

FOR LEASE Available Immediately



Lockwood Place

600 East Pratt Street, Baltimore, MD 21202

Overview

Located at the intersection of Baltimore's business and entertainment districts, Lockwood Place is only steps away from The National Aquarium in Baltimore, Power Plant Live!, the Inner Harbor, Baltimore's World Trade Center and over 120,000 workers. This rare street level retail opportunity along heavily trafficked East Pratt Street provides for excellent exposure and highly visible signage opportunities. The adjacent Lockwood parking garage has 240 spaces.

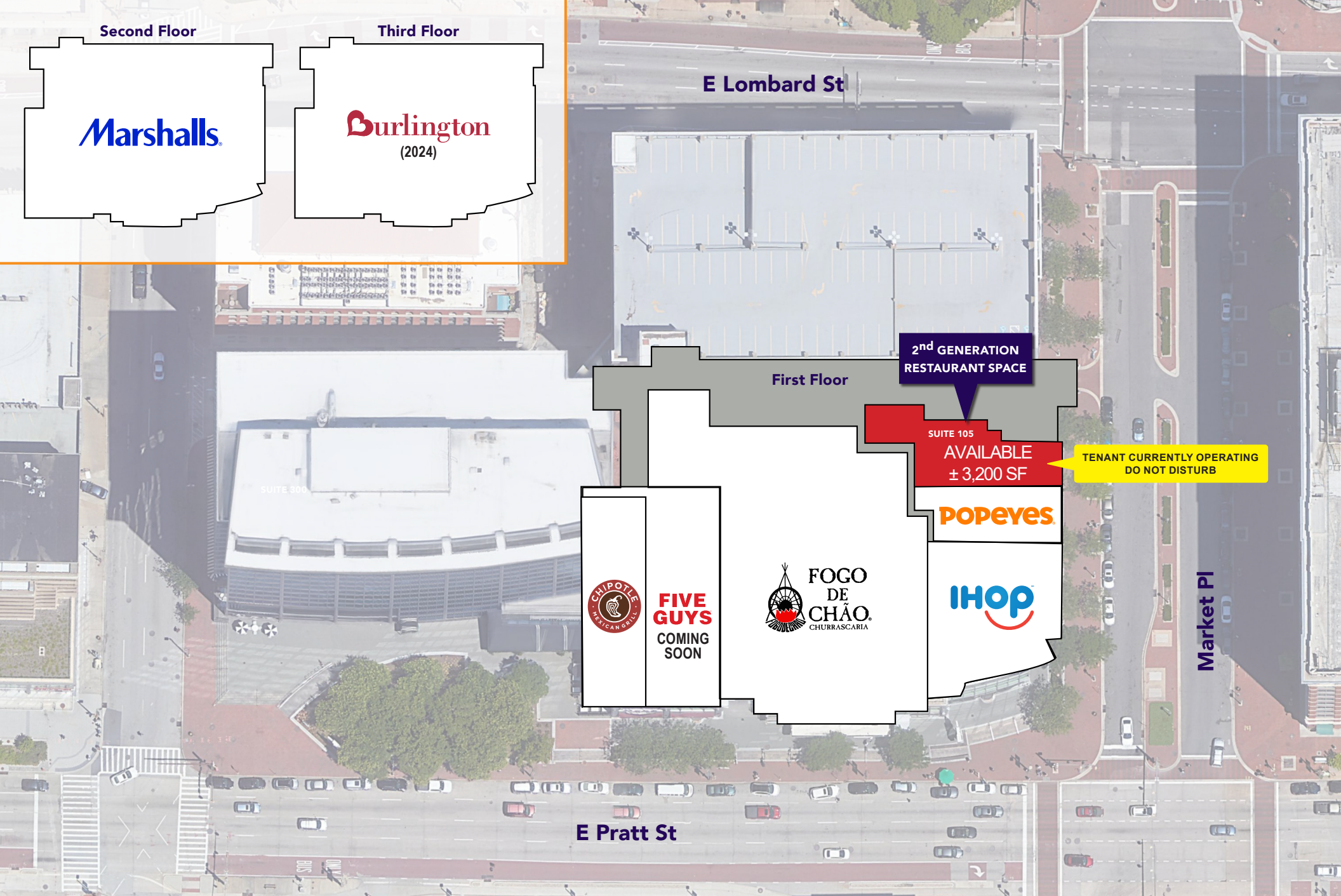
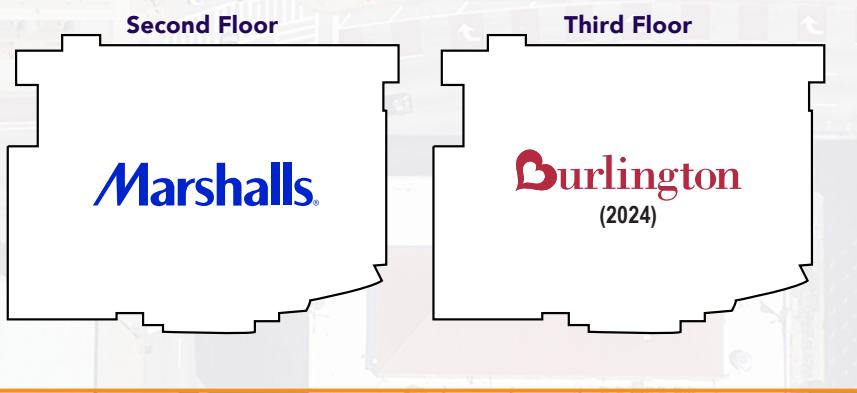
Quick Facts

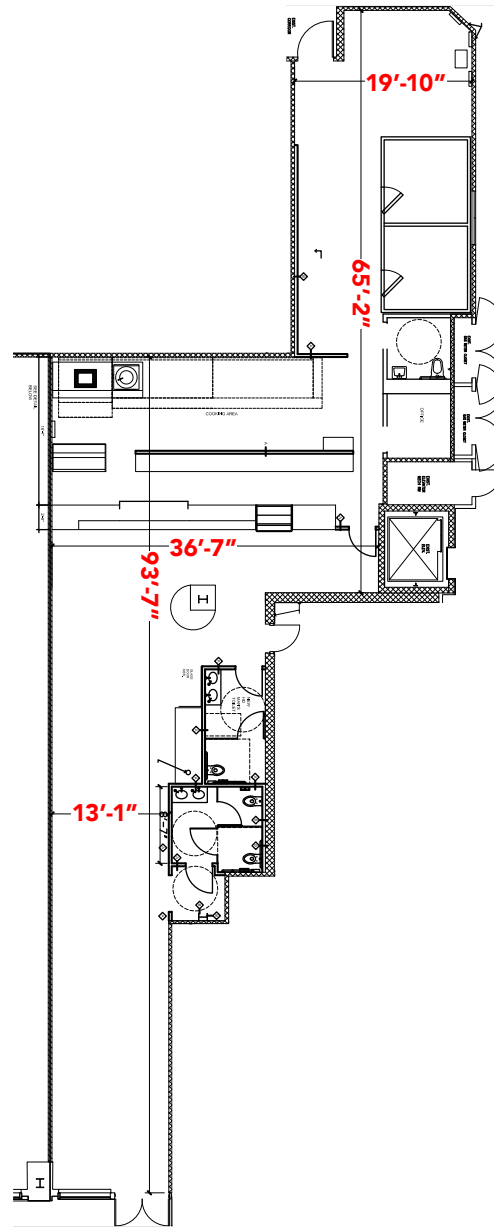
- Availability** Immediate
- Size** Suite 105: ±3,200 square feet
- Rental Rate** Negotiable
- Net Charges (Estimated)** CAM: \$6.30 PSF
Taxes: \$3.17 PSF
Insurance: \$0.40 PSF

Join



2023 Demographics	0.5 mile	1 mile	1.5 miles
POPULATION	6,884	43,257	92,155
HOUSEHOLDS	3,959	23,571	47,952
AVG. HH INCOME	\$127,076	\$109,437	\$106,074
DAYTIME POPULATION	46,177	147,141	232,614
TRAFFIC COUNTS	19,252 AADT (E Pratt Street)		





Suite 105
±3,200 SF





SITE

LOCKWOOD PLACE
Burlington
Marshalls
CHIPOTLE IHOP
FOGO DE CHAO
POPEYES
FIVE GUYS
COMING SOON

RENAISSANCE BALTIMORE
HARBORPLACE

THE APPRAISERS'
BUILDING RESIDENCES AT
103 S. GAY STREET

CVS
pharmacy
SHAKE SHACK
Chick-fil-A

WORLD TRADE CENTER
BALTIMORE

THE
CAPITAL
GRILLE

BLACKWELL
HITCH

F Mobile

Miss Shirley's

USA BANK
Starbucks

Cheesecake Factory
WTSUGAR

19,252 AADT

51,612 AADT

9,220 AADT

33,530 AADT

NATIONAL
AQUARIUM

Phillips
SEAFOOD
Hard Rock
CAFE

INSTITUTE OF MARINE
AND ENVIRONMENTAL
TECHNOLOGY (IMET)

BALTIMORE VISITOR'S
CENTER

RUTH'S
STEAK HOUSE
McCormick & Schmick's
RESTAURANT

Interested? Contact:

Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

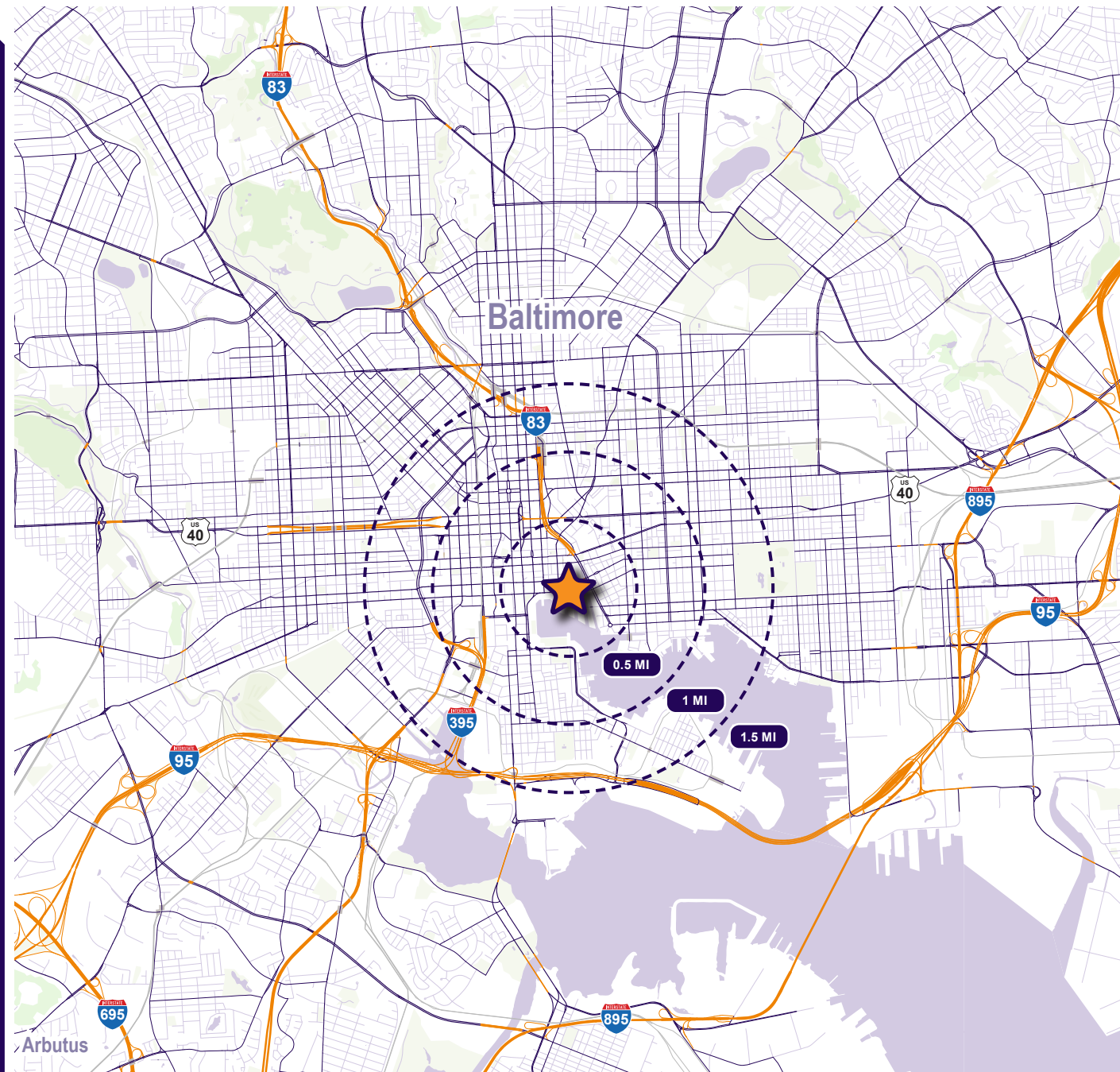
📱 443.223.0662

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

📱 443.927.6100



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

