



THE JEWEL OF BALTIMORE

OVER 12,000 SF OF RETAIL SPACE | CBRE

414 LIGHT STREET | BALTIMORE, MD



12,000+ SF
RETAIL SPACE



UNIQUE
URBAN
LIFESTYLE

PANORAMIC
VIEWS

40K SF INDOOR
+ OUTDOOR
RECREATIONAL
AMENITY SPACE

394 LUXURY
RESIDENTIAL
UNITS

ON-SITE
PARKING

CHANGING THE SKYLINE FOREVER

Rising **44 stories** above the Inner Harbor, 414 Light Street stands as the **tallest residential building in the city and the state of Maryland**. Designed by renowned architecture firm Solomon Cordwell Buenz, the tower's sail-like structure honors Baltimore's rich history and nautical heritage, while the steel and glass composition reflects the water in the harbor.



FLANKED BY 3 HOTELS
= 1,029 KEYS



0.5 MILES TO
CAMDEN YARDS



0.8 MILES TO
M&T BANK STADIUM



CO-TENANT
RAMEN UTSUKE



66 RESTAURANTS AND
RETAIL WITHIN 0.3 MILES



ON-SITE
VALET



BALTIMORE'S
INNER
HARBOR



THE INNER HARBOR: BALTIMORE'S HEART OF COMMERCE, TOURISM, AND PROFESSIONAL SERVICES

There are 4,252 high-paying jobs from Exelon, T. Rowe Price, Legg Mason and others along the Inner Harbor.

Seven 5-star hotels sit along the Inner Harbor with more than 3,000 rooms offering spectacular views and state-of-the-art facilities for tourism and conferences.

The 1.3 MSF Baltimore Convention Center hosted 346 events, nearly everyday, with an estimated 590,000 attendees in 2019

9,240
TOTAL POPULATION

\$158K
AVERAGE
HOUSEHOLD INCOME

71,006
DAYTIME POPULATION

2019 | .5 MILE RADIUS | CBD



THE OTTERBEIN NEIGHBORHOOD

Situated in the heart of Downtown Baltimore, Otterbein is a historic residential community just one block west of 414 Light Street. Brick row houses sit along tree-lined streets in Otterbein, exuding a sense of historic charm and urban distinction.

Otterbein is within walking distance of Federal Hill, Baltimore's most popular neighborhood for young professionals, as well as the Inner Harbor. The Inner Harbor has many attractions, including the Maryland Science Center, M&T Bank Stadium, Oriole Park at Camden Yards, National Aquarium, and countless museums and restaurants. Getting around from Otterbein is easy with quick access to light rail and MARC Train stations as well as major highways.

7,130
TOTAL POPULATION

\$100K
AVERAGE
HOUSEHOLD INCOME

32,655
DAYTIME POPULATION

2019 | .5 MILE RADIUS





M&T Bank
STADIUM

700,000 VPY



ROYAL SONESTA
203 KEYS



NATIONAL
AQUARIUM.
1.3M VPY



HYATT
REGENCY
488 KEYS



TRANSAMERICA
400 EMPLOYEES



96,000 RPD



CHARM CITY
CIRCULATOR
5,000 RPD



Sheraton
HOTELS & RESORTS
338 KEYS



BANK OF AMERICA
700 EMPLOYEES

T.RowePrice®

1,300 EMPLOYEES

POWER PLANT

8M VPY

ORIOLE PARK
at
CAMDEN YARDS

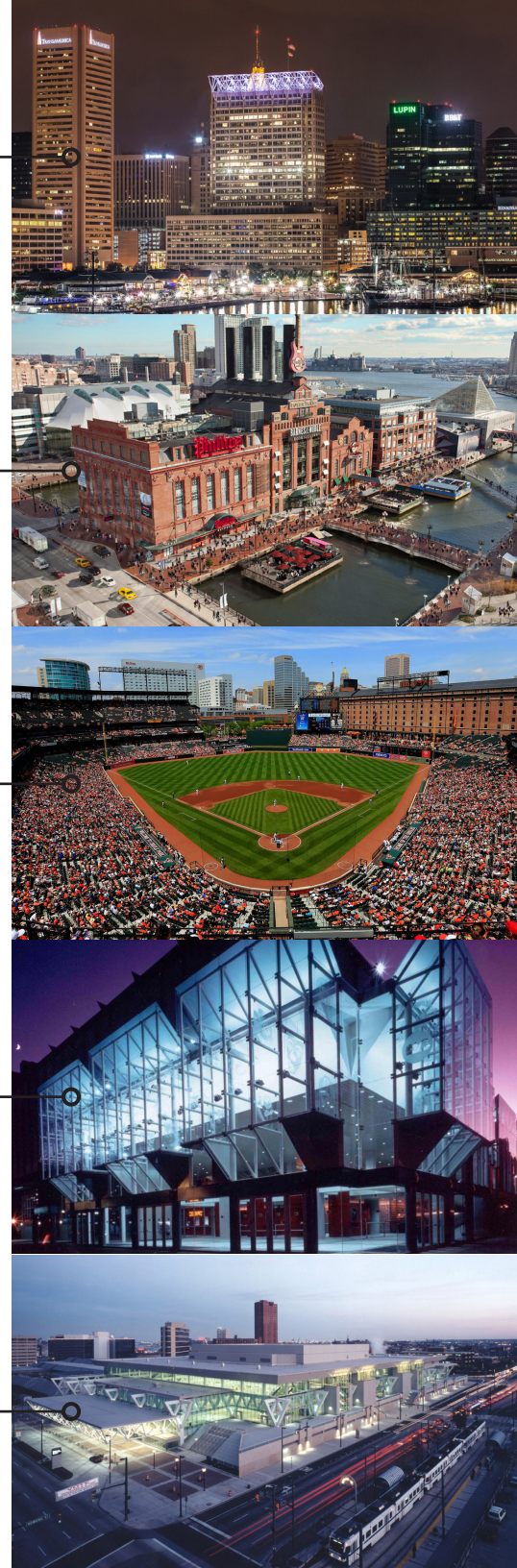
2.1M VPY

ROYALFARMS
ARENA

800,000 VPY



The Baltimore
Convention Center
590,000 VPY



CONVENIENTLY
LOCATED

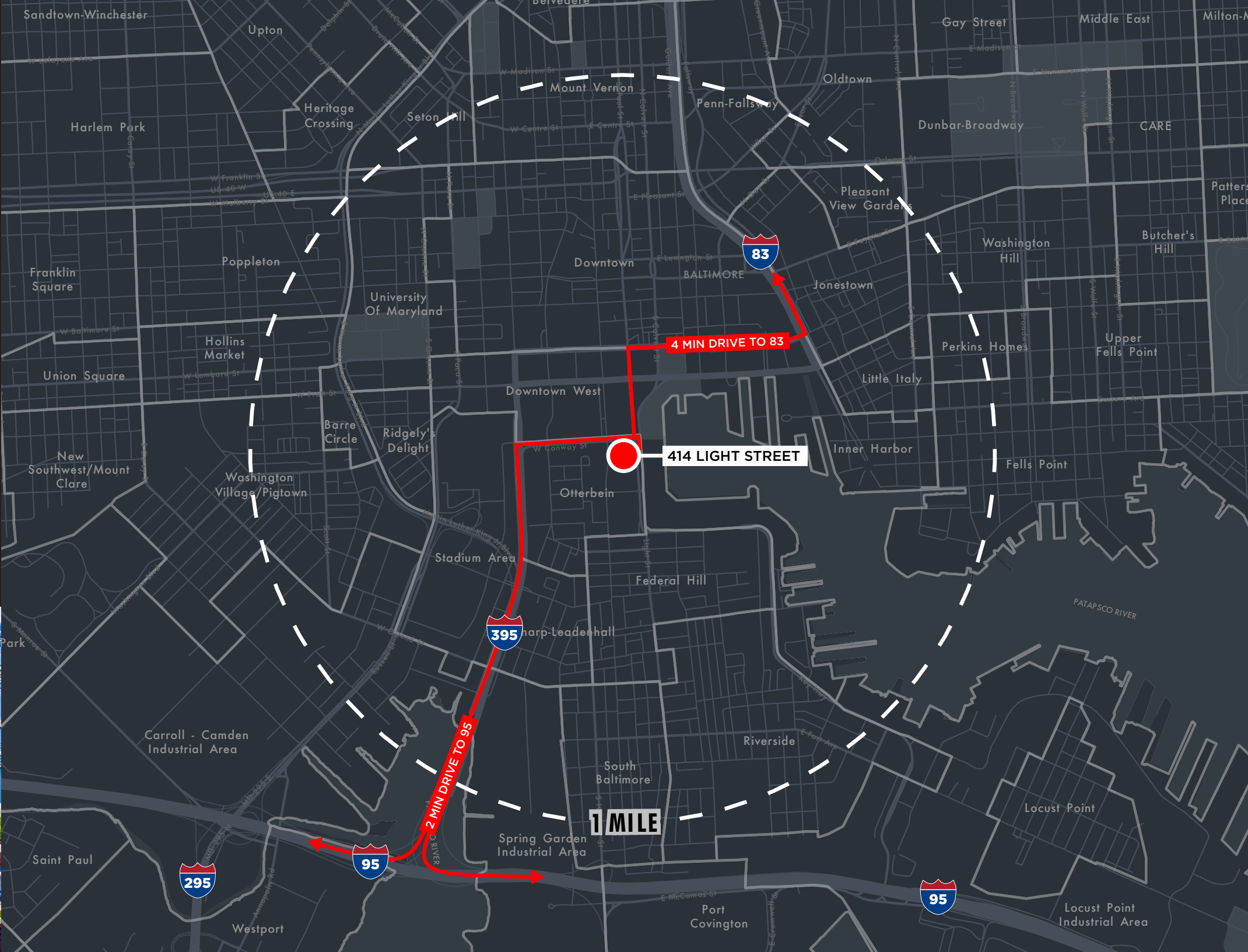
395
1 MIN DRIVE

95
2 MIN DRIVE

295
3 MIN DRIVE

83
4 MIN DRIVE

REGIONALLY
ACCESSIBLE





13 MILLION

VISITORS PER YEAR | BALTIMORE INNER HARBOR



94

WALK SCORE



88

TRANSIT SCORE



87

BIKE SCORE

PARKING  PLENTIFUL

32

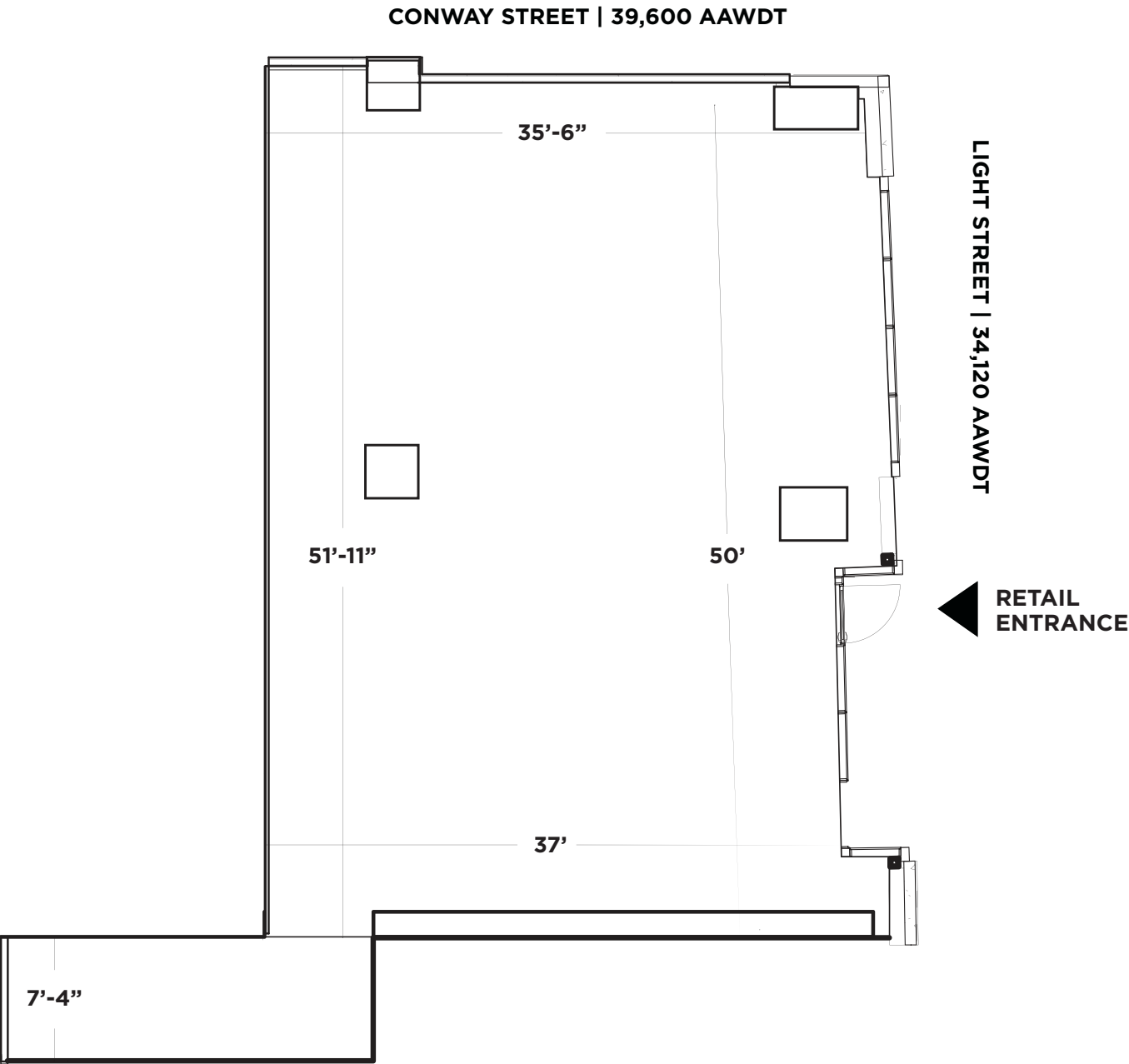
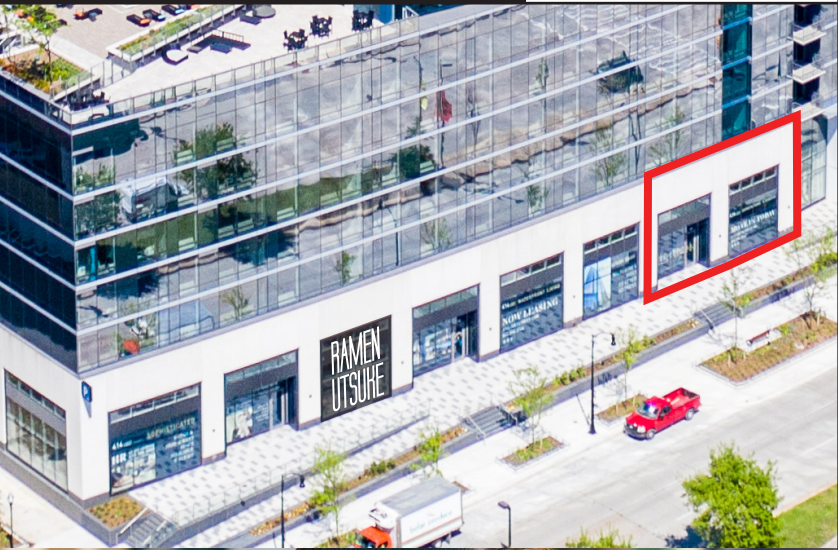
PARKING
GARAGES

27,232

TOTAL
PARKING SPOTS

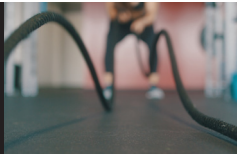
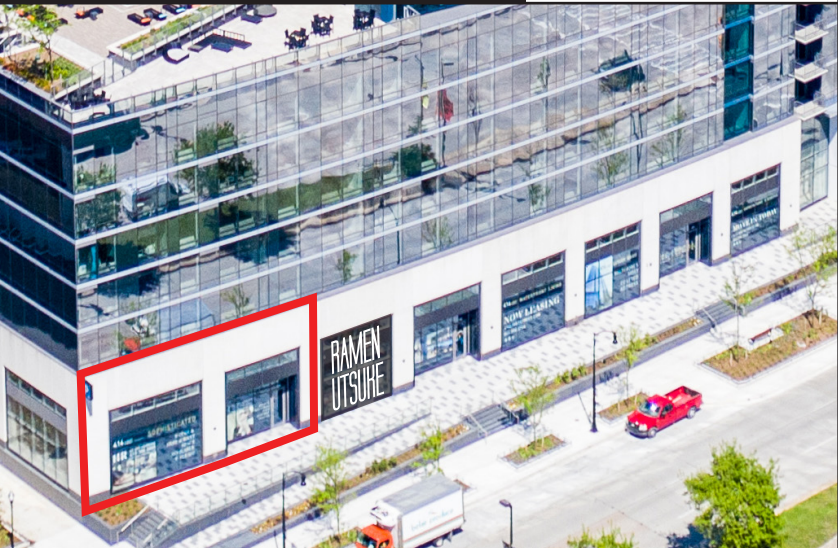
0.5 MILE RADIUS

2,113 SF
SPACE A | RETAIL



3,463 SF
SPACE D | RETAIL

GREASE EXHAUST
CAPABLE



D



414 LIGHT

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