

# FOR LEASE



Baltimore City, Maryland

## 1111 LIGHT STREET

1111 LIGHT STREET | BALTIMORE, MARYLAND 21230

### AVAILABLE

2nd Floor: 3,000 - 8,001 sf

### LOT SIZE

.87 Acres

### ZONING

B-2-3

### RENTAL RATE

\$26.50 psf + utilities & janitorial

### HIGHLIGHTS

- ▶ Residing in the heart of Federal Hill across from newly renovated Cross Street Market
- ▶ Location central to highly educated workforce
- ▶ Walkable amenities including restaurants, shops, and fitness facilities
- ▶ Convenient 102 parking space garage
- ▶ 10' ceiling height expanding to 10'6" when opened
- ▶ Easy access to I-95



**Chris Bennett** | Executive Vice President & Principal

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MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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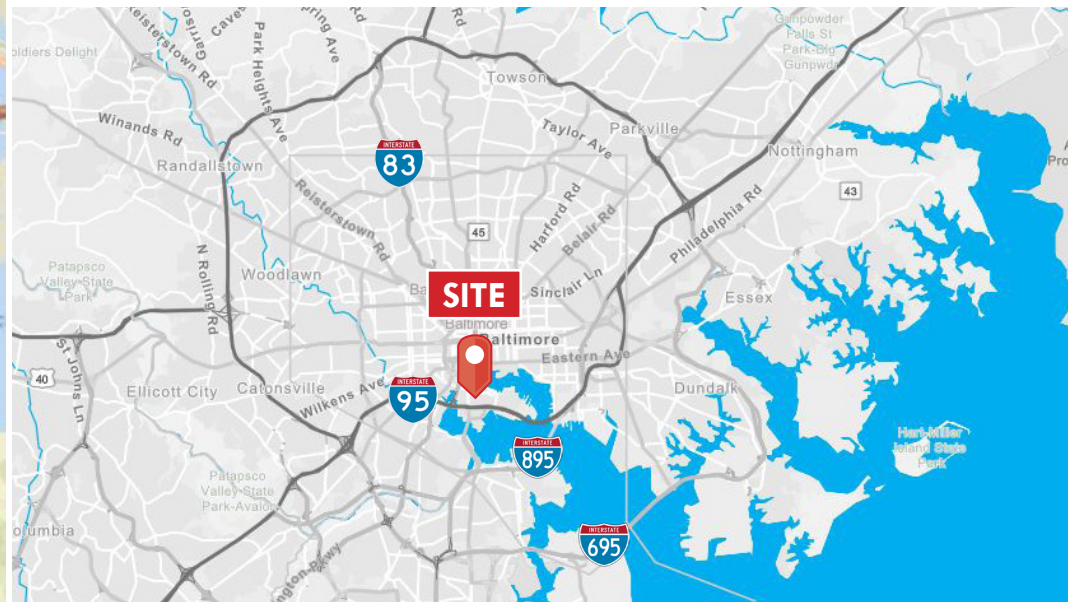
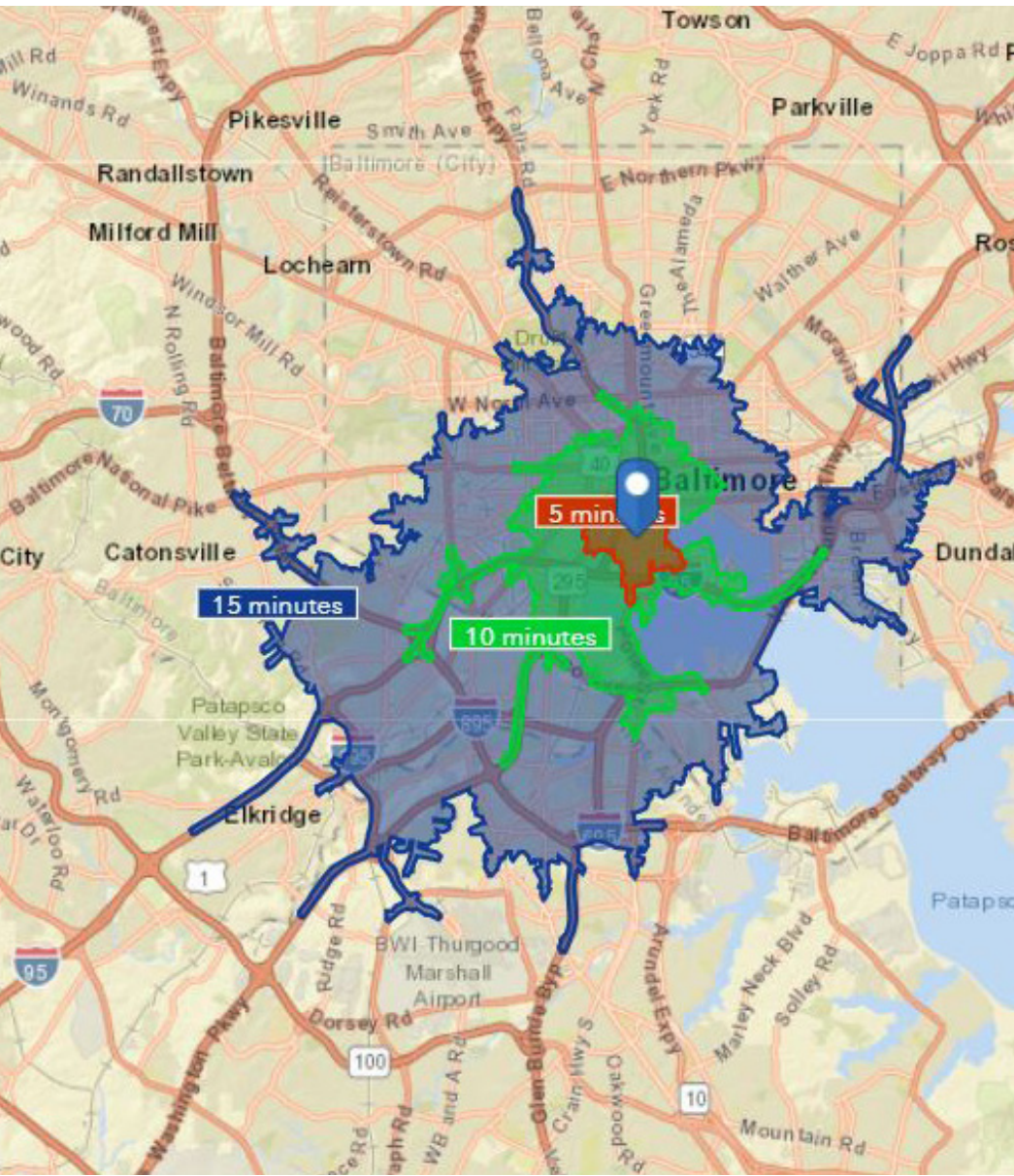
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## LOCATION

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### MACKENZIE

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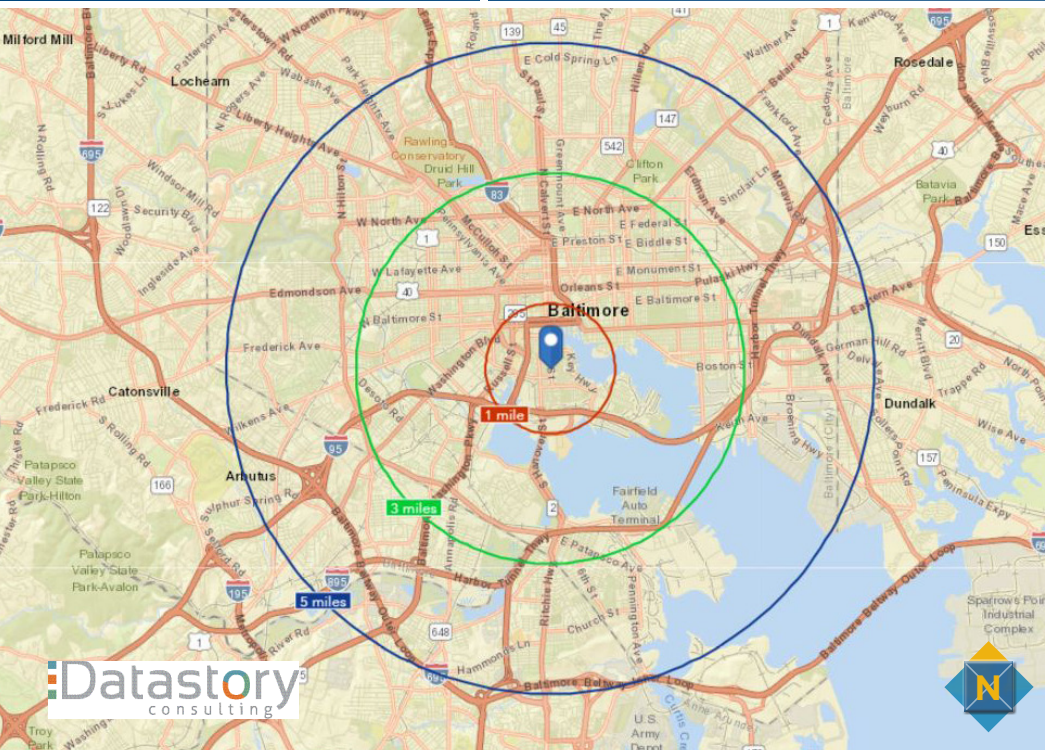


# FOR LEASE

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# PSYCHOGRAPHICS

1111 LIGHT STREET | BALTIMORE, MARYLAND 21230



## TOTAL POPULATION

**24,785**  
1 MILE  
**235,959**  
3 MILES  
**499,235**  
5 MILES

## NUMBER OF HOUSEHOLDS

**13,246**  
1 MILE  
**98,854**  
3 MILES  
**200,702**  
5 MILES

## AVERAGE HH SIZE

**1.84**  
1 MILE  
**2.27**  
3 MILES  
**2.37**  
5 MILES

## MEDIAN AGE

**33.5**  
1 MILE  
**34.1**  
3 MILES  
**35.1**  
5 MILES

## AVERAGE HH INCOME

**\$109,858**  
1 MILE  
**\$64,917**  
3 MILES  
**\$62,212**  
5 MILES

## TOTAL EMPLOYEES

**65,692**  
1 MILE  
**214,743**  
3 MILES  
**317,283**  
5 MILES

## EMPLOYMENT (AGE 16+ IN WHITE COLLAR OCCUPATION)

**84.6%**  
1 MILE  
**64.4%**  
3 MILES  
**60.6%**  
5 MILES

## DAYTIME POPULATION

**81,794**  
1 MILE  
**369,729**  
3 MILES  
**627,589**  
5 MILES

**39.3%**

**METRO RENTERS**  
2 MILES

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

**1.67**  
AVERAGE HH SIZE  
**32.5**  
MEDIAN AGE  
**\$67,000**  
MEDIAN HH INCOME

**14.5%**

**CITY COMMONS**  
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

**2.67**  
AVERAGE HH SIZE  
**28.5**  
MEDIAN AGE  
**\$18,300**  
MEDIAN HH INCOME

**10.5%**

**LAPTOPS AND LATTES**  
2 MILES

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

**1.87**  
AVERAGE HH SIZE  
**37.4**  
MEDIAN AGE  
**\$112,000**  
MEDIAN HH INCOME

**7.0%**

**EMERALD CITY**  
2 MILES

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

**2.06**  
AVERAGE HH SIZE  
**37.4**  
MEDIAN AGE  
**\$59,200**  
MEDIAN HH INCOME

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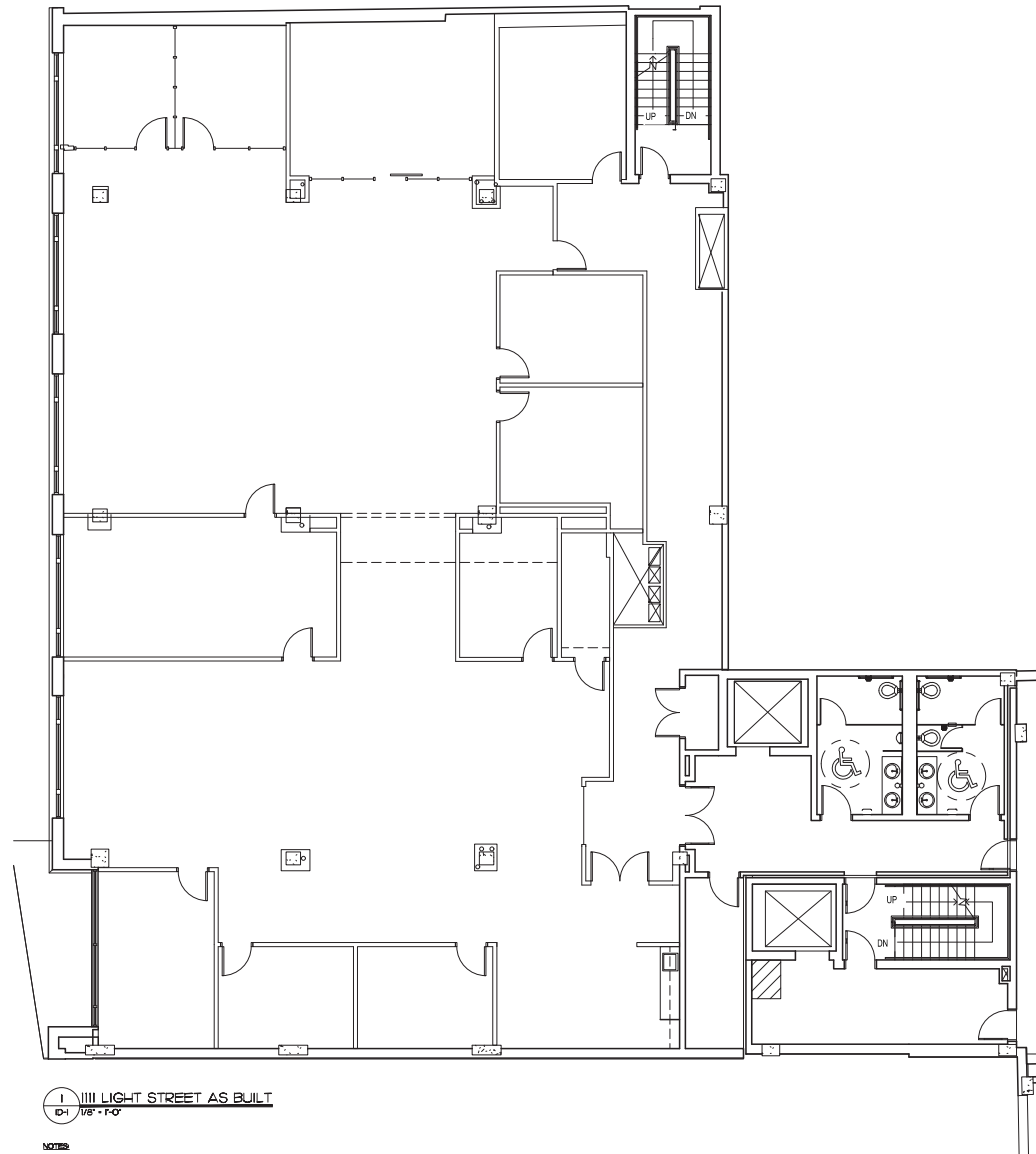


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## FLOOR PLAN

1111 LIGHT STREET | BALTIMORE, MARYLAND 21230

2ND FLOOR



1 1111 LIGHT STREET AS BUILT  
10-1 1/8" = 1'-0"

NOTES  
THIS DRAWING IS FOR INFORMATIONAL AND REFERENCE PURPOSES ONLY. IT  
IS NOT FOR PRICING OR CONSTRUCTION PURPOSES.



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