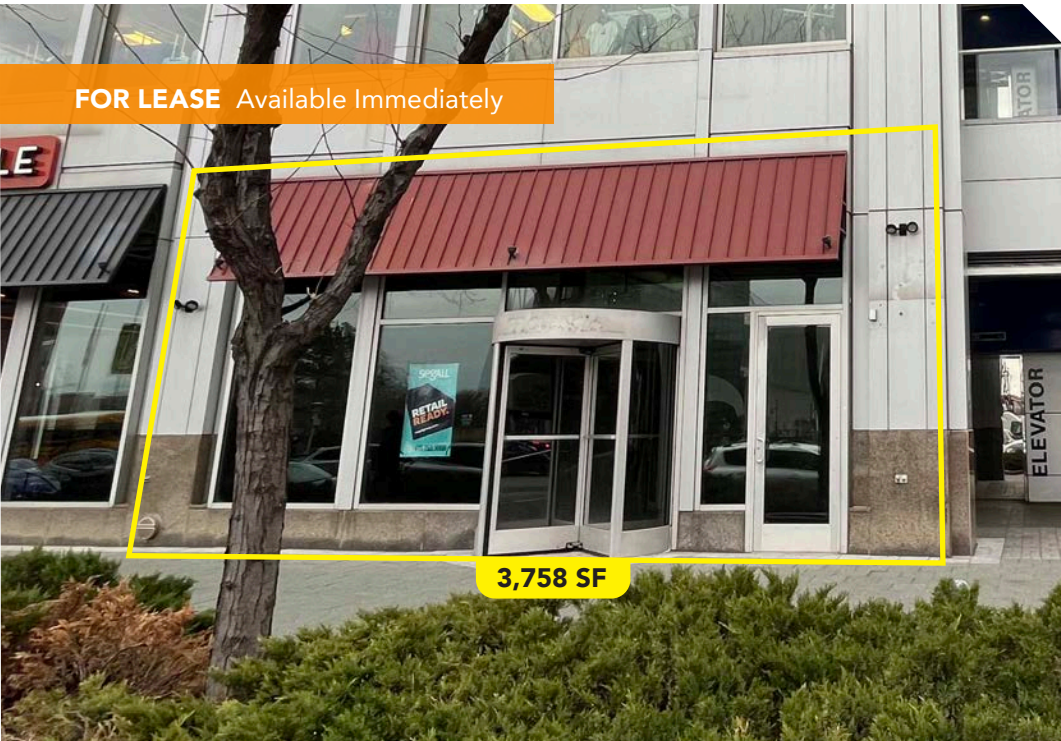


FOR LEASE Available Immediately



3,758 SF



±3,200 SF

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
 Suite 101: 3,758 square feet
Rental Rate Negotiable
Net Charges (Estimated) CAM: \$6.30 PSF
 Taxes: \$3.17 PSF
 Insurance: \$0.40 PSF

Join

Burlington
(2024)

Marshalls

IHop

POPEYES



2023 Demographics	0.5 mile	1 mile	1.5 miles
POPULATION	6,995	42,997	91,149
HOUSEHOLDS	4,055	23,440	47,465
AVG. HH INCOME	\$120,025	\$103,906	\$98,301
DAYTIME POPULATION	32,654	115,872	163,142
TRAFFIC COUNTS	18,961 AADT (E Pratt Street)		

segall
GROUP

COMMERCIAL REAL ESTATE

Second Floor

Third Floor

Marshalls

Burlington
(2024)

E Lombard St

First Floor

2nd GENERATION
RESTAURANT SPACE

SUITE 105
AVAILABLE
± 3,200 SF

TENANT CURRENTLY OPERATING
DO NOT DISTURB

POPEYES



AVAILABLE
3,758 SF

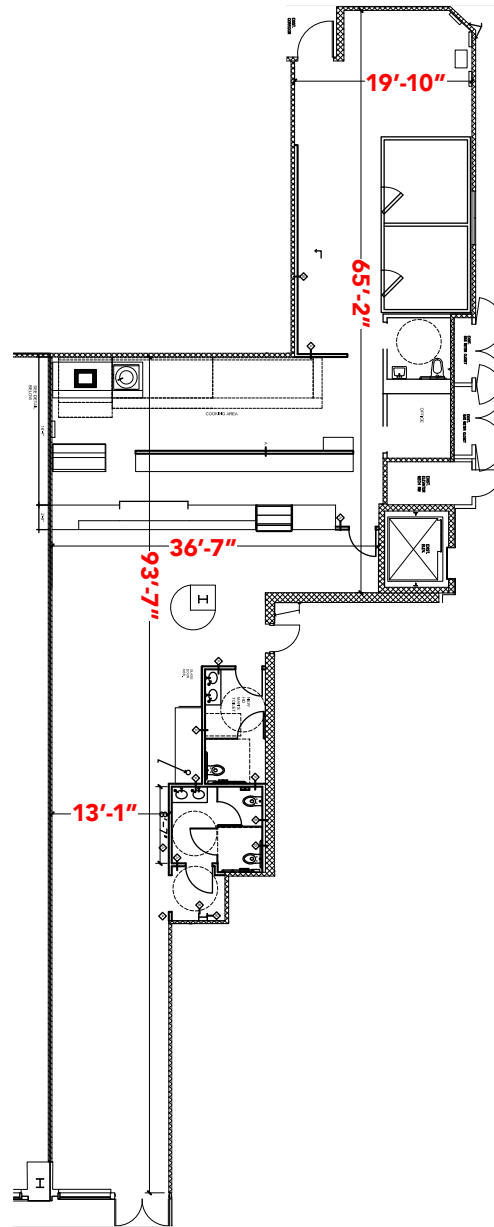
SUITE 101



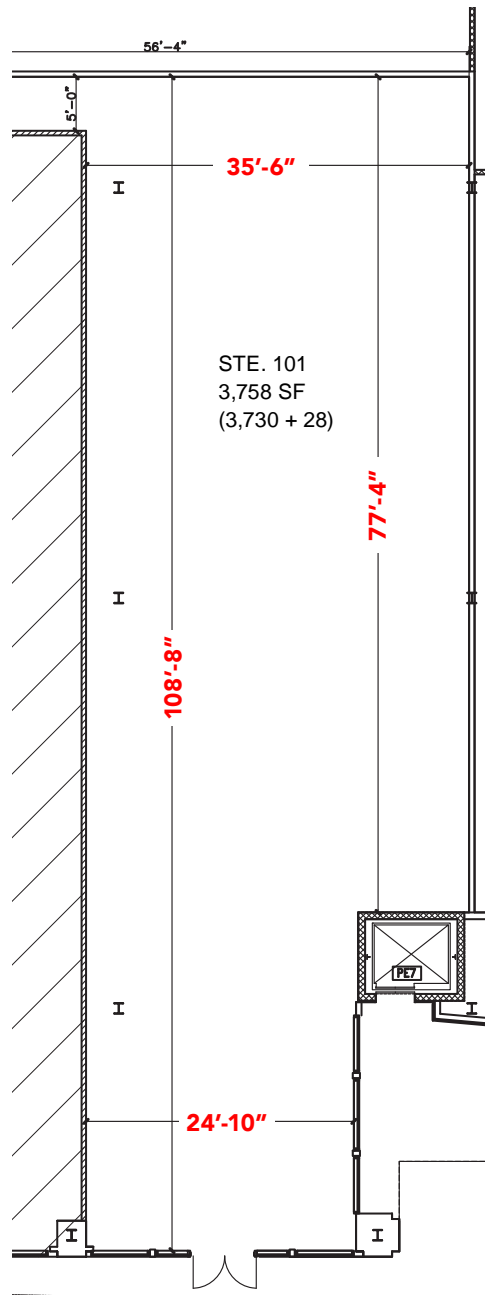
IHOP

Market Pl

E Pratt St



Suite 105
±3,200 SF



STE. 101
3,758 SF
(3,730 + 28)

Suite 101
3,758 SF



US CUSTOMS AND BORDER PROTECTION

CHICKEN RICO

30,514 AADT

THE APPRAISERS' BUILDING RESIDENCES AT 103 S. GAY STREET

E Lombard St

Commerce Street

S Gay Street

Market Place

S President St

CVS pharmacy

Marshalls Burlington

AVAILABLE

CORNER bakery CAFE

THE CAPITAL GRILL

FOGO DE CHÃO CHURRASCARIA

POPEYES

BLACKWELL HITCH

T-Mobile

Miss Shirley's

CHIPOTLE MEXICAN GRILL

IHOP

AVAILABLE

18,961 AADT

E Pratt Street

SHAKE SHACK

Chick-fil-A

WORLD TRADE CENTER BALTIMORE

The Cheesecake Factory IT'SUGAR

Phillips SEAFOOD

Hard Rock CAFE

INSTITUTE OF MARINE AND ENVIRONMENTAL TECHNOLOGY (IMET)

NATIONAL AQUARIUM



SITE

LOCKWOOD PLACE
Burlington Marshalls
CHIPOTLE **IHOP**
FOGO DE CHÃO **POPEYES**

RENAISSANCE BALTIMORE HARBORPLACE

THE APPRAISERS' BUILDING RESIDENCES AT 103 S. GAY STREET

CVS pharmacy
SHAKE SHACK
Chick-fil-A

THE CAPITAL GRILL

BLACKWELL HITCH

T-Mobile

Miss Shirley's

USA BANK **Starbucks**

WORLD TRADE CENTER BALTIMORE

The Cheesecake Factory
WITSUGAR

E Pratt St

18,961 AADT

INSTITUTE OF MARINE AND ENVIRONMENTAL TECHNOLOGY (IMET)

Phillips SEAFOOD
Hard Rock CAFE

NATIONAL AQUARIUM

HOOTERS

BALTIMORE VISITOR'S CENTER

RUTTM'S STEAK HOUSE
MCCORMICK & SCHICK'S STEAKHOUSE RESTAURANT

50,851 AADT

10,603 AADT

37,163 AADT

Interested? Contact:

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☎ 410.753.3942

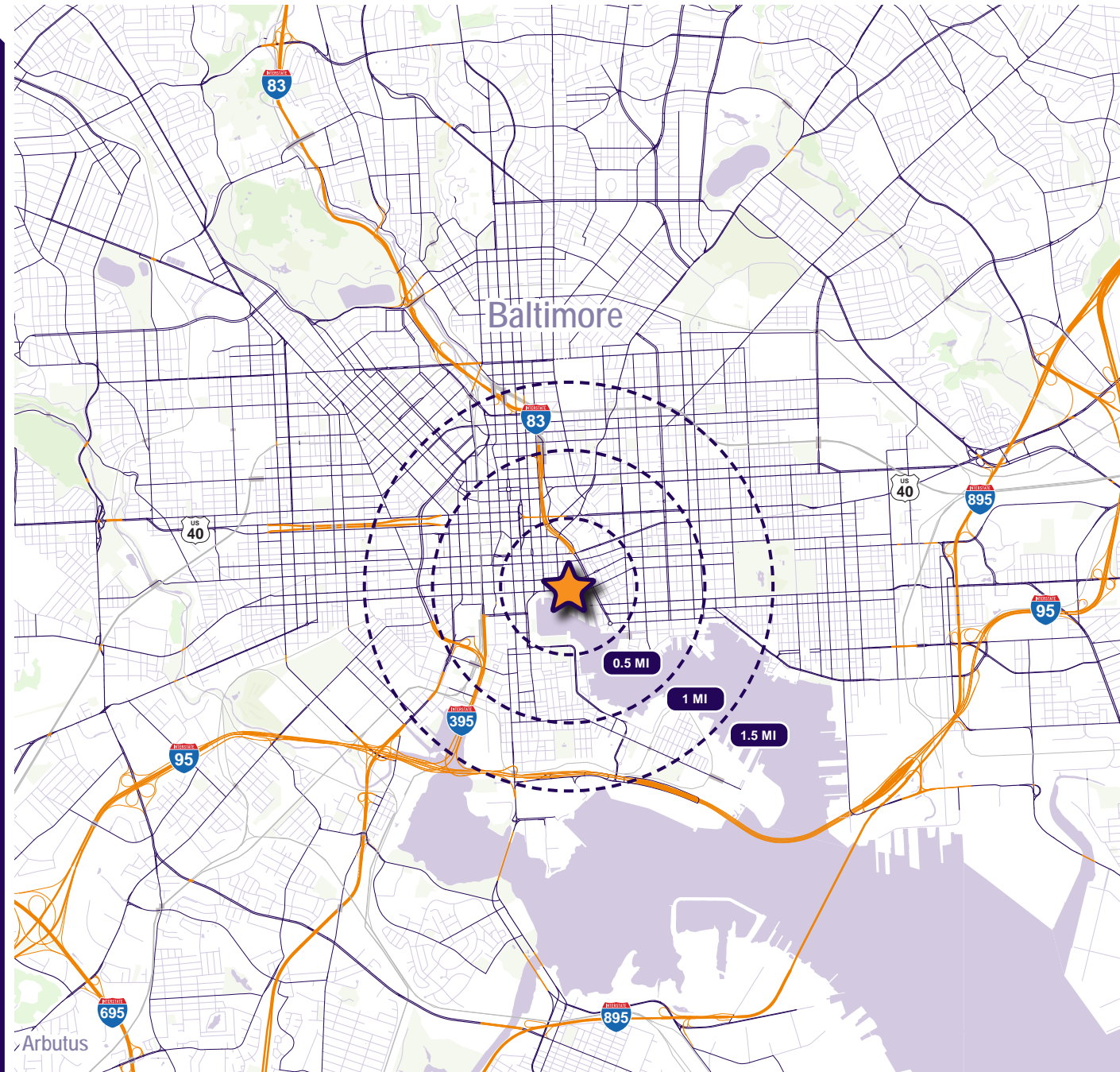
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