

FOR LEASE



Baltimore City, Maryland

1111 LIGHT STREET

1111 LIGHT STREET | BALTIMORE, MARYLAND 21230

AVAILABLE

2nd Floor: 3,000 - 7,900 sf ±

4th Floor: 8,001 sf ±

LOT SIZE

.87 Acres

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
- ▶ On site parking garage
- ▶ 10' ceiling height expanding to 10'6" when opened
- ▶ Easy access to I-95



STREET VIEW



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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

Allison Perry | Real Estate Advisor

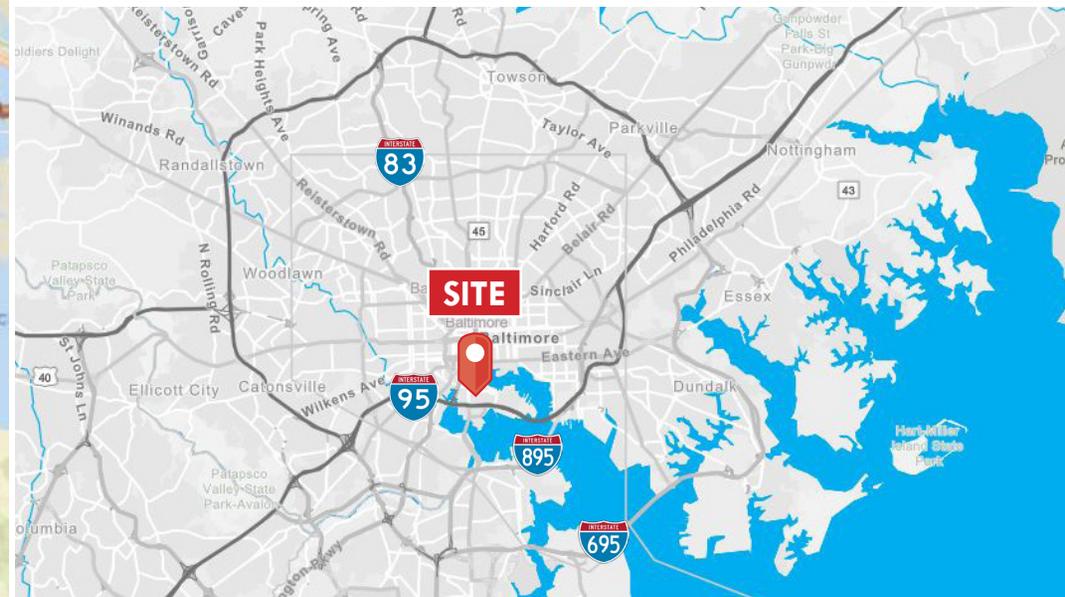
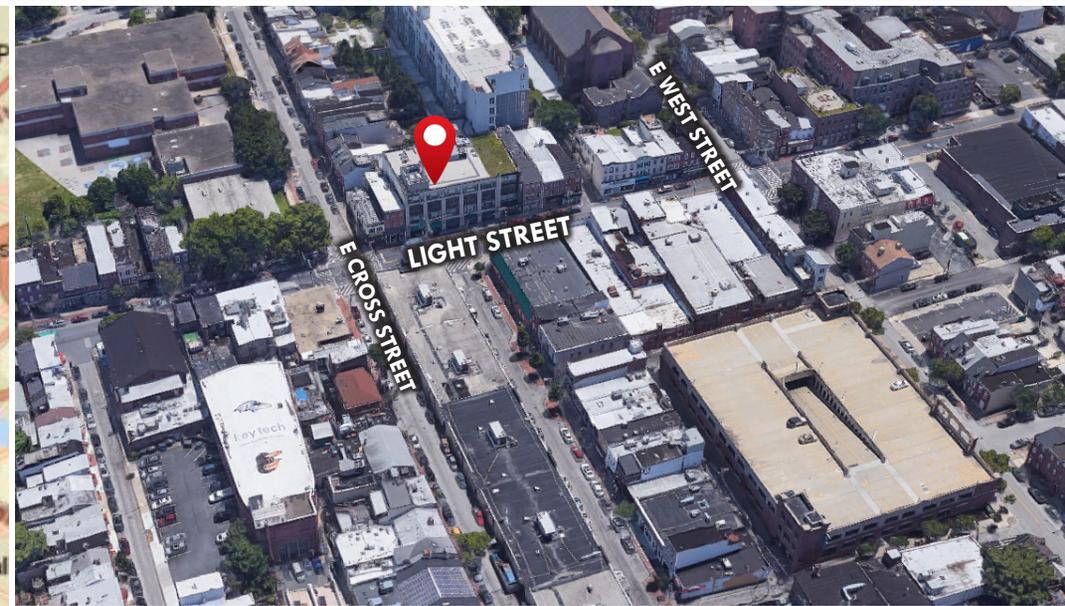
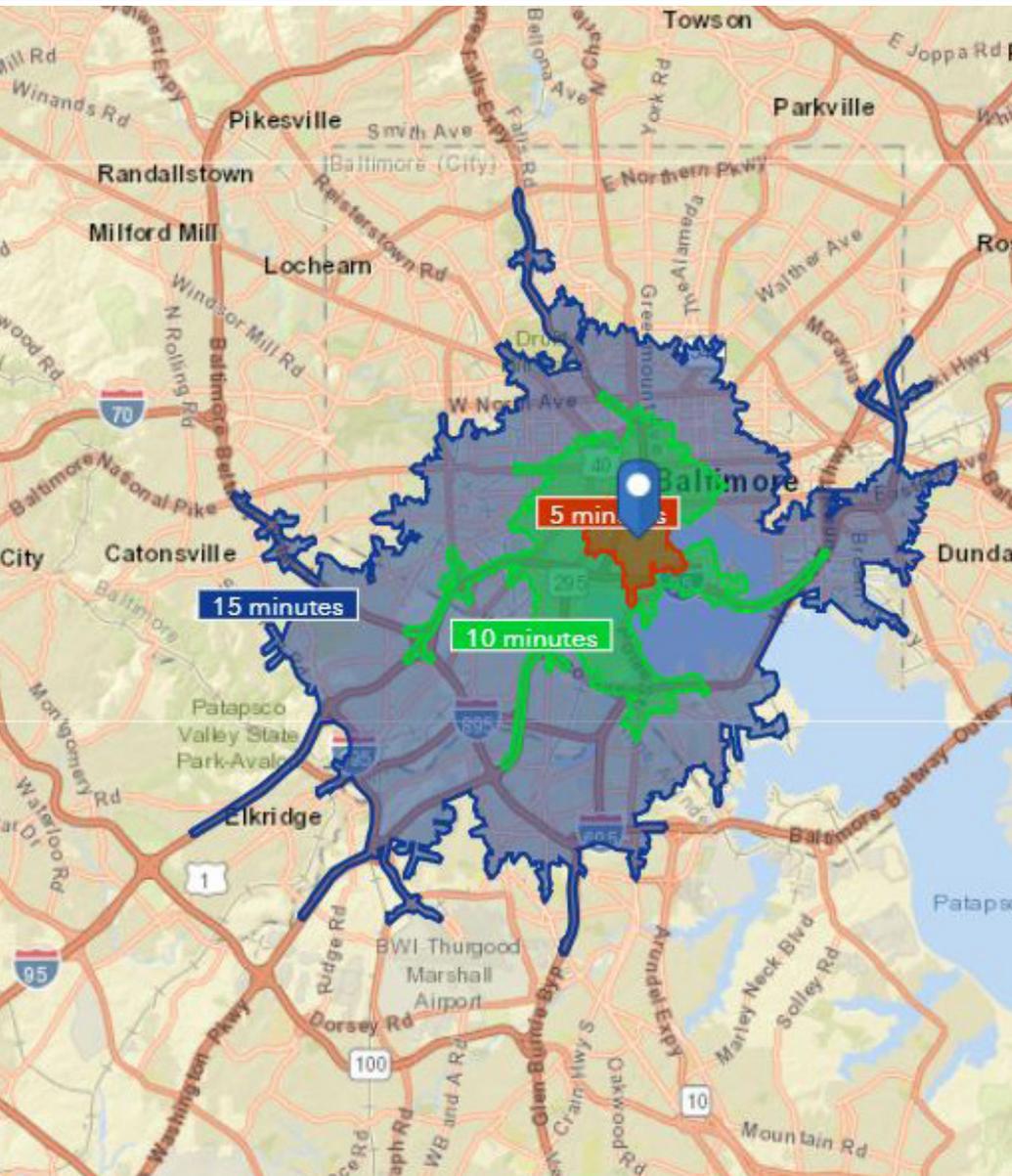
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LOCATION

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WALKABLE AMENITIES

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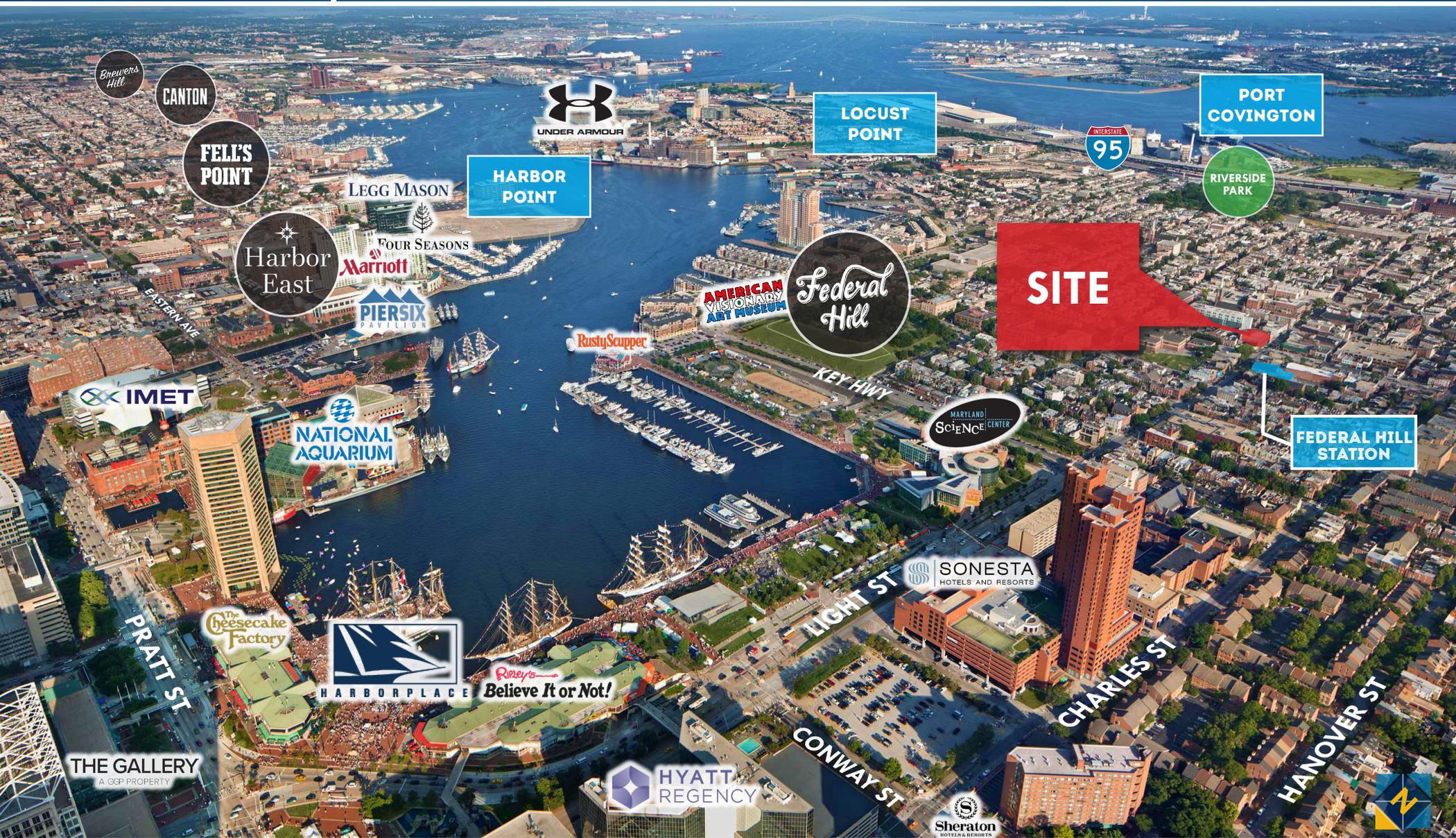


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TRADE AREA

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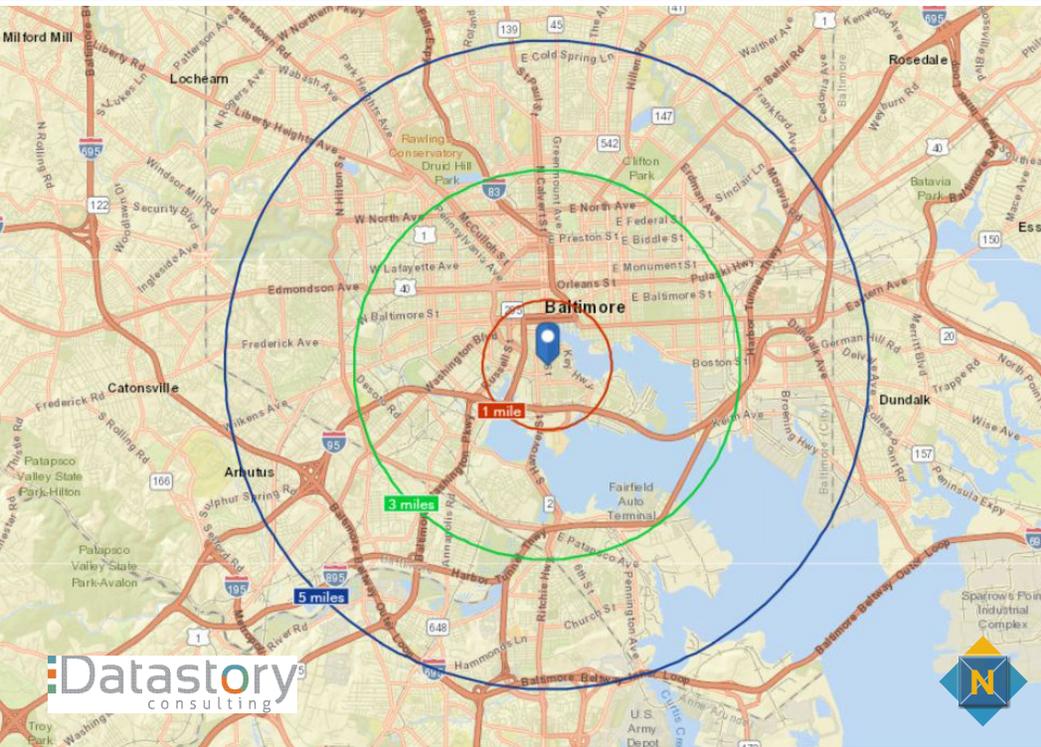


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PSYCHOGRAPHICS

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<p>TOTAL POPULATION</p> <p>24,785 1 MILE</p> <p>235,959 3 MILES</p> <p>499,235 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>13,246 1 MILE</p> <p>98,854 3 MILES</p> <p>200,702 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>1.84 1 MILE</p> <p>2.27 3 MILES</p> <p>2.37 5 MILES</p>	<p>MEDIAN AGE</p> <p>33.5 1 MILE</p> <p>34.1 3 MILES</p> <p>35.1 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$109,858 1 MILE</p> <p>\$64,917 3 MILES</p> <p>\$62,212 5 MILES</p>	<p>TOTAL EMPLOYEES</p> <p>65,692 1 MILE</p> <p>214,743 3 MILES</p> <p>317,283 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN WHITE COLLAR OCCUPATION)</p> <p>84.6% 1 MILE</p> <p>64.4% 3 MILES</p> <p>60.6% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>81,794 1 MILE</p> <p>369,729 3 MILES</p> <p>627,589 5 MILES</p>

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

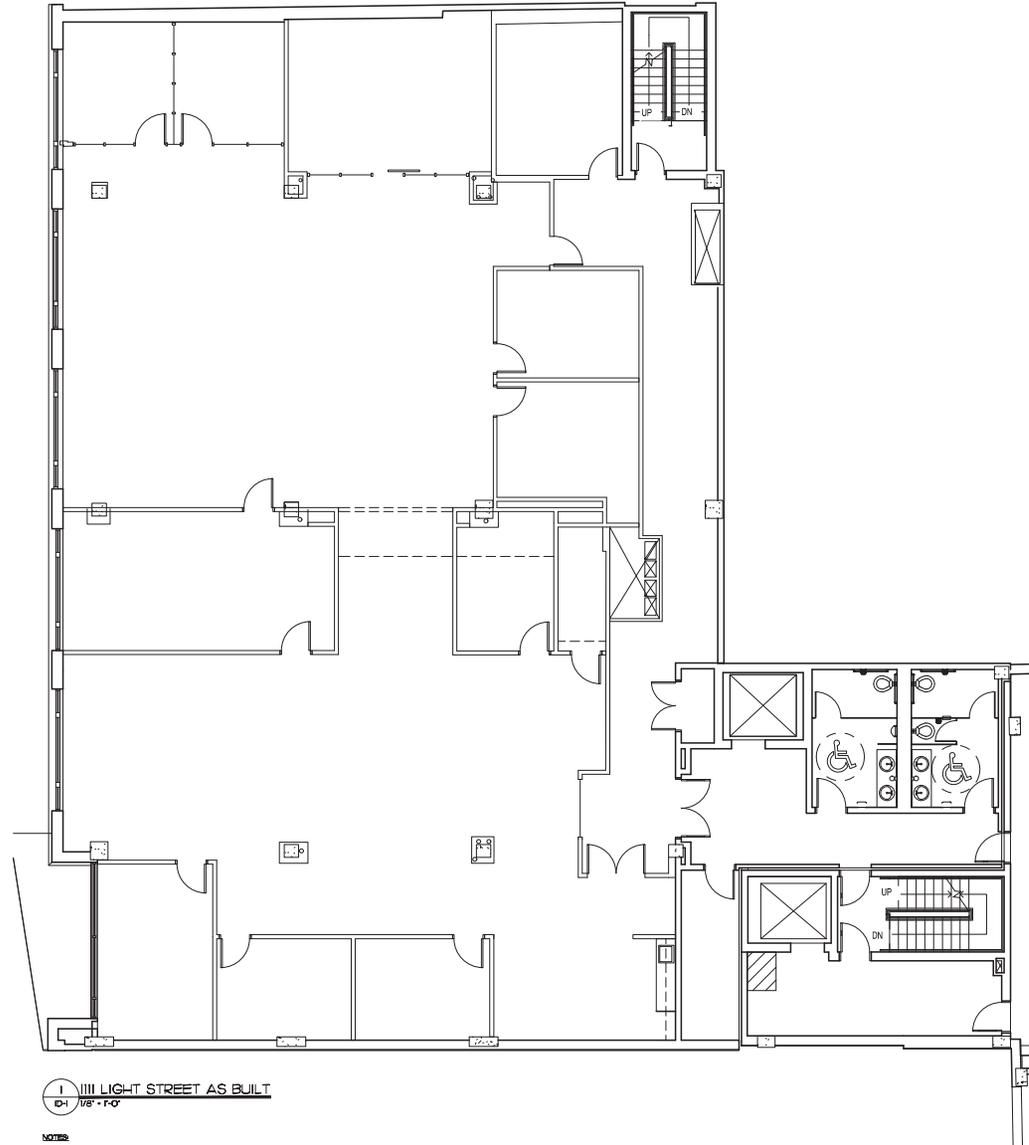
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FLOOR PLAN

1111 LIGHT STREET | BALTIMORE, MARYLAND 21230

2ND FLOOR



1 1111 LIGHT STREET AS BUILT
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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FLOOR PLAN

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4TH FLOOR

