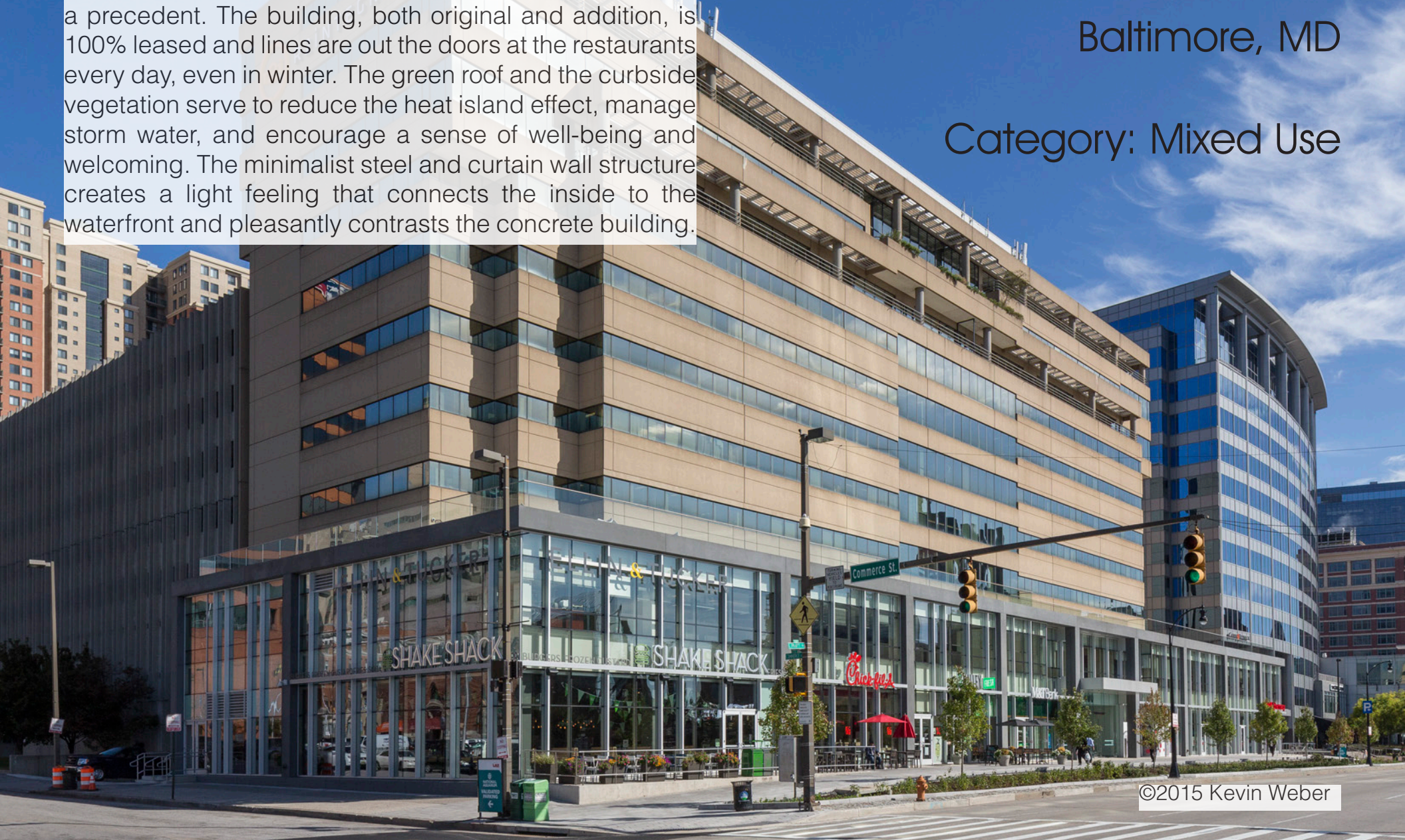


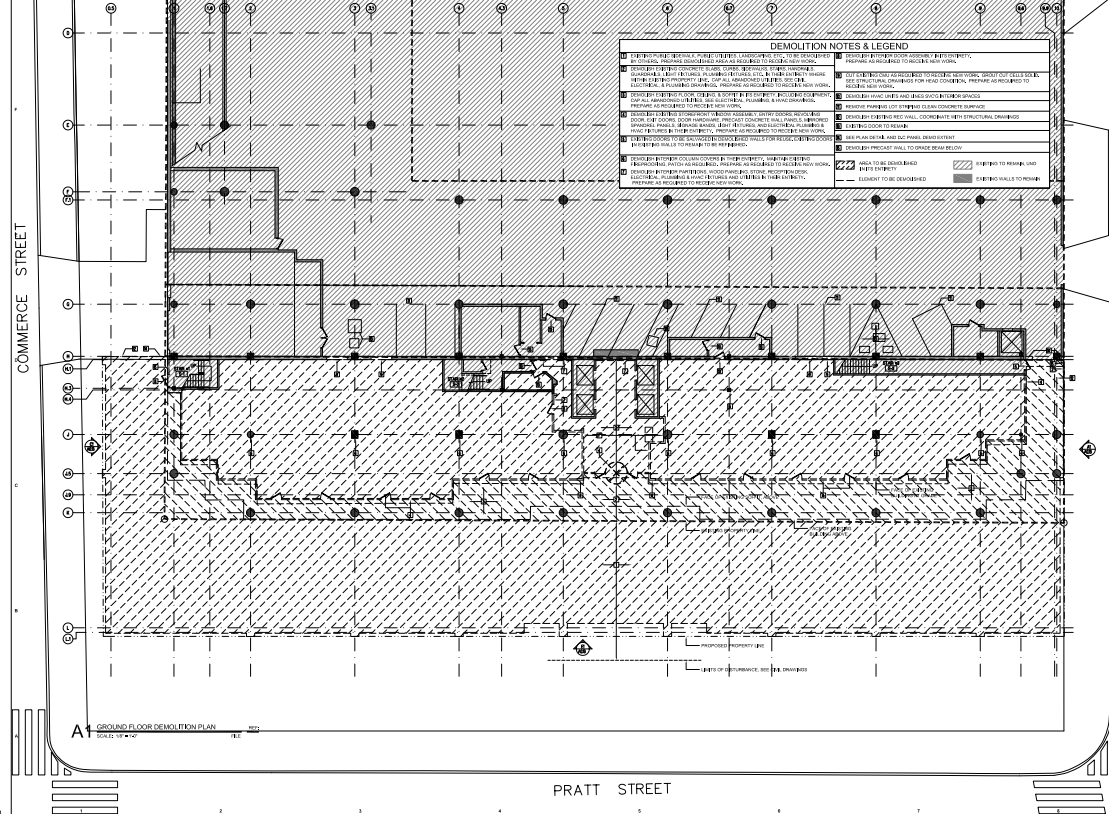
Baltimore has a beautiful harbor, but in Harbor East, it just wasn't pedestrian friendly. The city realized this and proposed that the office buildings create additions to attract and serve office workers and tourists alike. The 400 East Pratt Street Addition is the first of a series of additions to be added to the waterfront and it's setting quite a precedent. The building, both original and addition, is 100% leased and lines are out the doors at the restaurants every day, even in winter. The green roof and the curbside vegetation serve to reduce the heat island effect, manage storm water, and encourage a sense of well-being and welcoming. The minimalist steel and curtain wall structure creates a light feeling that connects the inside to the waterfront and pleasantly contrasts the concrete building.

400 East Pratt Street Addition

Baltimore, MD

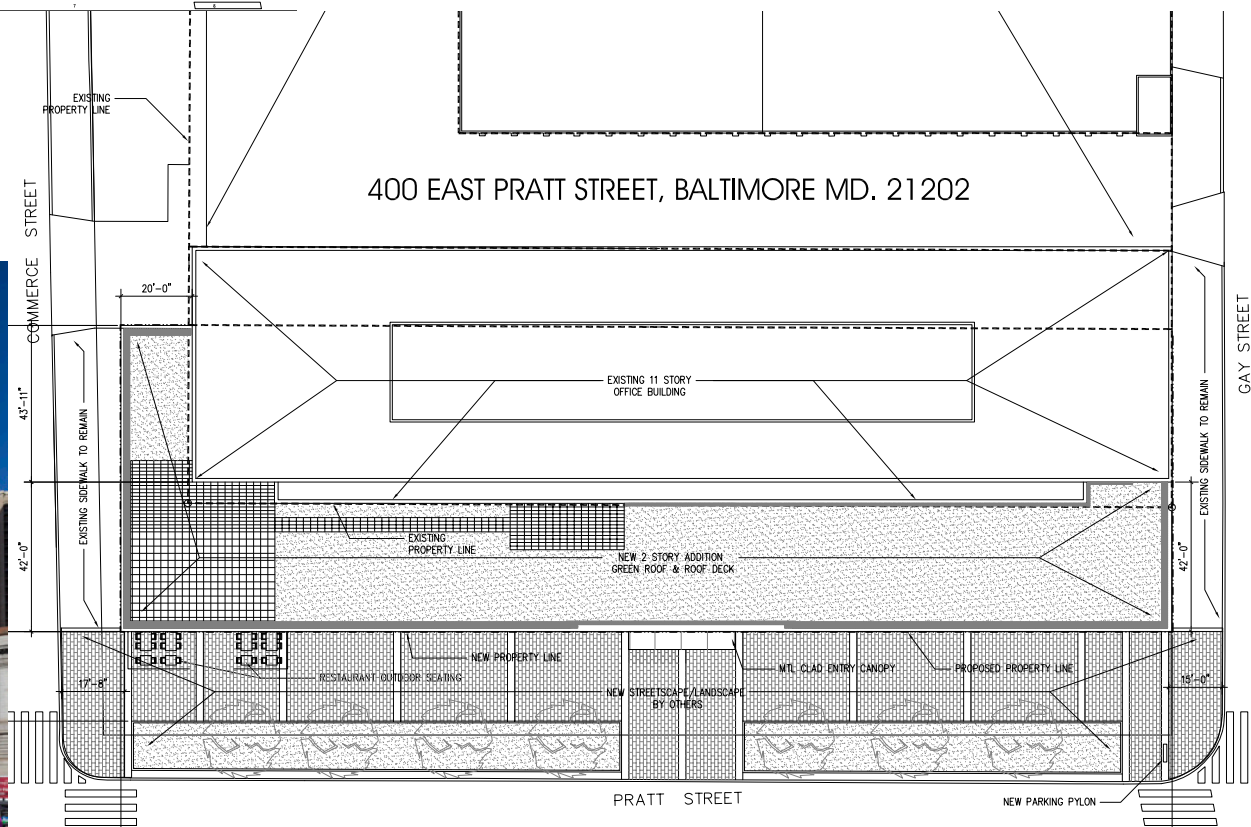
Category: Mixed Use



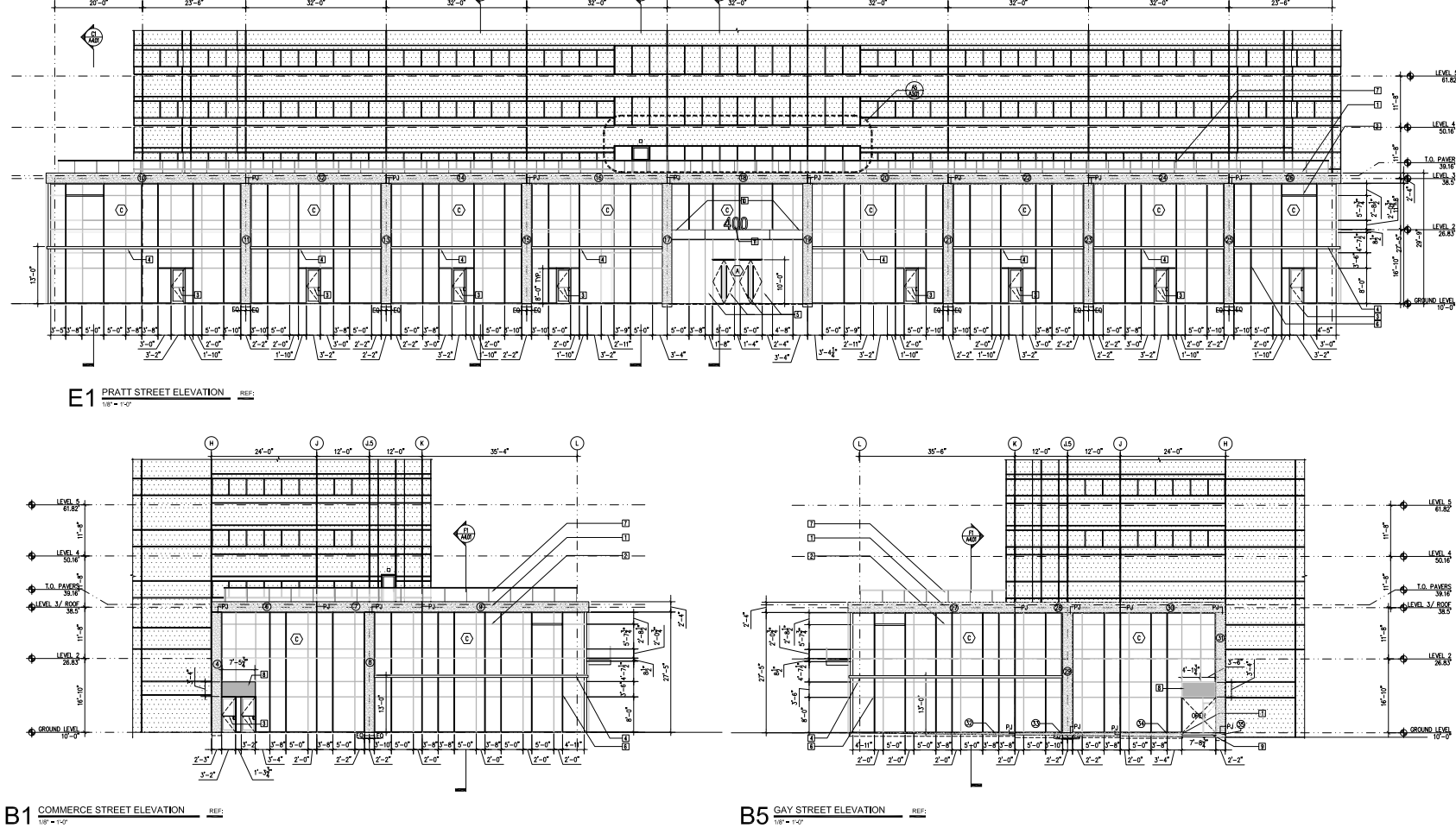


The original plan for the office building called for a **scenic**, park-like walk in the space in front of the building. As it turns out, this became a haven for rodents and loiterers. While it was **beautiful**, the city became interested in changing the area into a more **pedestrian-friendly**, profitable area.

In response to this interest, the architecture firm came up with a few proposals. The final submittal created 44,000 square feet of office and retail space. It has indeed increased foot traffic in the area. With three restaurants, a convenience store, and a bank, it serves people working in the offices and enjoying the harbor alike.



The modern two-story curtain wall already sets this addition apart from the surrounding buildings as an icon of the waterfront. The complete transparency from inside to outside brings the harbor into every retail unit and office space, creating a sense of openness and well-being. Natural light illuminating the gallery-style lobby gives every office worker in the building a beautiful start to their day.





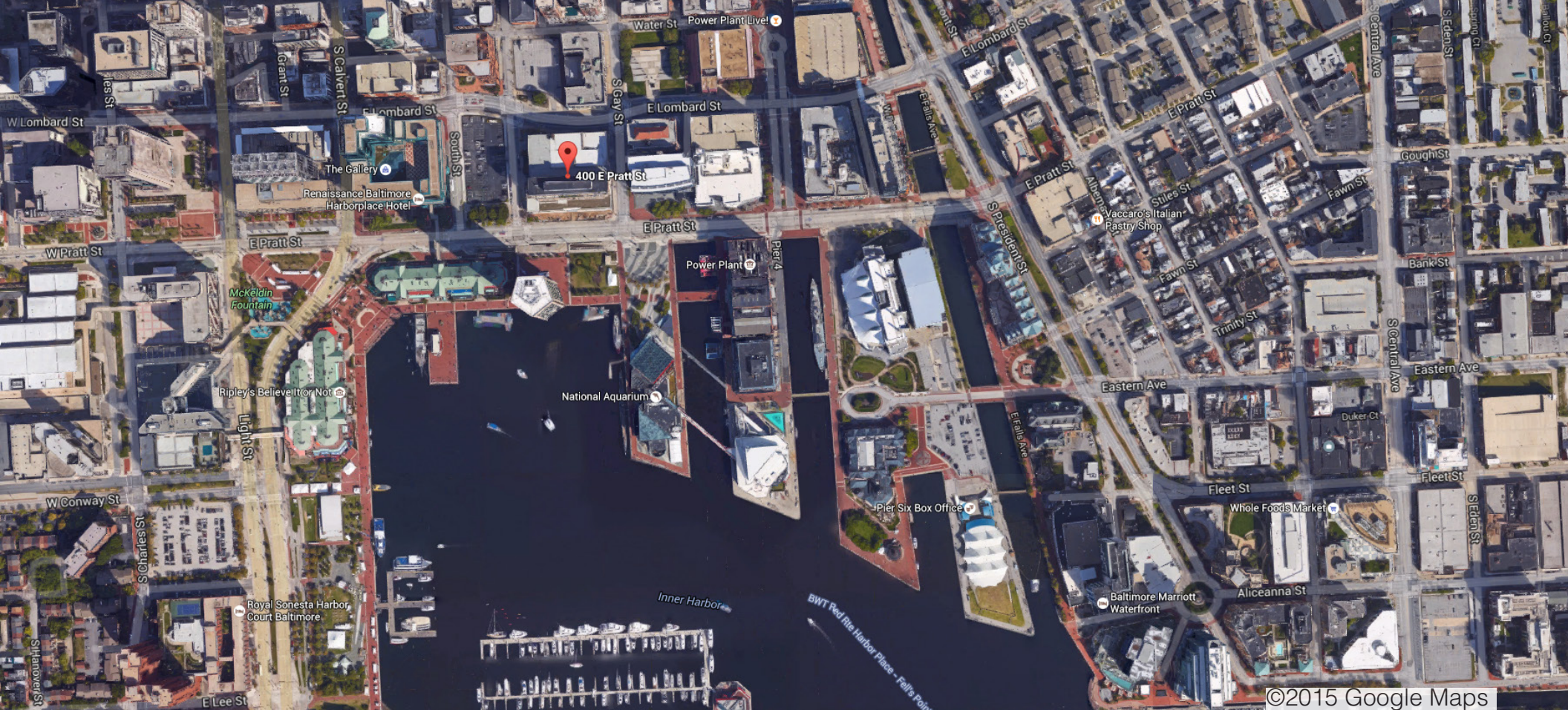
To offset the loss of greenery due to the addition, the building has a **green roof**. The green roof supplies natural **storm water management**, keeps the building **cool**, and increases the **sense of well-being** of the office staff occupying the space. At two years old, the roof is prospering. A team maintains the greenery and provides updates biannually. A strip between the road and pedestrian space also has trees and other greenery planted, increasing **curb appeal** and reducing the heat island effect, which in turn encourages more **pedestrian activity**.

400 East Pratt is seeking LEED Gold status

On top of having the distinction of innovator of the neighborhood, 400 East Pratt Street won the 2016 NAIOP Maryland Award of Excellence as the **Best Mixed-Use Project** and was a finalist for the Baltimore Business Journal's **Best in Retail** award.



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The retail at 400 East Pratt Street serves the harbor like no other building does. The addition boasts the first **Shake Shack** in Downtown Baltimore, a **Chic-Fil-A**, and a **Nally Fresh** to satiate appetites. It also provides



an **M&T Bank** and a **CVS**. Anything someone could need while working in local offices, after visiting the national aquarium, or just enjoying the local scenery can be found here.

