

FOR LEASE Available Spring 2018

414 LIGHT STREET



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com



A Development by



Questar



414 Light Street stands 44 stories above Baltimore’s historic Inner Harbor, a beacon of the city’s renaissance as a hub of innovation. Developed by Questar Properties with a meticulous attention to detail, 414 Light Street was designed by Solomon Cordwell Buenz to reflect the rich history of Baltimore, redefining this storied address as the most desirable residential experience in the Mid-Atlantic region. A stunning architectural achievement of shimmering glass and steel, 414 Light Street intends to elevate the standard of living in Baltimore, introducing resort-inspired amenities and hospitality-influenced service at the water’s edge.

Situated in downtown Baltimore’s famed Inner Harbor at the corner of Light and Conway Streets, 414 Light Street is ideally positioned at the heart of where business, fine dining, and entertainment converge. Steps from the National Aquarium and Maryland Science Center and walking distance from the excitement of Oriole Park at Camden Yards and M&T Bank Stadium, this iconic address is central to the city’s most vibrant neighborhoods — Otterbein (571 households) and Federal Hill (1,155 households).

Quick Facts

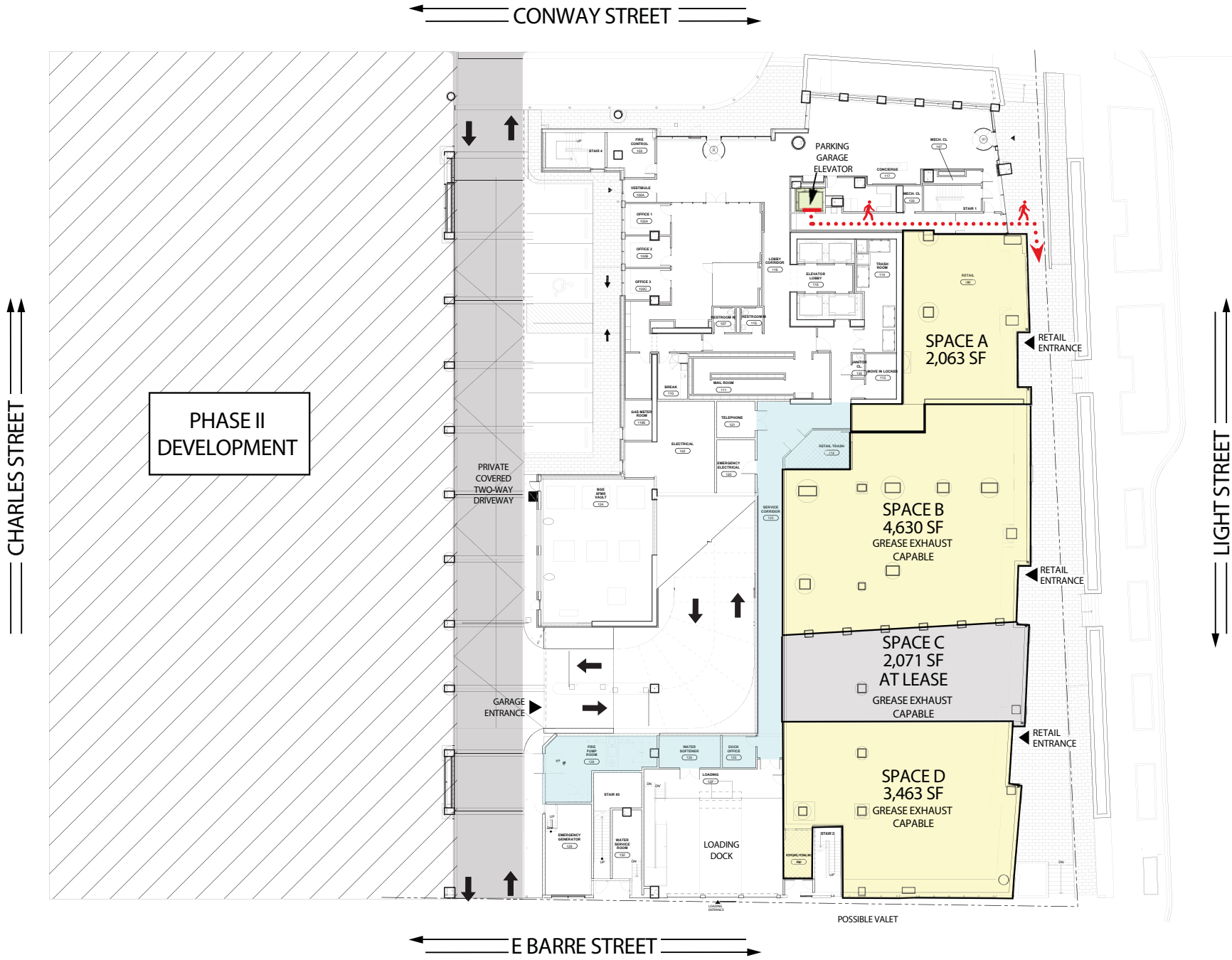
Delivery: April 1, 2018

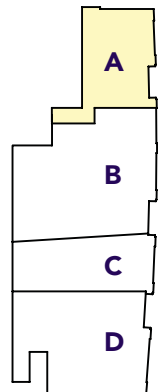
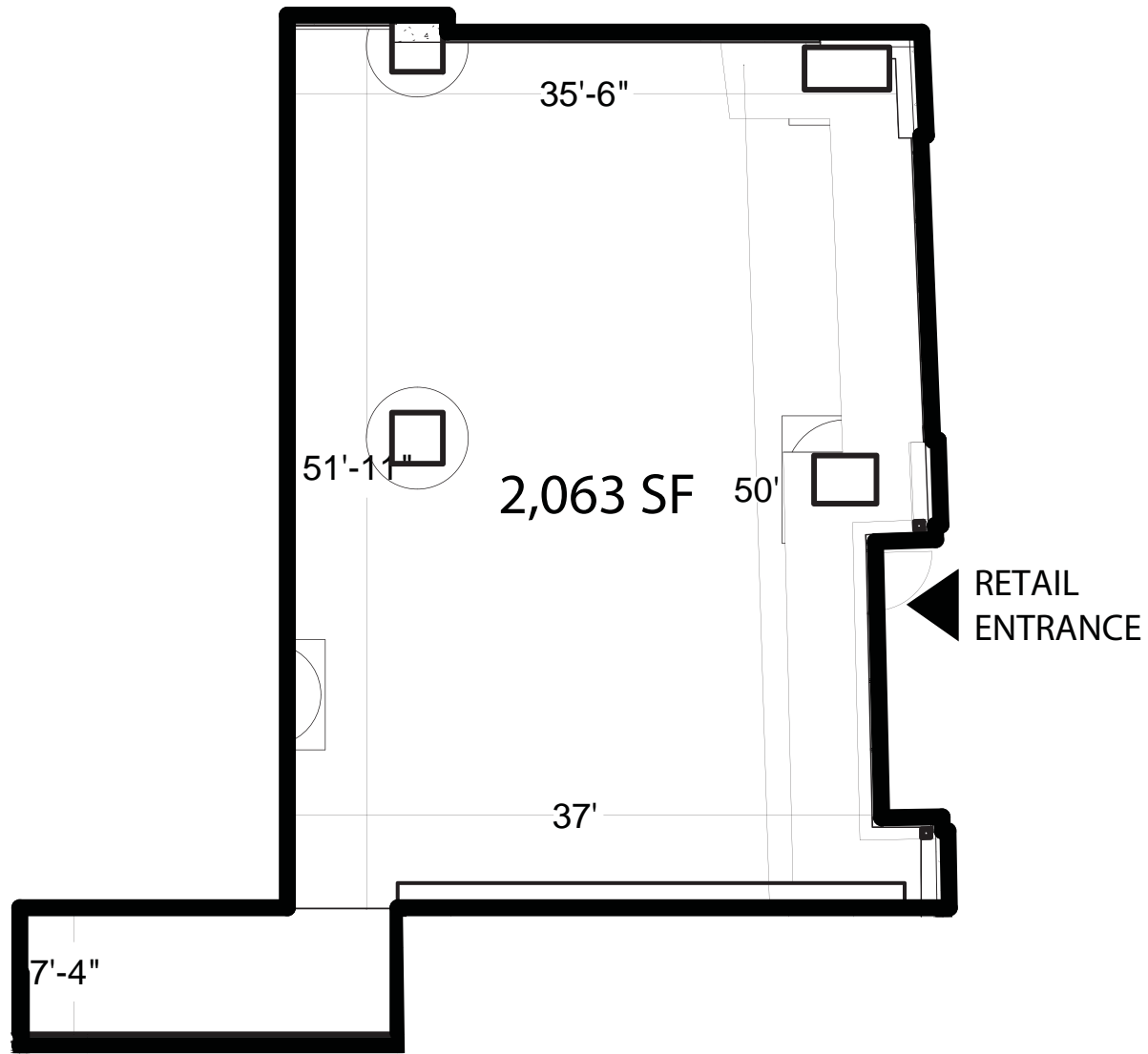
- 12,000+ square feet of high-ceiling retail space facing Light Street.
- On site parking available in building garage, accessed from Barre or Conway Streets.
- Adjacent to the Sheraton, Hyatt and Royal Sonesta Hotels and across from the iconic Harbor Place - catalyst to the Inner Harbor’s growth since 1980.
- 394 Luxury residential units above the retail, with future residential/hotel planned in Phase II.
- Steps away from Oriole Park at Camden Yards and M&T Bank Stadium, as well as the National Aquarium and the Maryland Science Center.

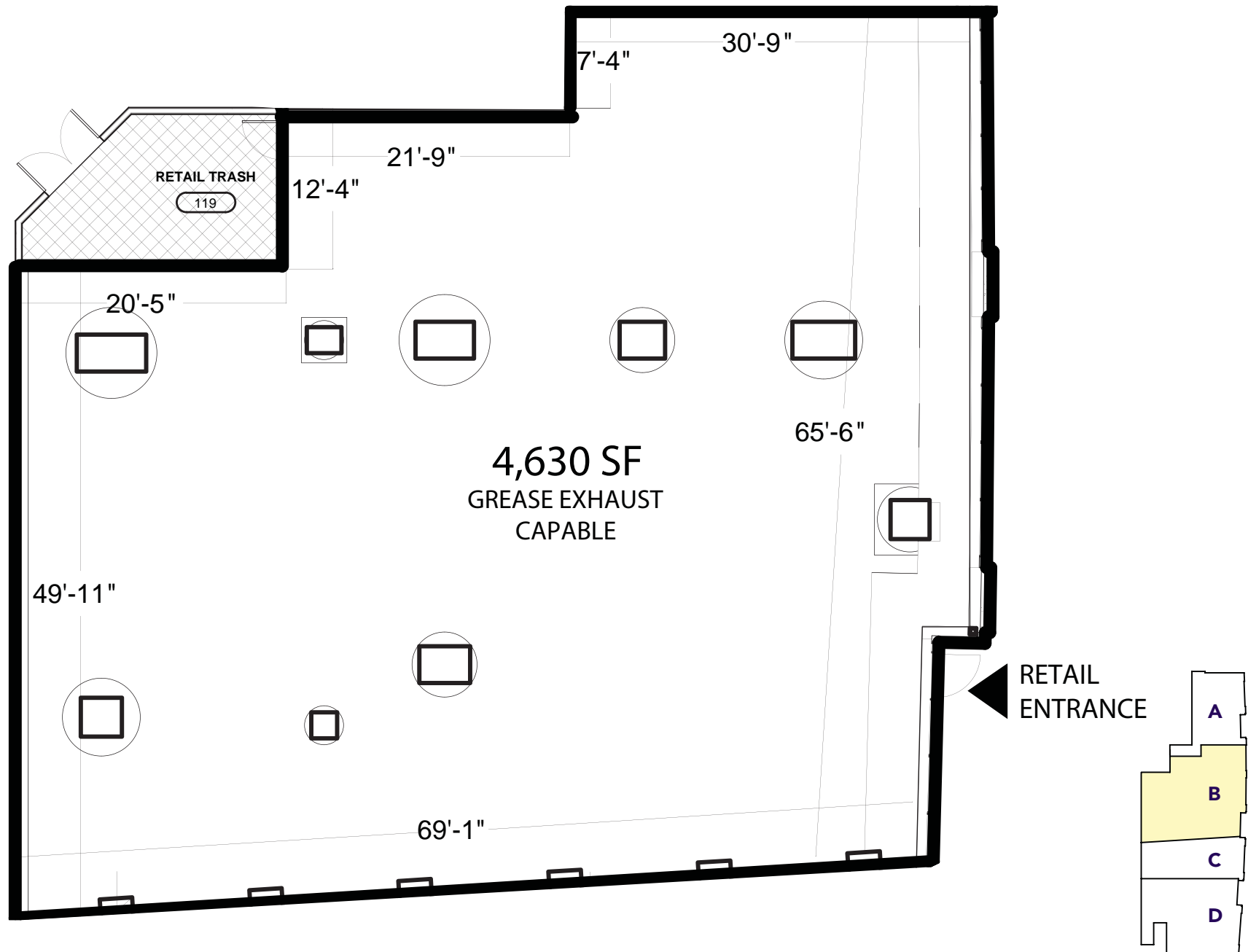
Nearby Retailers

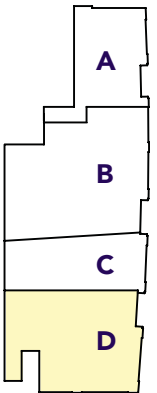
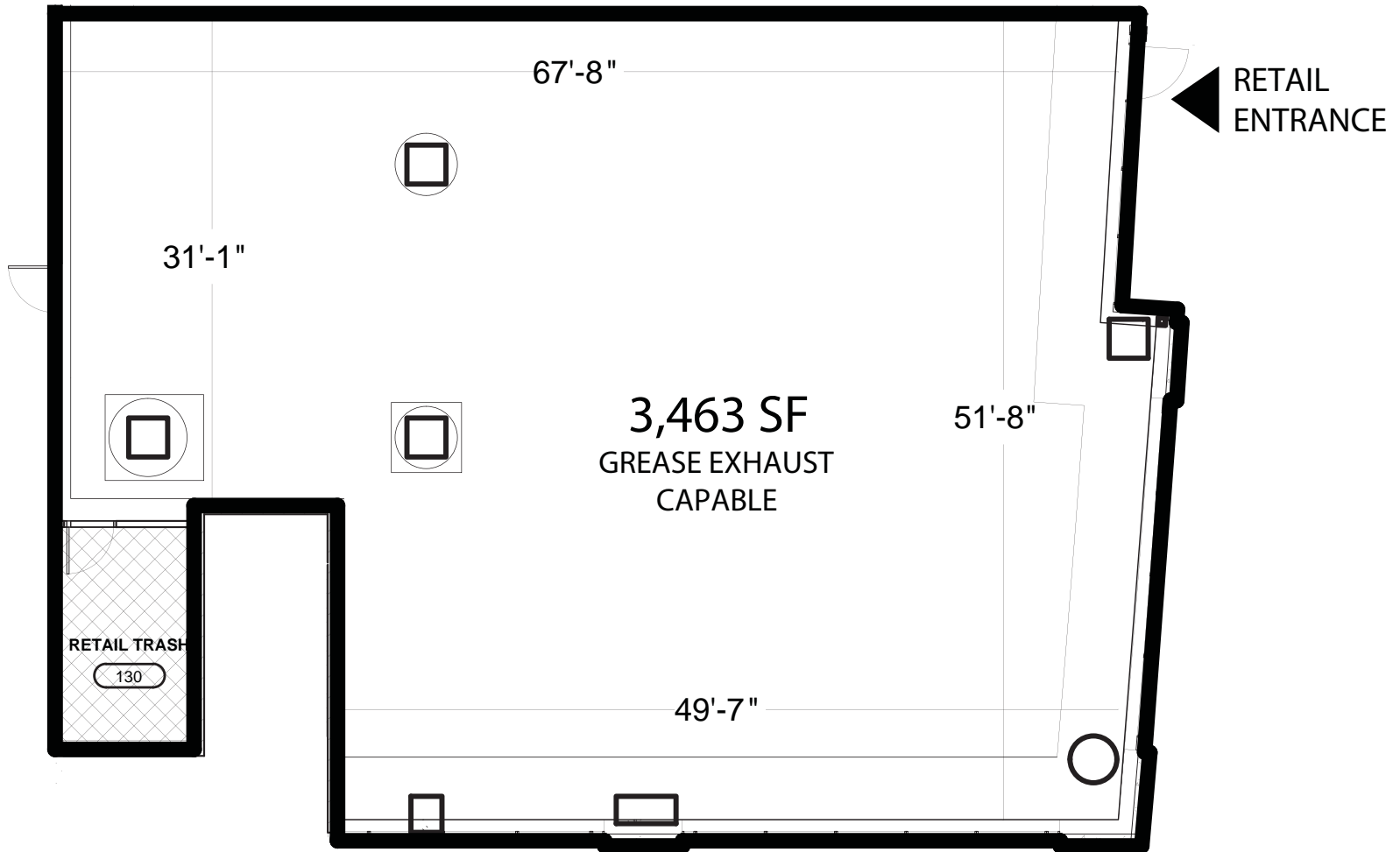


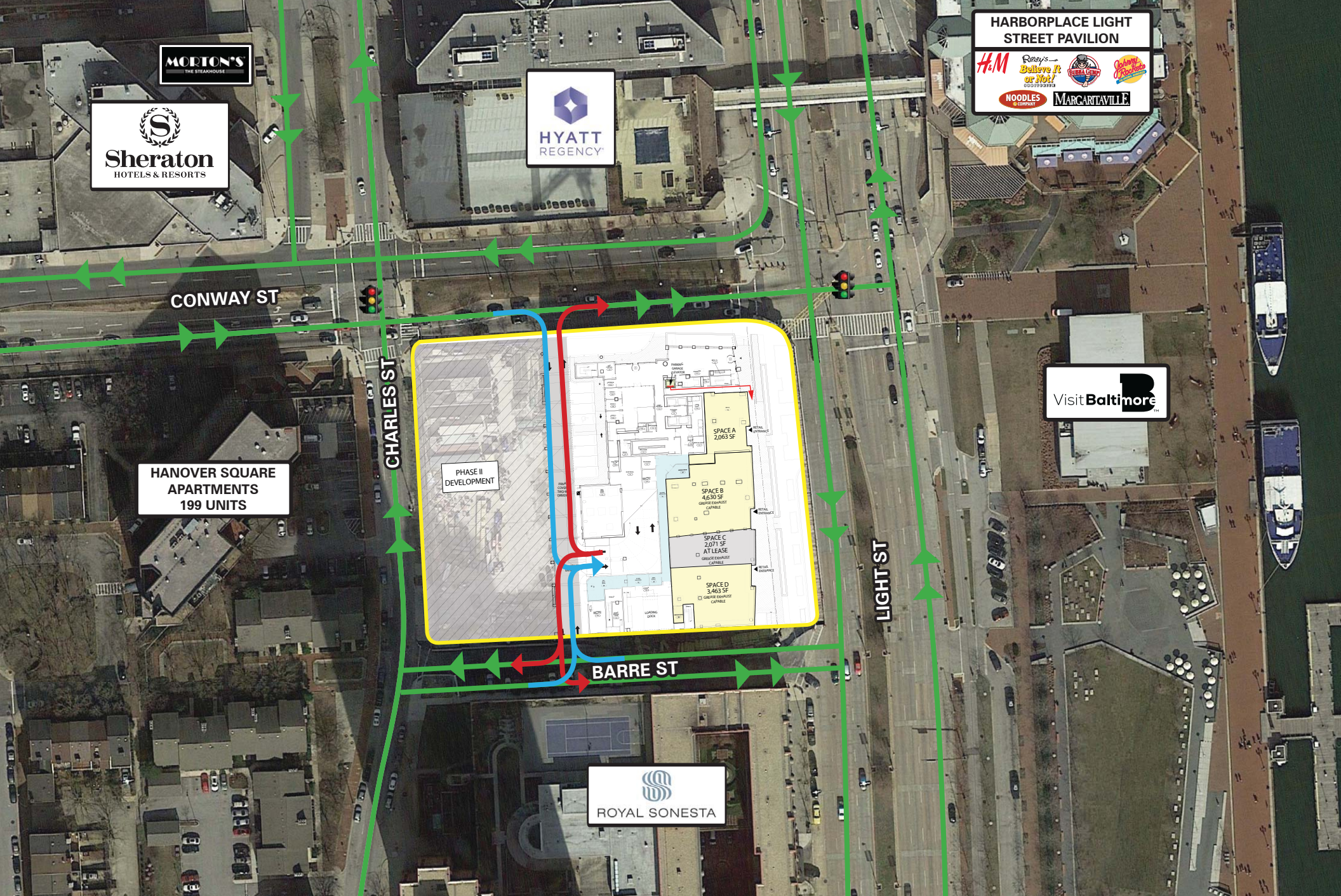












MORTON'S
THE STEAKHOUSE

Sheraton
HOTELS & RESORTS

HYATT
REGENCY

HARBORTOWN LIGHT
STREET PAVILION

H&M Believe It or Not! Noodles & Company Marc Artville

CONWAY ST

CHARLES ST

HANOVER SQUARE
APARTMENTS
199 UNITS

PHASE II
DEVELOPMENT

SPACE A
2,063 SF

SPACE B
46,330 SF
GARAGE EQUIPMENT
CAPABLE

SPACE C
2,071 SF
AT LEASE
GARAGE EQUIPMENT
CAPABLE

SPACE D
3,463 SF
GARAGE EQUIPMENT
CAPABLE

Visit Baltimore

LIGHT ST

BARRE ST

ROYAL SONESTA



2012 Inner Harbor Tourism & Business Activity

*Waterfront Partnership of Baltimore - BaltimoreWaterfront.com

3,000
Employees at Inner Harbor Businesses

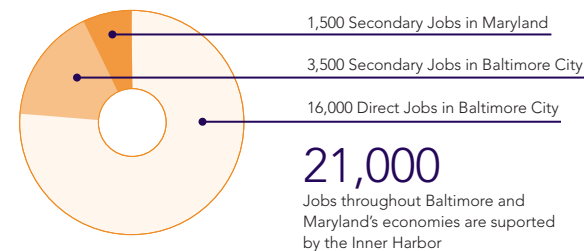
\$1.5 billion
in direct economic activity in Baltimore City

\$790 million
in Employee Compensation

\$520 million
in secondary economic activity in Baltimore City

\$102 million
in Annual Tax Revenue to City and State

\$250 million
in secondary economic activity in Maryland



21,000
Jobs throughout Baltimore and Maryland's economies are supported by the Inner Harbor

60%
of all visitors to Baltimore visit the Inner Harbor and generate economic activity throughout the city

\$2.3 billion
in Overall Economic Activity

23.3 million
Annual visitors to the City

14 million
Annual visitors to the Inner Harbor

2017 Demographics	.5 mile	1 mile	3 miles
POPULATION	5,497	36,209	255,377
HOUSEHOLDS	3,139	18,434	106,786
AVG. HH INCOME	\$98,658	\$83,971	\$59,880
DAYTIME POPULATION	40,124	103,119	215,795
TRAFFIC COUNTS	52,812 AADT (Light Street)	33,472 AADT (Conway Street)	

2017 Drive Time	5 minutes
POPULATION	18,798
EDUCATION	73% High School or Greater
AVG. HH INCOME	\$100,864
DAYTIME POPULATION	57,152
MILLENNIALS (Ages 15-39)	57% (Born 1980 - mid 2000's)

Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

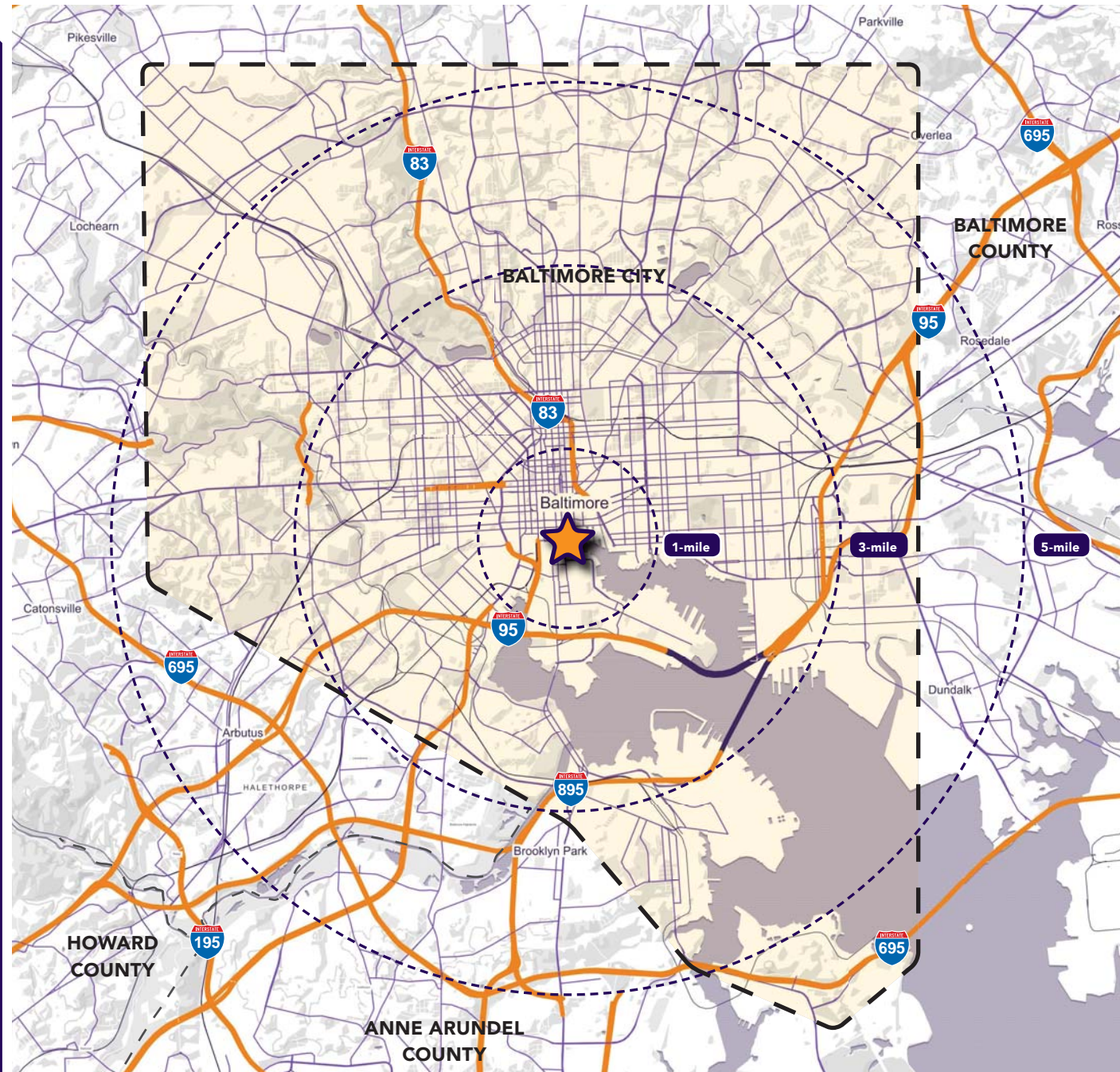
☎ 410.753.3947

📞 410.960.0361

Jamie Lanham

✉ jlanham@segallgroup.com

📞 410.336.0138



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Baltimore, MD 21231
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RESOURCES