

CANDLER

AT 700 EAST PRATT

WHERE BUSINESS WORKS



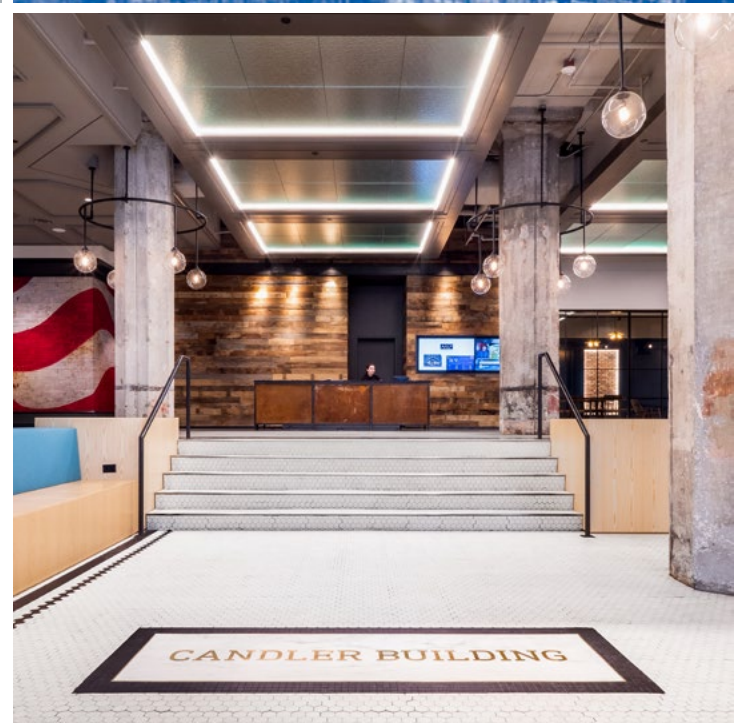


FOSTERING CREATIVITY & INNOVATION FOR OVER A CENTURY

History has demonstrated that for generations, the Candler Building has adapted to meet the needs of different tenants. Originally housing the Coca-Cola company, the Candler Building set the foundation for the type of building to appear in cities in the 1900s. It housed the Exelon Headquarters, Firestone Tire and Rubber, and was the first official headquarters for the U.S. Social Security Office. Today, this ability is only strengthened as many leading Baltimore institutions continue to blaze trails in its halls.



WiredScore
GOLD



SCHEDULE YOUR TOUR TODAY

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NEW STATE- OF-THE-ART INFRASTRUCTURE IN A CENTURY OLD BUILDING

BUILDING FEATURES & BENEFITS



ISP

- Verizon and Comcast
- Lumen formerly Crown Castle
- Zayo Communications
- Believe Wireless
- Clear Wireless Broadband
- Cogent Communication



Base Building Electrical

- Dual 13.2kV feeds
- Connected to 750 E. Pratt substation
- Emergency 1200 KVA
- Generator for life safety
- 2 electric rooms per floor
- Combined floor amps approximately 750 amps



Elevators

- 10 passenger capacity
- 1 freight elevator
- Renovation completed in 2015
- Security card access



Common Area Amenity Space

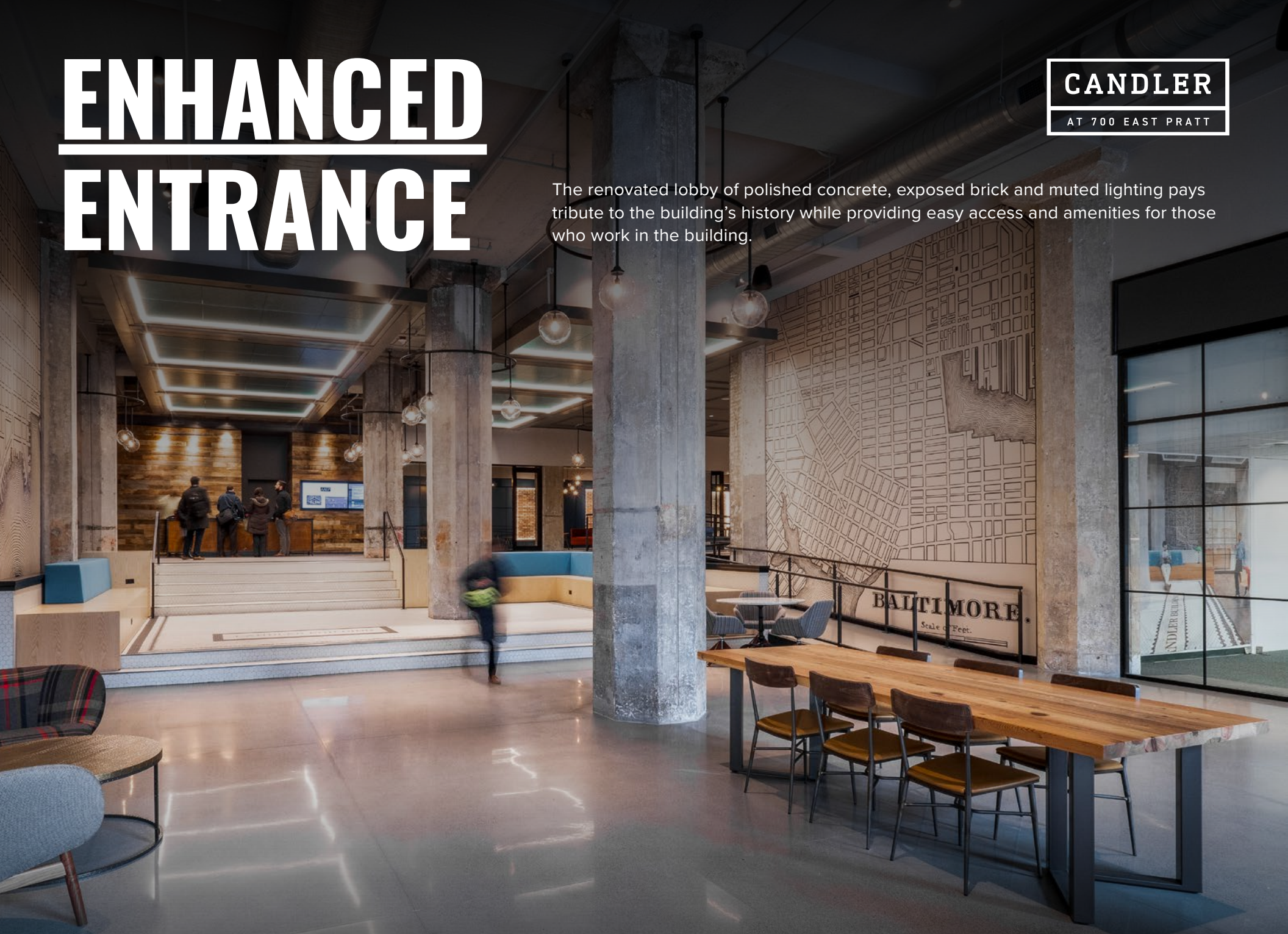
- 20,000 SF of common area amenity space accessible by you and your employees at no additional cost

ENHANCED ENTRANCE

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The renovated lobby of polished concrete, exposed brick and muted lighting pays tribute to the building's history while providing easy access and amenities for those who work in the building.



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REIMAGINED DESIGN

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Designed for adaptive reuse, the layouts pay tribute to the building's history while concealing state of the art systems and connectivity.

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REDESIGNED COMMON AREAS

New elevators, rest rooms, and finishes reflect the latest in design, construction and code compliance.

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FITNESS-BOOSTING AMENITIES

FULLY-EQUIPPED FITNESS CENTER

Help employees achieve their fitness goals in the fully-equipped fitness center, a highly sought-after amenity for today's wellness-minded employees.



BIKE ROOM

With bicycles becoming a more and more popular means of transportation, having proper and secured storage and shower facilities is a competitive advantage for employers in today's job market. The bike room at Candler is the best in the City.

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CASUAL & CONVENIENT DINING OPTIONS

BLACKWALL HITCH

On-site restaurant Blackwall Hitch, a coastally inspired restaurant with local flair, is sophisticated enough to entertain clients, yet comfortable enough to gather with colleagues after a long day.

BON FRESCO

Bon Fresco sandwich shop and bakery, known for its fresh-baked breads, is perfect for a fast-casual lunchbreak or coffee pick-me-up.

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BE STEPS FROM EVERYTHING BALTIMORE

With a Walk Score of 95, you'll be connected from every vantage point.

DINING

1. The Capital Grille
2. Corner Bakery
3. Fogo de Chão
4. Chipotle
5. Miss Shirley's Café
6. Phillips Seafood
7. Potbelly Sandwich Shop
8. Ruth's Chris Steak House
9. Starbucks

SHOPPING

1. Aldo Shoes
2. Barnes & Noble
3. Bath & Body Works
4. Children's Place
5. The Custom Shop Clothiers
6. Forever 21
7. Gap Kids
8. Marshalls
9. PANDORA Jewelry
10. T-Mobile

ENTERTAINMENT

1. American Visionary Art Museum
2. Baltimore Soundstage
3. Howl At The Moon
4. Maryland Science Center
5. National Aquarium
6. PBR Baltimore
7. Port Discovery
8. Pier 6 Pavillion



WALK SCORE® 95

EASY COME, EASY GO

Situated on prestigious Pratt Street, Baltimore's pedestrian-friendly gateway to the Inner Harbor, The Candler Building offers all the accessibility of Charm City any way your shoes point.



Be minutes from
I-83 and I-395



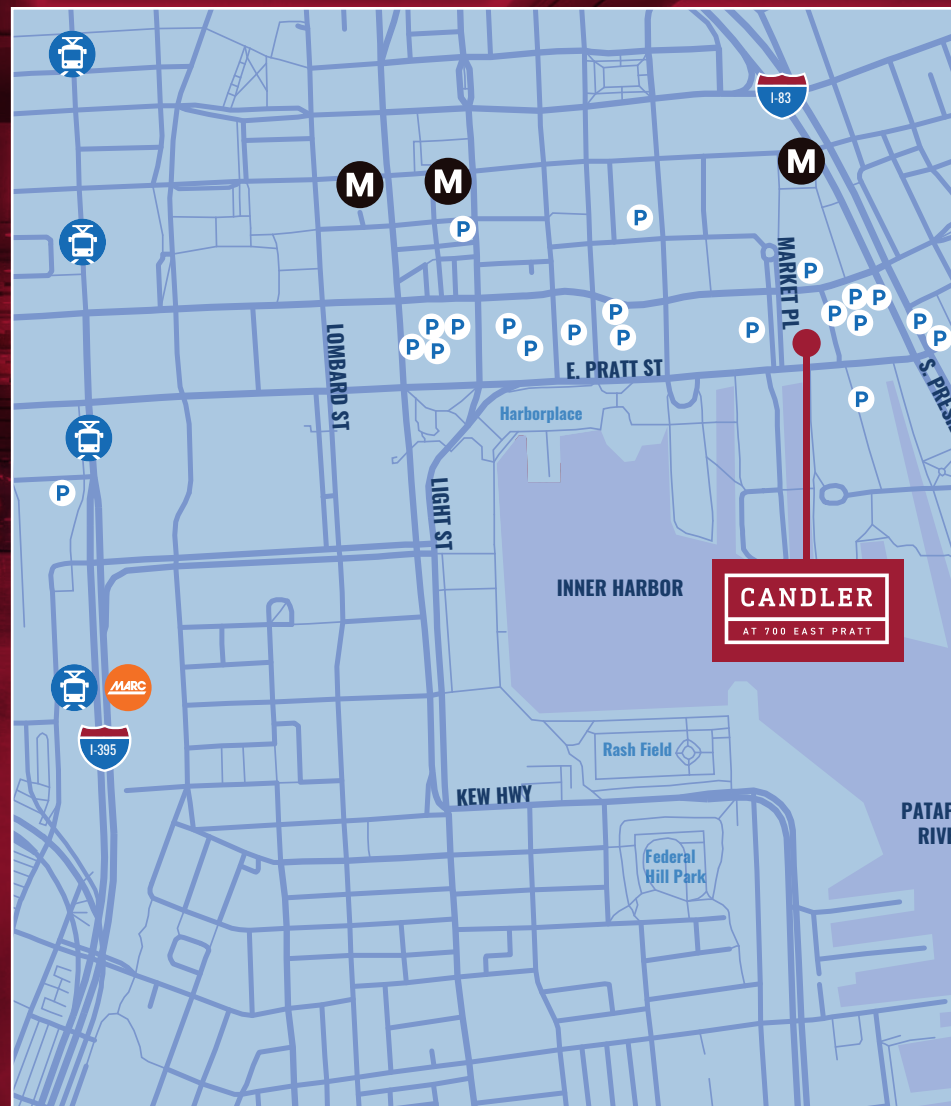
Easy access to the
Baltimore Light Rail Line
and Metro



Enjoy the convenience of plenty
of adjacent parking options



Catch a ride to Washington, DC,
Philadelphia, and Wilmington, which
are all an hour or under by train



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American Real Estate Partners

**A PASSION FOR
ENHANCING
THE TENANT
EXPERIENCE**

ABOUT AREP

Everything we do is in service of elevating our tenant experience.

AREP – OWNER/MANAGER/OPERATING PARTNER

10,000,000 SF IN 44 BUILDINGS

617 TENANTS IN PORTFOLIO

720,000 SF OF GOVERNMENT TENANTS



U.S. Department of Defense

GEOGRAPHICALLY FOCUSED

**DC METRO, NORTHERN NEW JERSEY, PHILADELPHIA,
BALTIMORE, RICHMOND, RALEIGH-DURHAM**

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BREATHE **EASIER** **IN THE** **CANDLER** **BUILDING**

At AREP, our tenant's health and wellness is our priority. We take every safety measure to ensure we are creating a carefully managed environment where people feel well, feel secure, and are inspired to perform their best.



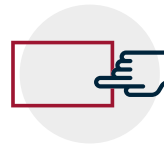
American Real Estate Partners



Highest standards of indoor air quality



Increased frequency of cleaning & disinfecting of common areas and amenities



On-going cleaning & disinfecting within tenant suites



Following CDC and local guidelines



Property Management wellness task force operating policies exceeding CDC, WHO & BOMA recommendations



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[TheCandlerBuilding.com](https://www.thecandlerbuilding.com)



PUT A BETTER WORKDAY IN THE PALM OF THEIR HAND

With AREP^x, Candler Building tenants will enjoy exclusive perks, curated events, and convenient features at their fingertips. Specifically developed for the Candler Building, this Customer Amenity App delivers hyper-local, hospitality-driven information with services to help tenants get the most out of every day. This means tenants can do everything from reserve a conference room, order lunch, or connect with property management in a few taps.



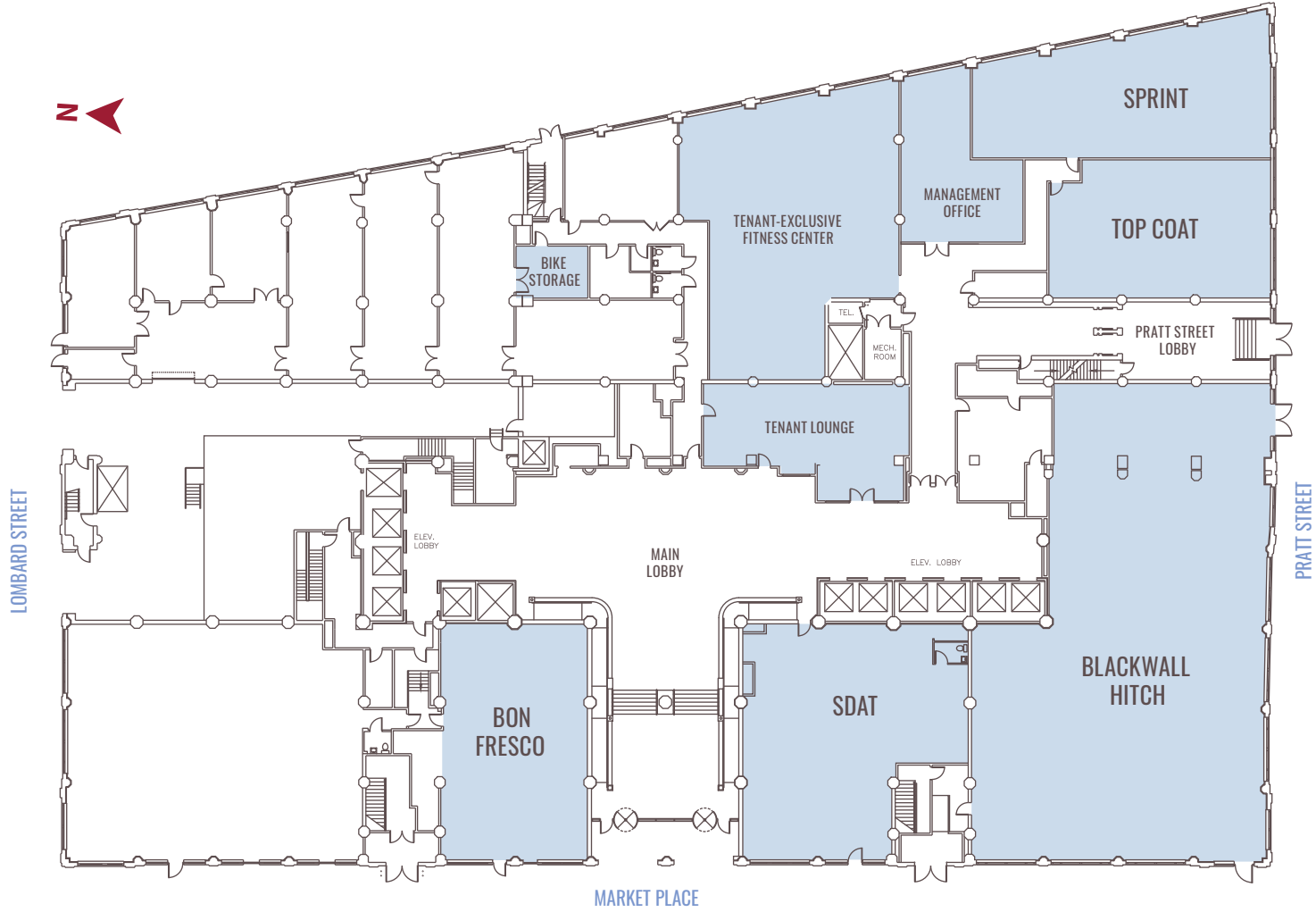
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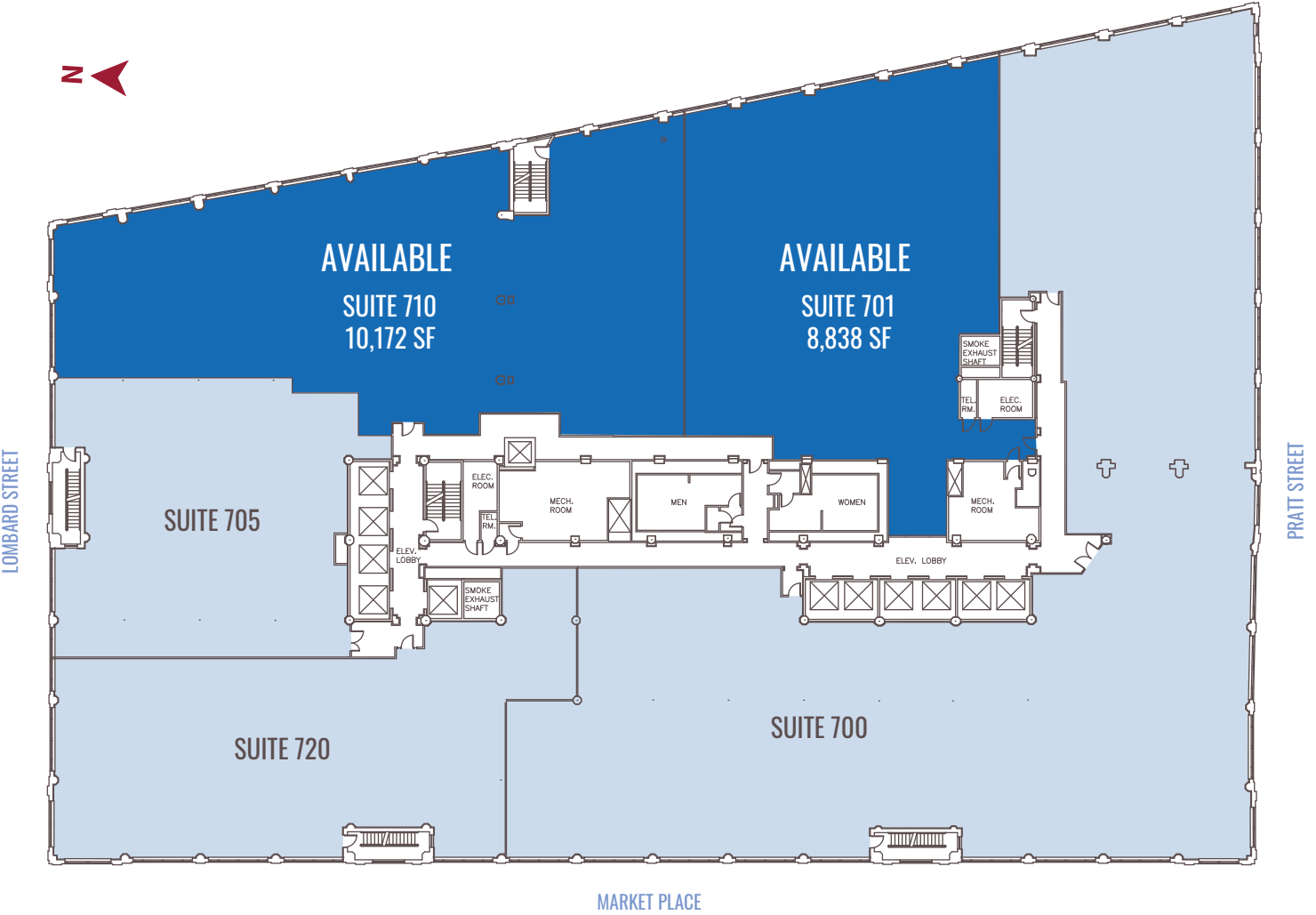
FLOOR PLAN // FIRST FLOOR // AMENITY FLOOR

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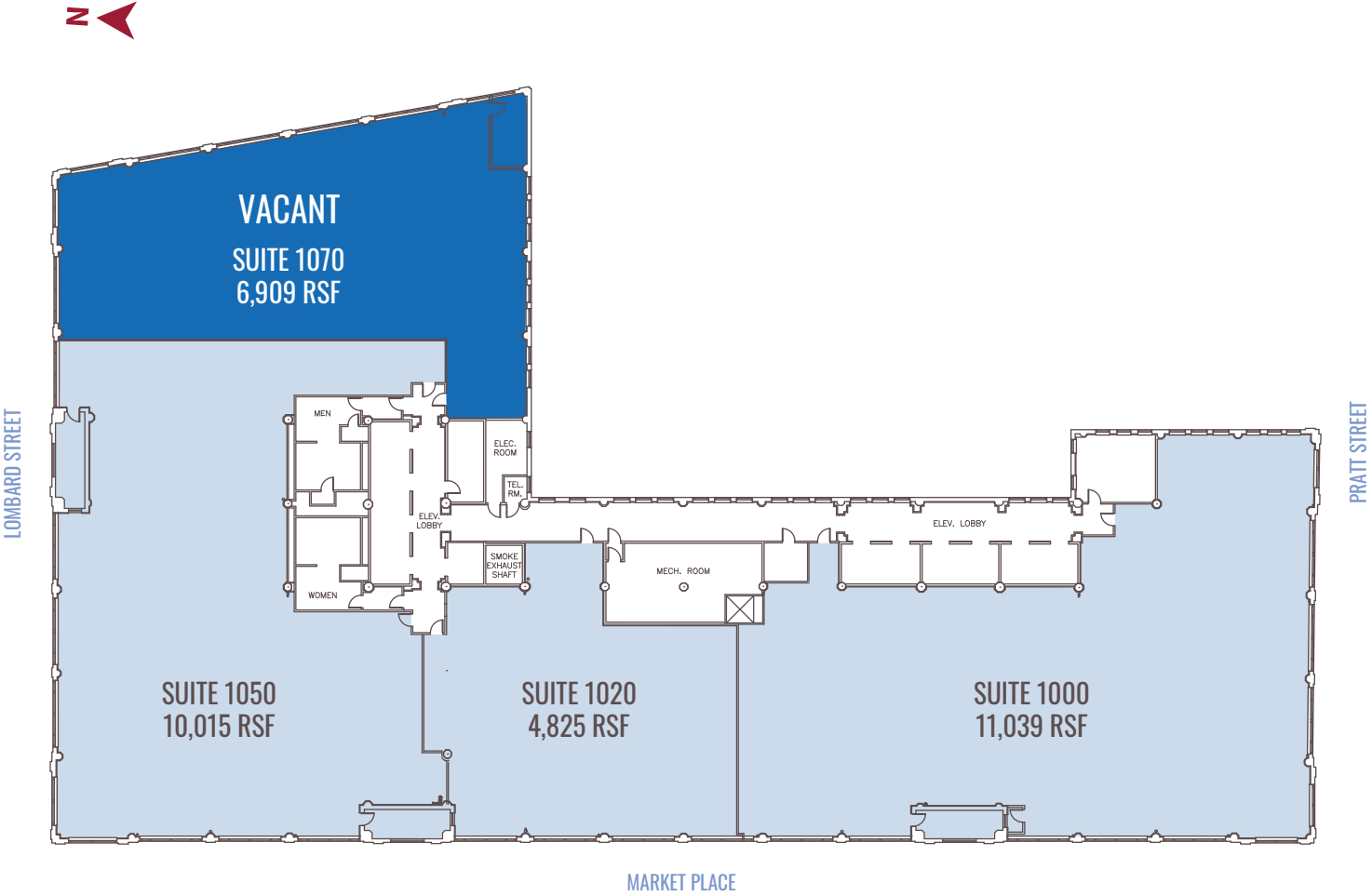
FLOOR PLAN // SEVENTH FLOOR // 10,172 & 8,838 SF

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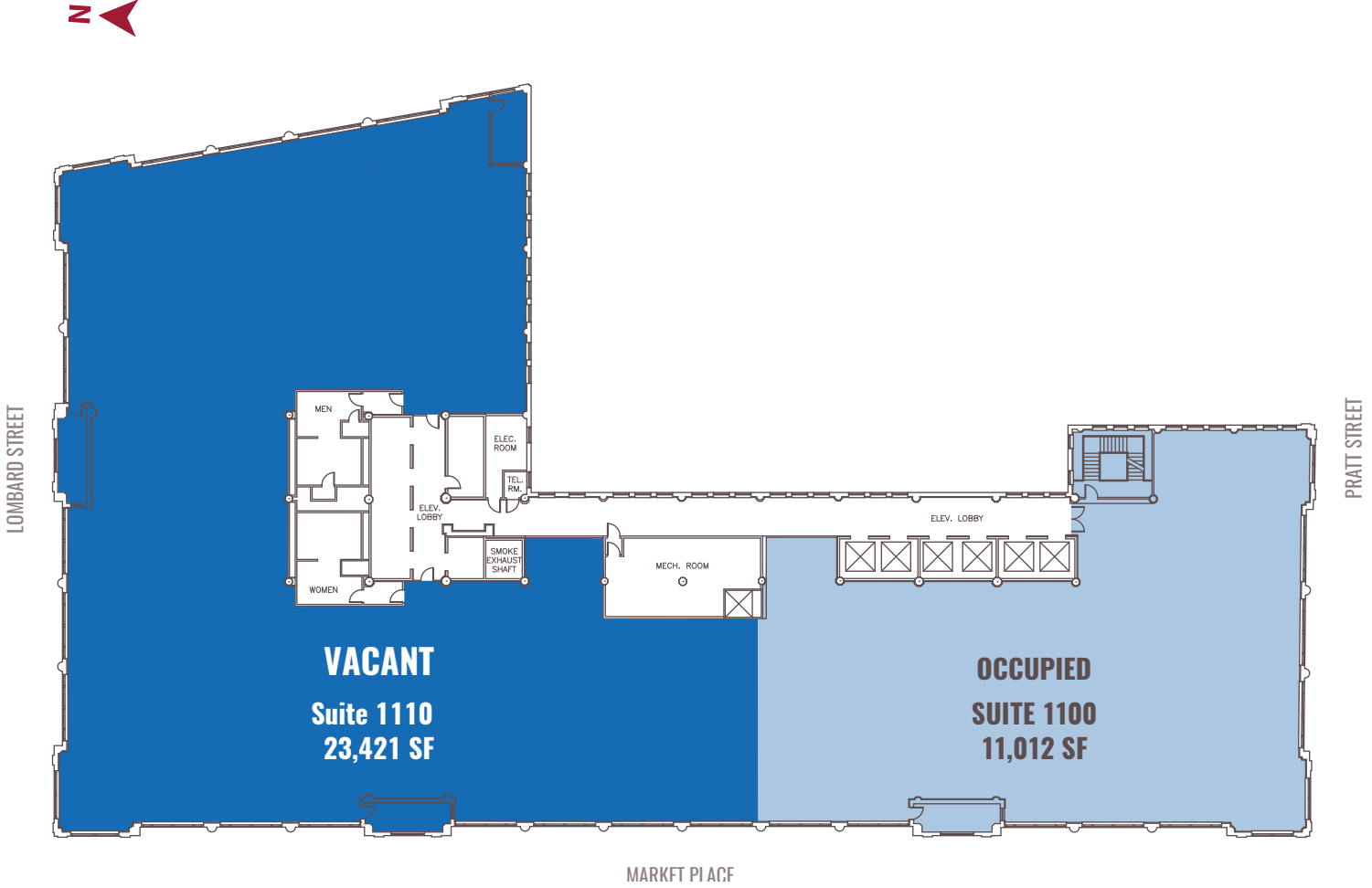
FLOOR PLAN // TENTH FLOOR // 6,909 SF

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FLOOR PLAN // ELEVENTH FLOOR // 23,421 SF

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OFFICE LEASING

Tony Gross

SENIOR VICE PRESIDENT

DIRECT: 443.931.3333

TONY.GROSS@AM.JLL.COM

Peter Jackson

VICE PRESIDENT

DIRECT: 443.931.3329

PETERMJACKSON@AM.JLL.COM

Anne Marie Paintsil

ASSOCIATE

DIRECT: 443.931.3351

ANNEMARIE.PAINTSIL@AM.JLL.COM

TheCandlerBuilding.com



Owned and managed by:



American Real Estate Partners