

250
WEST
PRATT
A STEP ABOVE

A PRIME LOCATION IN BALTIMORE'S CENTRAL COMMERCIAL + ENTERTAINMENT DISTRICT

250 West Pratt Street // Baltimore, MD 21201

 COPT



ONE OF BALTIMORE'S SIGNATURE OFFICE TOWERS

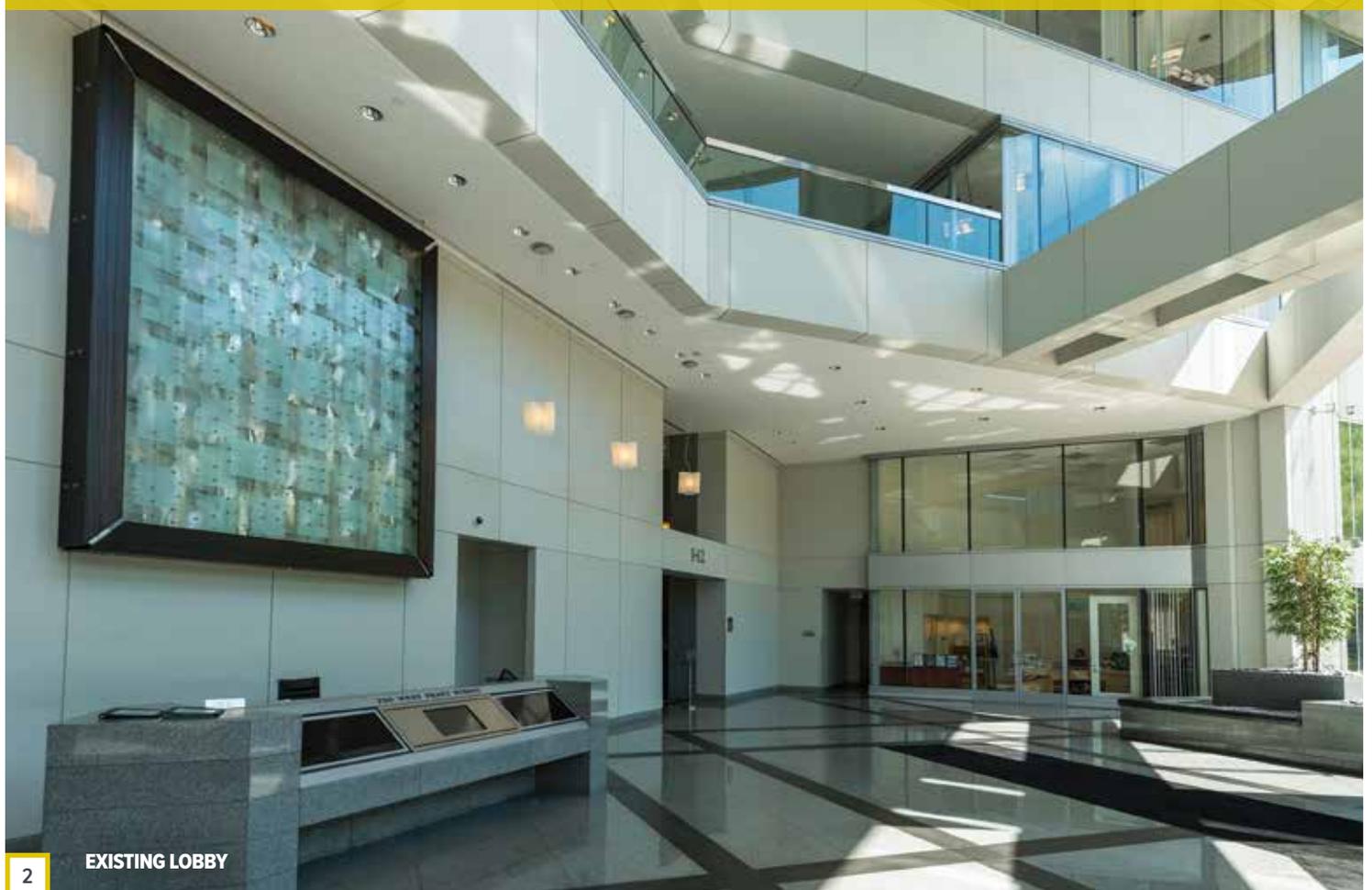
250 West Pratt is a 24-story, 368,200 SF trophy office building with a premium location as the western anchor of the Pratt Street Corridor, near the Inner Harbor.

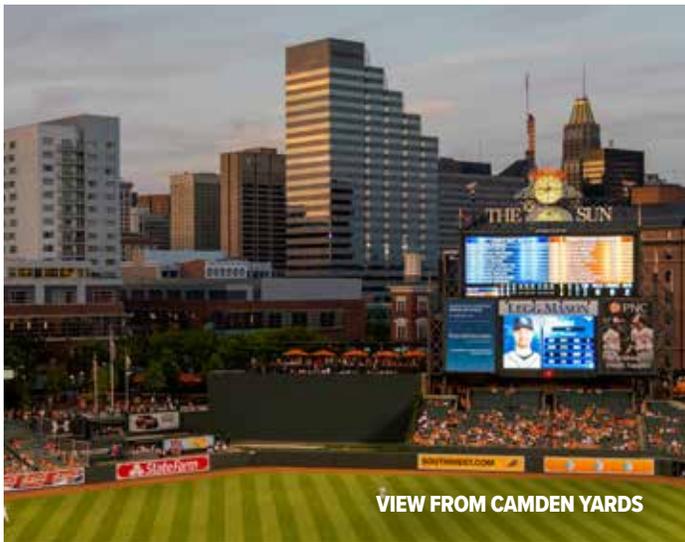
Purchased by COPT in 2015 for \$63.5 million, the Class A office tower enjoys high occupancy at a prime location in Baltimore's central commercial and entertainment district. The building, located immediately across Pratt Street from the Baltimore Convention Center, overlooks Oriole Park at Camden Yards and is well served by transportation and surrounding amenities.

One of the most visibly distinct buildings on Baltimore's skyline, 250 West Pratt was designed by renowned architects Skidmore, Owings & Merrill and completed in 1986, and it remains an iconic building with a timeless design and soon to be renewed interiors that reflect its trophy status.

SPECIFICATIONS

> Floor count	24
> Height	360 FT
> Square footage	368,200 SF
> Date constructed	1986
> Date purchased by COPT	2015
> COPT purchase price	\$63.5M
> Architect	Skidmore, Owings & Merrill LLP





VIEW FROM CAMDEN YARDS

LANDMARK SKYSCRAPER

250 West Pratt is one of Downtown Baltimore's most visible and recognizable buildings. It's the first building that hundreds of thousands of visitors each year see as they exit the Baltimore Convention Center.

For millions of fans who attend games at Oriole Park at Camden Yards, the building is almost a member of the team roster, as it looms over the center field wall.



VIEW FROM THE BALTIMORE CONVENTION CENTER

WHY PANDORA CHOSE 250 WEST PRATT*

In 2014, after an extensive property search, Pandora Jewelry selected 250 West Pratt for its regional headquarters for the Americas, and today the building features the company's logo.

Pandora Jewelry reportedly considered more than 60 potential sites for its regional headquarters, including properties ranging from Howard County to other office buildings in Downtown Baltimore.

Pandora's selection of 250 West Pratt was ultimately based on advantages that the building offered for:

- > Signage
- > Access to highways
- > Visibility & proximity to Pratt Street amenities
- > Access to young, educated workforce

> *Source: *Baltimore Business Journal*, July 17, 2014



AMENITY-RICH LOCATION IN CENTRAL COMMERCIAL DISTRICT

Among the 9 Class A office buildings along Baltimore’s Pratt Street corridor, 250 West Pratt enjoys the best vehicular access to and from I-95. The tower is located at the junction of I-395 and Pratt Street, with outstanding transportation links to bus and rail.

250 West Pratt is served by numerous walkable mass-transit options, including the MTA bus, Baltimore Light RailLink, MARC commuter train (Camden Yards), and the Charm City Circulator bus.

Located directly across Pratt Street from the Baltimore Convention Center, the building is less than five minutes’ walk from Oriole Park at Camden Yards, and the Baltimore Ravens’ M&T Bank Stadium.

Other walkable demand drivers include Baltimore’s Inner Harbor, the Edward A. Garmatz U.S District Courthouse, the University of Maryland’s Baltimore campus, the University of Maryland Medical System, and the University of Maryland Shock Trauma Center.

250 West Pratt is next door to the popular Pratt Street Ale House and within a few minutes’ walk of dozens of the city’s most popular restaurants along Pratt Street and around Baltimore’s Inner Harbor. Numerous hotels and executive suites are located nearby.

TRANSPORTATION LINKS

- > I-395
- > Light RailLink (Camden Yards)
- > MARC Train (Camden Yards)
- > MTA Commuter Bus
- > Charm City Circulator Bus

WALKING DISTANCE TO AMENITIES (in minutes)

> Baltimore Convention Center	1
> Oriole Park at Camden Yards	6
> M&T Bank Stadium (Balt. Ravens)	13
> Inner Harbor	7
> National Aquarium	12
> Edward A. Garmatz U.S. District Courthouse	6
> Maryland Science Center	13
> Univ. of Maryland/ Hospital/Shock Trauma Center/Medical System	8





RENOVATED PLAZA

MODERNIZATION AND UPGRADES

COPT is investing \$6 million in modernization and upgrades to 250 West Pratt’s lobby, second floor, and public plaza. These improvements will enrich the experience of tenants and the surrounding community, while also adding value to the property.

The tower will undergo ground-level space improvements and landscaping will align with the city’s Pratt Street design guidelines.

The modernizations and upgrades are consistent with Baltimore City’s vision of Pratt Street as Baltimore’s main street, a “pedestrian-friendly boulevard with continuous great public spaces activated by retail shops and restaurants, from Camden Yards to President Street.”

www.godowntownbaltimore.com/library/docs/Pratt_Street_Design_Guidelines.pdf

LOBBY RENOVATION

COPT is updating and modernizing the lobby at 250 West Pratt with:

- > new floor-to-ceiling glass
- > new store fronts and entryways
- > contemporary design including a new classic porcelain floor, lounge seating, marble feature wall, and three state-of-the-art video walls

COPT will also add street-front retail, beginning with a 2,400 SF “concept” Starbucks™ on the west side of the lobby, at the corner of Howard and Pratt streets. Plans also include a second restaurant to be located on the east side of the lobby.

WALKING DISTANCE TO AMENITIES (in minutes) *continued*

HOTELS

> Days Inn by Wyndham	2
> Holiday Inn Baltimore Inner Harbor	2
> Hilton Baltimore	4
> Sheraton Inner Harbor	6
> Hyatt Regency Baltimore Inner Harbor	6

RESTAURANTS

> Starbucks	onsite
> Pratt Street Ale House	1
> Luna Del Sea	1
> Kona Grill	5
> Sullivan’s Steakhouse	6
> BRIO Tuscan Grill	7
> Cheesecake Factory	9
> Fogo de Chao Brazilian Steakhouse	11
> Phillips Seafood	12
> Hard Rock Café	13

PLAZA MODERNIZATION

COPT's redesign will convert the public space in front of 250 West Pratt into a more useable, energized and activated urban plaza. Plans call for new landscaping, more open space, an address wall, seating, pavers, and increased lighting, with access to ground-level retail. Multiple stakeholders, including the state of Maryland, contributed funds to renovate the public plaza, and the project will be managed in conjunction with the Downtown Partnership of Baltimore and the Bromo Arts & Entertainment District.

SECOND FLOOR AMENITIES

For the exclusive use of its tenants, COPT will build a state of the art fitness center, locker rooms and conference center amenities encompassing nearly 6,000 SF. These facilities will enhance the tenant experience and lead to stronger tenant retention and attraction.



CONFERENCE SPACE



FITNESS FACILITY



RENOVATED LOBBY (WEST)



FAQs:

Please direct media inquiries to *Stephanie Krewson-Kelly*
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Q: When will these improvements be started and completed?

A: Work has begun. The lobby and plaza should be finished by the end of 2018, and the second floor will be complete in 2Q 2019. Starbucks plans to open in February 2019.

Q: Why did COPT launch a redesign of the public space in front of 250 West Pratt?

A: COPT proposes to redesign and renovate the public plaza at 250 West Pratt in order to better serve the surrounding community and our tenants, improve sight lines and visibility, and also implement the Pratt Street Guidelines adopted by the City to bring vibrancy and consistency to the streetscape.

Q: How will these new features change the vibe of the building and the corner of Pratt and S. Howard Streets? What is COPT's objective?

A: The renovated plaza is designed to encourage public use to bring activity to the site. Good urban design relies on well-designed public spaces activated by the

adjacent building uses. Starbucks will be opening a new store at the corner of Pratt and Howard Streets late this year, which will bring life to the corner and provide an amenity to the neighborhood. We also hope to attract a new restaurant to the east side of the building lobby to further activate the public space.

Q: Address the estimated investment and driver for planned second floor renovations.

A: COPT plans to renovate the second floor, which encompasses approximately 6,000 SF by creating a state of the art fitness center, locker rooms and conference center. These amenities will be for the exclusive use of COPT's tenants enhancing their overall experience and leading to stronger tenant retention and attraction.

Q: COPT's presence on Pratt Street includes ownership of 100 Light Street, where a new, free-standing retail pavilion is in the works to add essential retail and restaurants to Pratt and Charles Streets. What is COPT's vision for the entire Pratt Street corridor with these redevelopments?

A: Our goal for Pratt Street is consistent with the City's plans, namely, to realize the vision of Pratt Street as Baltimore's "main street," a welcoming, pedestrian-friendly boulevard with continuous great public spaces activated by retail shops and restaurants, from Camden Yards to President Street.



**FOR MEDIA INQUIRIES
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COPT (Corporate Office Properties Trust, NYSE: OFC) is a real estate investment trust that develops, owns, manages, and occasionally acquires first-class office properties and data centers, primarily serving the U.S. Government, Defense Information Technology, and Cybersecurity industries. COPT owns properties in MD, VA, AL, TX, and DC. For more information, visit www.copt.com