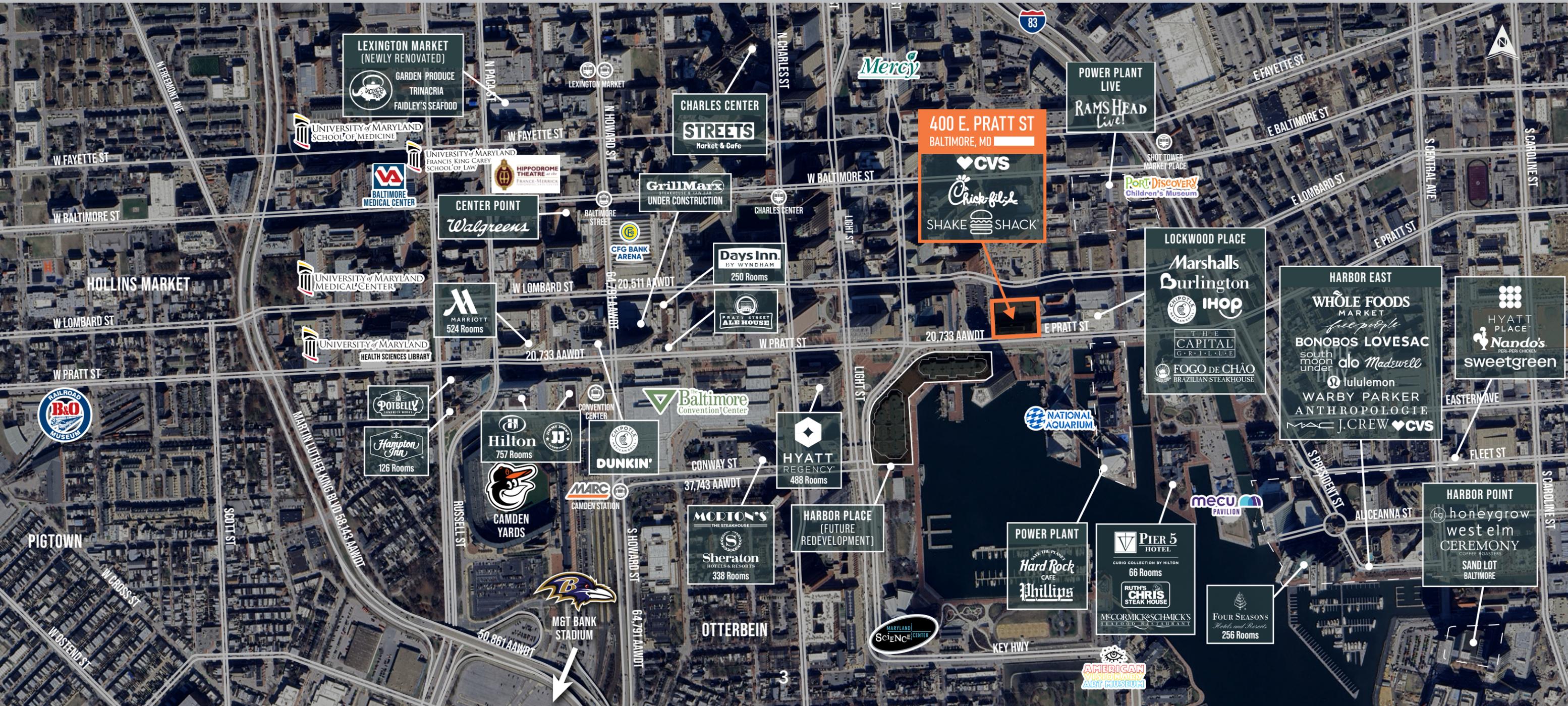
The building is conveniently within walking distance of multiple major tourist attractions and venues including The National Aquarium (1M+ annual visitors), the Baltimore Convention Center (500,000 annual visitors) and Oriole Park at Camden Yards, which welcomed 1.8M visitors in 2025. With access to Light Rail, MARC, Metro SubwayLink, I-83, I-95 and multiple bus routes, 400 East Pratt Street offers exceptional accessibility and visibility in an iconic waterfront destination.

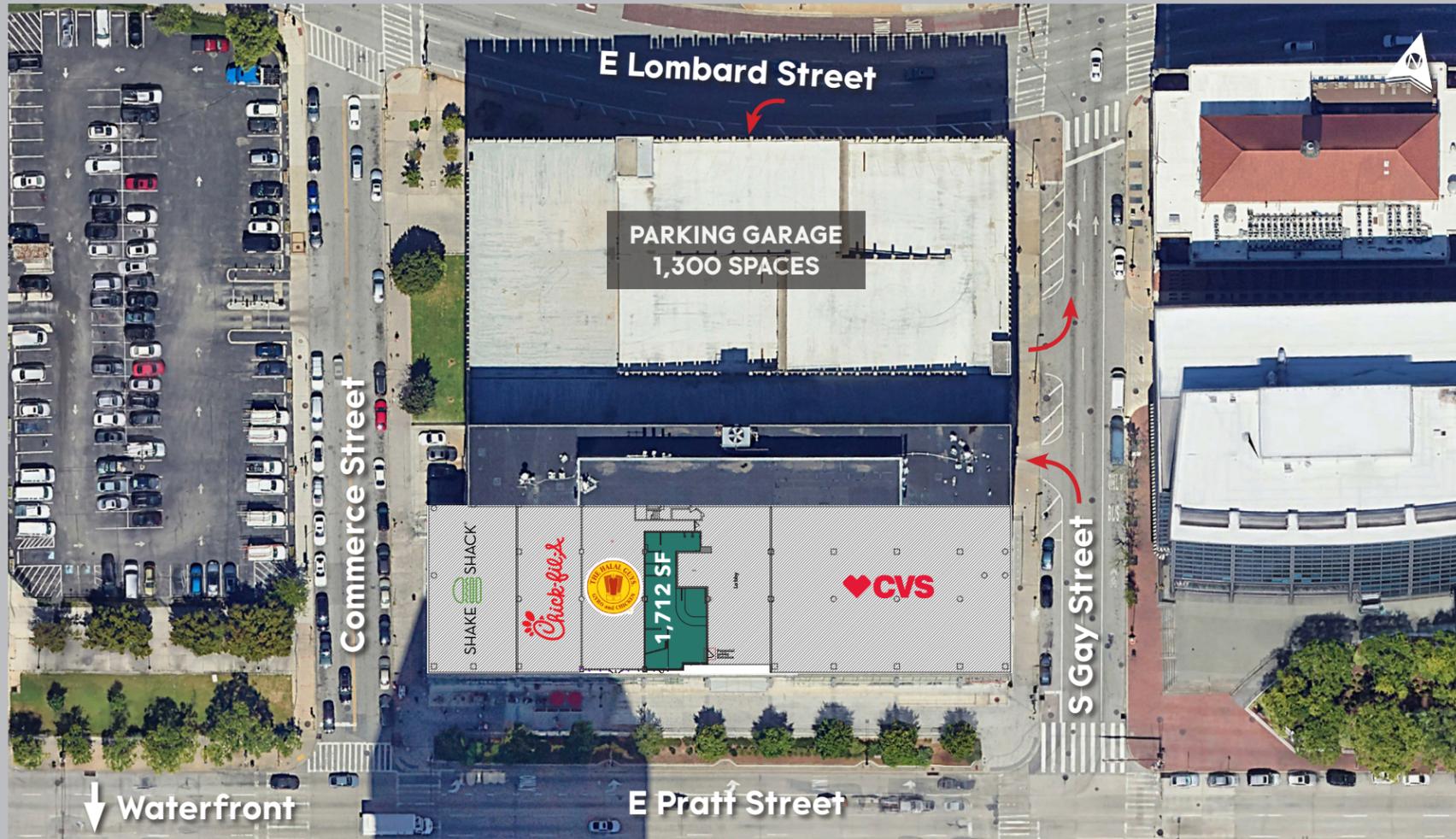


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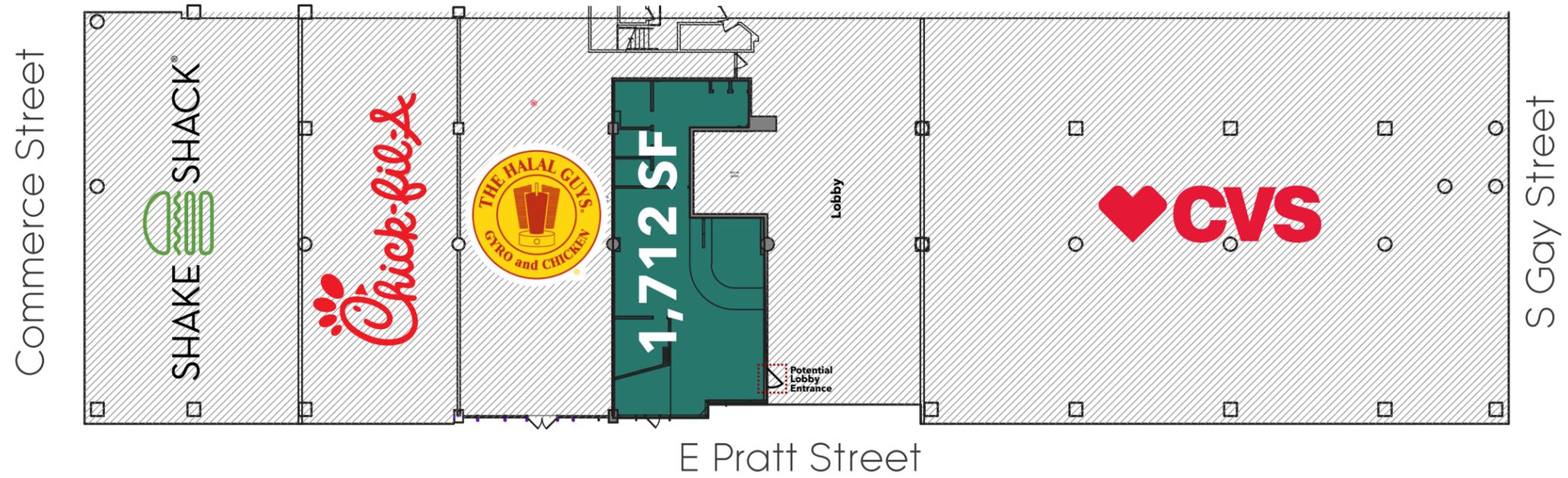
## Baltimore's Premier Retail & Tourism Destination

Baltimore's Inner Harbor is a thriving, historic destination that attracts millions of visitors each year with its iconic attractions, cultural institutions, and vibrant waterfront setting. Featuring a dynamic mix of retail, dining, office, and entertainment, as well as multiple University of Maryland campuses, the Inner Harbor serves as a central commercial and economic hub for the city and the region.

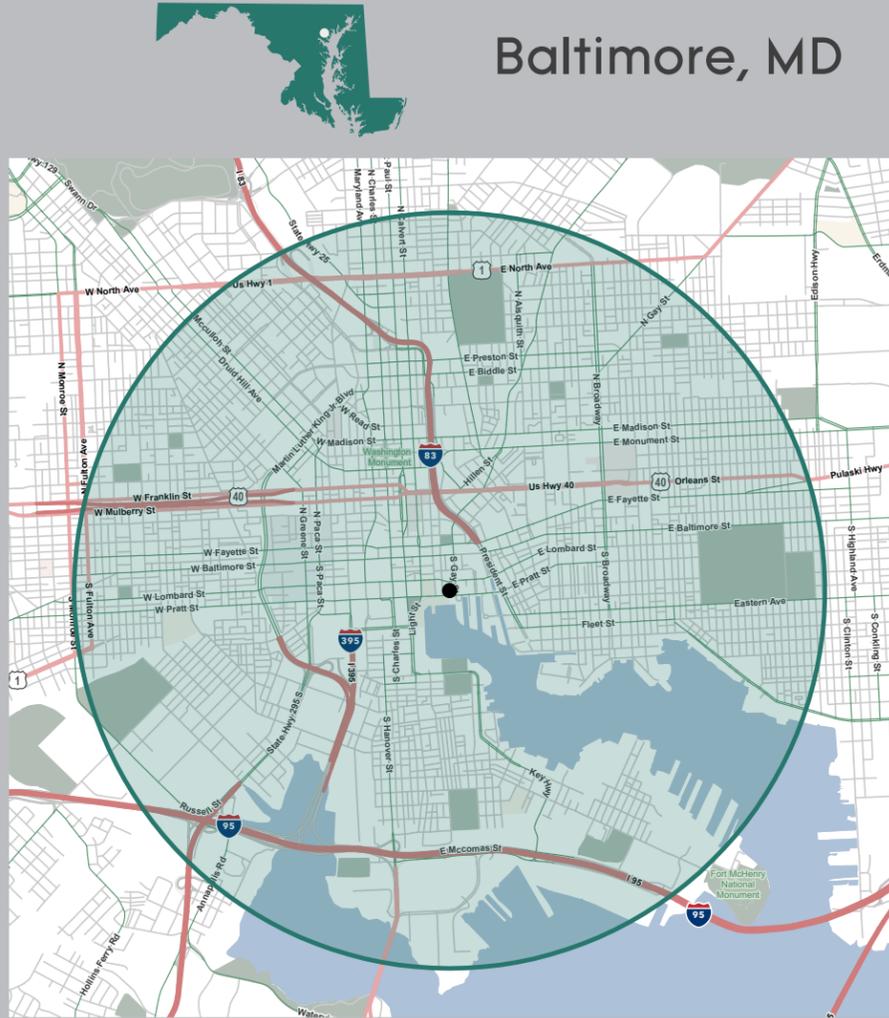




Potential Lobby Entrance



2025 and 2030 Esri Forecasts.



Baltimore, MD

## KEY FACTS

**137,638**  
Population

**38.3**  
Median Age

**70,624**  
Households

## EDUCATION

**27%**  
Graduate/  
Professional Degree

**26%**  
Bachelor's  
Degree

**18%**  
High School  
Diploma

## INCOME

**\$68,059**  
Median Household Income

**\$51,137**  
Per Capita Income

**\$99,412**  
AVERAGE HOUSEHOLD INCOME (\$)



## TAPESTRY SEGMENTS



### 3B Metro Renters

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

Latitude: 39.28704 Longitude: -76.60933

## BUSINESS

**10,312**  
Total  
Businesses

**254,189**  
Daytime  
Population

**865**  
Food Service &  
Drinking Places

## HOMEOWNERSHIP

**86,006**  
Total  
Housing Units

**30.8%**  
Owner Occupied  
Housing Units

**69.2%**  
Renter Occupied  
Housing Units

## EMPLOYMENT

**86.1%**  
White Collar

**5.3%**  
Blue Collar

**8.6%**  
Services

Source: This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2025

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