

400 E. PRATT ST BALTIMORE, MD

JOIN

SHAKE  SHACK®







FULLY LEASED

400 E. PRATT ST

BALTIMORE, MD

20k

Retail
Square Feet

1,300

Parking Spaces

96

Walk Score

About The Project

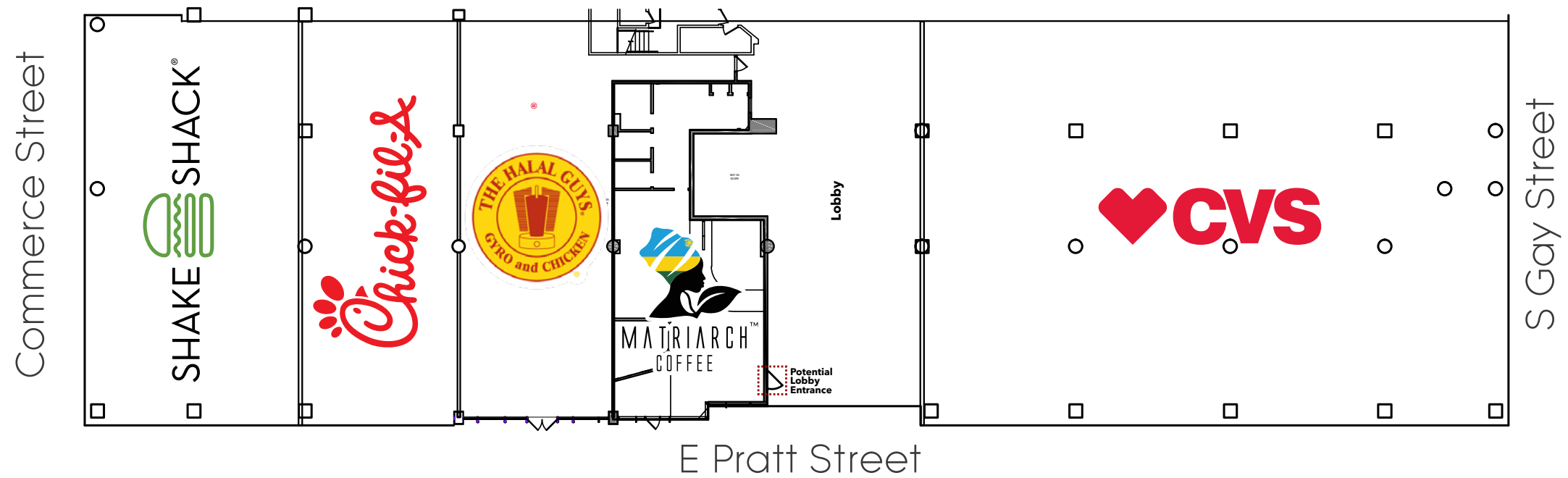
400 East Pratt Street offers a prime retail opportunity in Downtown Baltimore, situated along the Inner Harbor just steps from the waterfront. This 184,000 SF Class A office building features 20,000 SF of ground floor retail space within one of the city's largest tourism and employment hubs, surrounded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

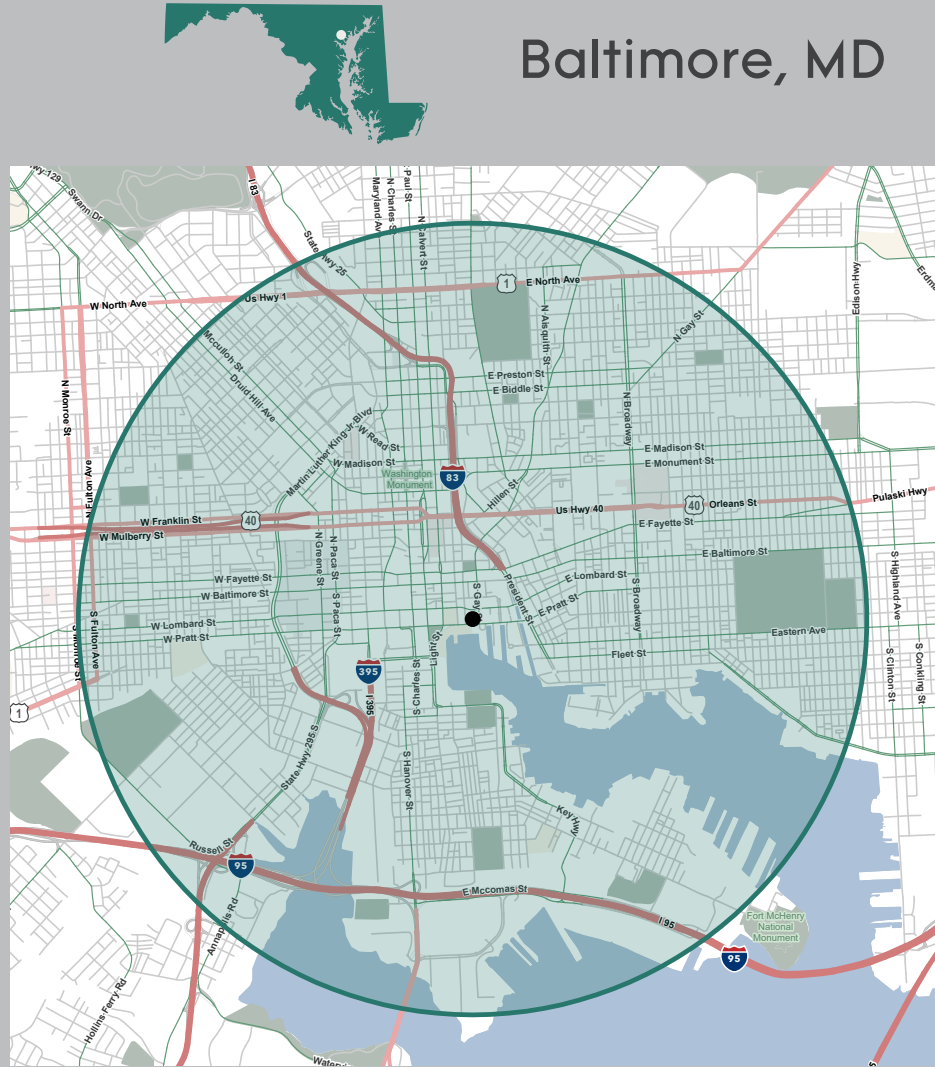




Potential Lobby Entrance



2026 and 2031 Esri Forecasts.



Baltimore, MD

KEY FACTS

139,362
Population

33.9
Median Age

71,927
Households

EDUCATION

27%
Graduate/
Professional Degree

26%
Bachelor's
Degree

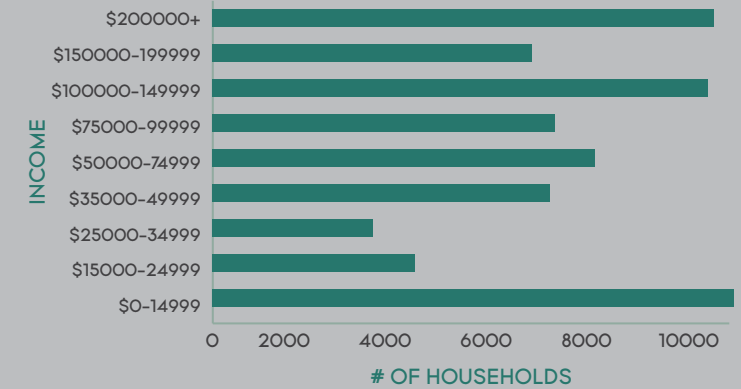
16%
High School
Diploma

INCOME

\$76,588
Median Household Income

\$57,323
Per Capita Income

\$110,672
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

242,714
Daytime
Population

863
Food Service &
Drinking Places

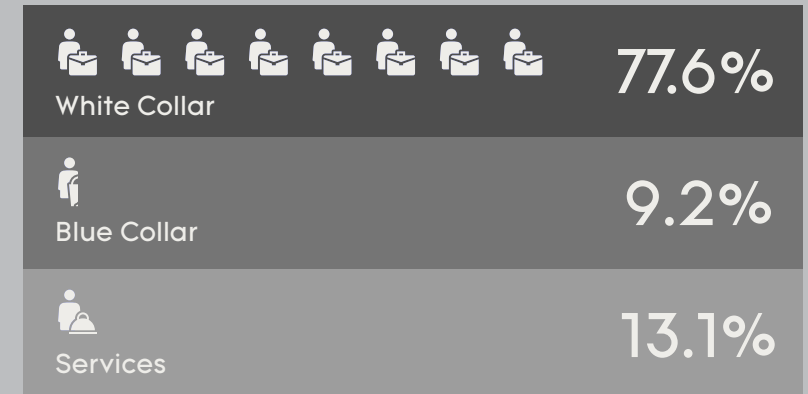
HOMEOWNERSHIP

88,032
Total
Housing Units

24.5%
Owner Occupied
Housing Units

57.2%
Renter Occupied
Housing Units

EMPLOYMENT



Source: This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2026

400 E. PRATT ST BALTIMORE, MD



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