



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, 365,000 SF trophy office building with a premium location as the western anchor of the Pratt Street Corridor, near the Inner Harbor. Located immediately across Pratt Street from the Baltimore Convention Center, 250 West Pratt overlooks Oriole Park at Camden Yards, and is well served by transportation and surrounding amenities.

One of the most visibly-distinct buildings composing Baltimore's skyline, 250 West Pratt was designed by renowned architects Skidmore, Owings & Merrill in the mid-1980's, and remains an iconic building with a timeless design.

COPT purchased the building in 2015 for \$63.5 million and recently completed a \$6 million modernization of the building's lobby, second floor, and public plaza.

SPECIFICATIONS

> Floor count	24
> Height	360 FT
> Square footage	365,000 SF
> Year constructed	1986
> Year purchased by COPT	2015
> COPT purchase price	\$63.5M
> Architect	Skidmore, Owings & Merrill LLP





AMENITY-RICH LOCATION IN CENTRAL COMMERCIAL DISTRICT

Among the nine 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 Baltimore's Inner Harbor, as well as numerous hotels.

TRANSPORTATION LINKS

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



WHY PANDORA CHOSE 250 WEST PRATT*

In 2014 the international Danish jeweler, Pandora, selected 250 West Pratt for its Americas headquarters, and today the building features the company's logo. Pandora reportedly considered more than 60 potential sites for its regional headquarters, including properties ranging from Howard County to other office buildings in Downtown Baltimore, and ultimately chose 250 West Pratt based on the building's numerous advantages:

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

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



VIEW FROM THE BALTIMORE CONVENTION CENTER

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

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
> Cheesecake Factory	9
> Fogo de Chao Brazilian Steakhouse	11
> Phillips Seafood	12
> Hard Rock Café	13



LOBBY AFTER RENOVATIONS



LOBBY BEFORE RENOVATIONS

LOBBY RENOVATION

COPT updated and modernized 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 (described below)

COPT has added 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.

LED RIBBON

250 West Pratt’s newly renovated lobby experience is anchored by a sixty foot long LED ribbon, woven into the architecture of the building. Displaying 8k video, this high resolution screen, visible from Pratt Street through the three story glass walled atrium will engage tower guests with a unique combination of panoramic experiences illustrating scenic Maryland, artistic video art and parametric visualizations.

MODERNIZATION AND UPGRADES

Early in 2019, COPT completed a \$6 million modernization and upgrade of 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 has undergone ground-level space improvements and landscaping that align with the city’s Pratt Street design guidelines, as well as 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

PLAZA MODERNIZATION

COPT's redesign converted the public space in front of 250 West Pratt into a more useable, energized and activated urban plaza. Upgrades included 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 was 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 built 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 PLAZA

FAQs:

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

A: COPT redesigned and renovated the public plaza at 250 West Pratt in order to better serve the surrounding community and its 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 was 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. In December 2018, Starbucks opened a new "High Profile" store at the corner of Pratt and Howard Streets which brings life to the corner and provides 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: What drove COPT's investment in the second floor renovations?

A: COPT renovated 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 are for the exclusive use of COPT's tenants enhancing their overall experience and leading to stronger tenant retention and attraction.

Q: What type of tenant is COPT targeting for the remaining street-front retail space?

A: We hope to attract a new restaurant to the east side of the building lobby to further activate the public space.

Q: When will the additional street-front retail be open?

A: We would like to have that space occupied by year-end, but will also take what time is necessary to add the most value to our tenants and the community.

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.



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