

1 ONE
LIGHT

ONE LIGHT

M&T Bank

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STATE-OF-THE-ART TROPHY OFFICE
12,040 SF AVAILABLE

ONE

1 LIGHT STREET



M&T Bank

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BALTIMORE'S

Revolutionary Workplace



By combining the best of live, work and play, One Light is Baltimore's new workplace destination. Situated in the heart of the Central Business District, this asset is designed to showcase downtown Baltimore's second renaissance and offers an unrivaled user experience in a neighborhood rich with authenticity, and architectural history. One Light is a 28-story mixed-use tower which combines Class-A office space, along with 3,700 square feet of prime, street level retail, topped by 280 luxury residential apartments. Sheathed in a dramatic glass curtain with floor to ceiling windows, One Light offers nine floors of modern office space with virtually column-free floor plates complemented by apartments with sweeping views of the Inner Harbor and Baltimore skyline. The building has achieved a LEED Silver sustainability designation for new construction and is further distinguished with a new state-of-the-art DOAS HVAC and Securities Systems.



OFFICE

234,000 SF Total / +/-12,040 SF Available



FLOOR PLATE

45' Column-Free Bays Typical Floor Size



CEILING HEIGHT

12'4" Slab-to-Slab, 9' Finished Ceiling Height



WINDOWS

Floor-to-Ceiling 5' Window Mullions



STREET LEVEL RETAIL

2,543 RSF | 1,953 RSF (Can be combined 4,496 RSF)



DOG FRIENDLY

Office Space



PARKING

On-site 2/1000 SF; charging stations available



DOAS HVAC

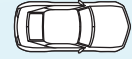
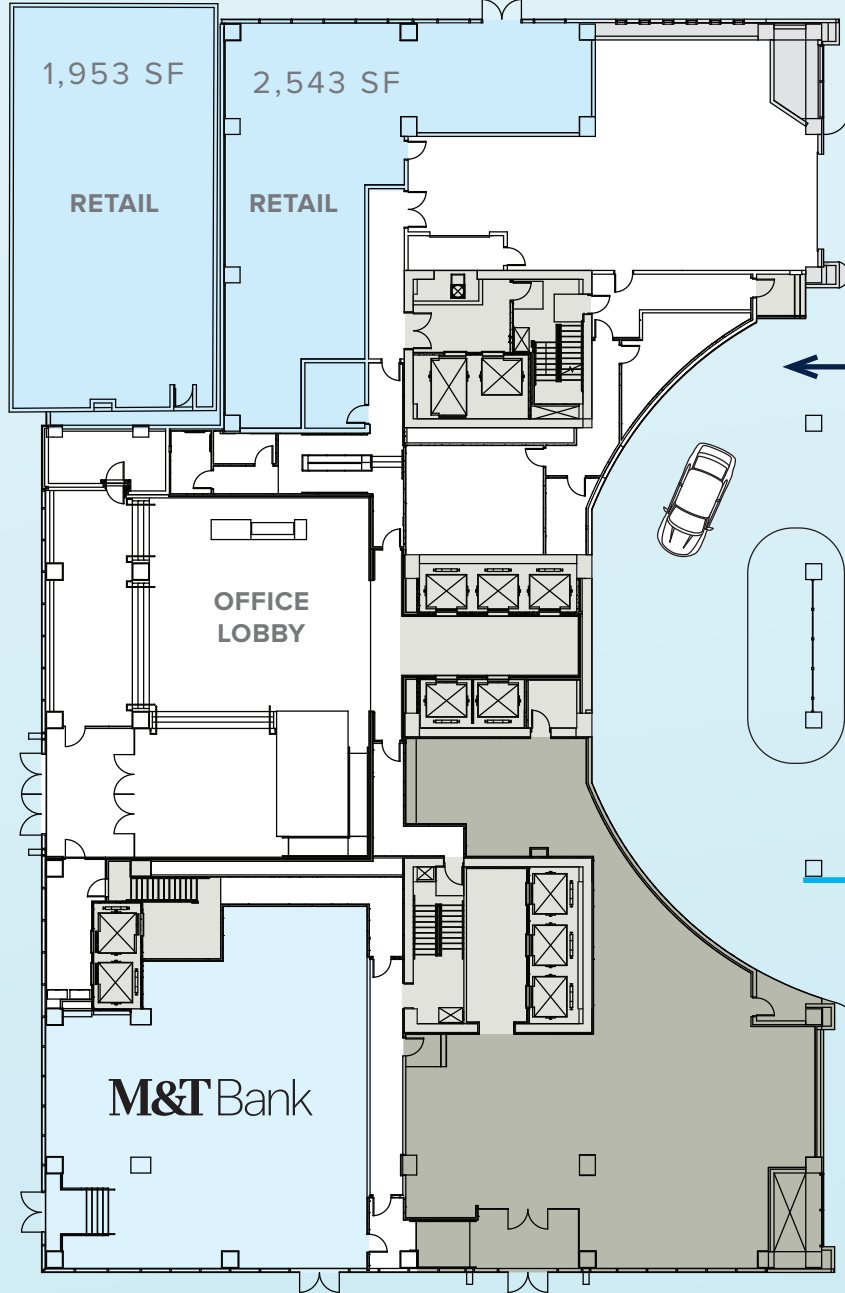
State-of-the-art Dedicated Outdoor Air System

GROUND FLOOR

— EAST BALTIMORE STREET —>

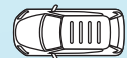


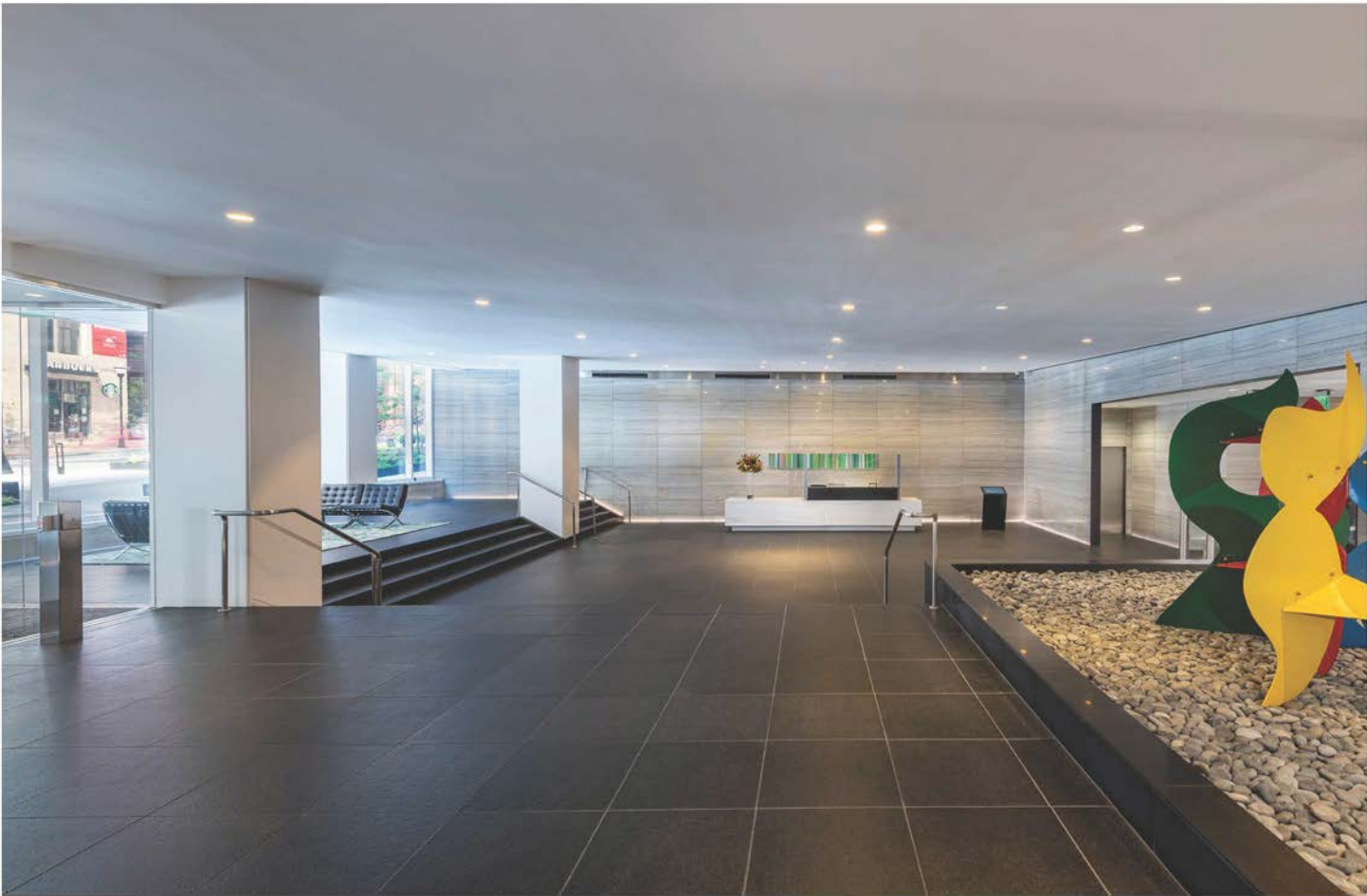
← LIGHT STREET



← GRANT STREET

← EAST REDWOOD STREET

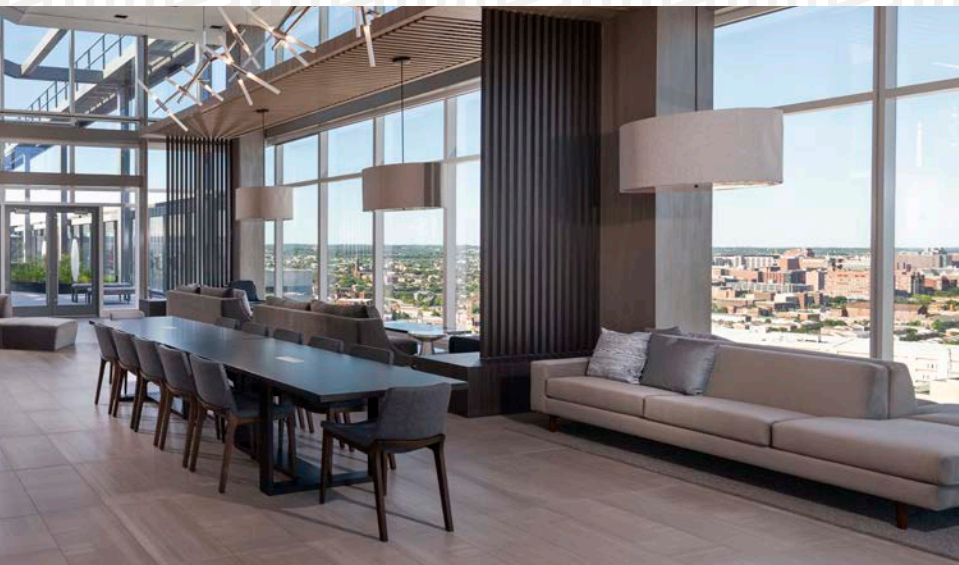




THRIVING

Wellness Amenities

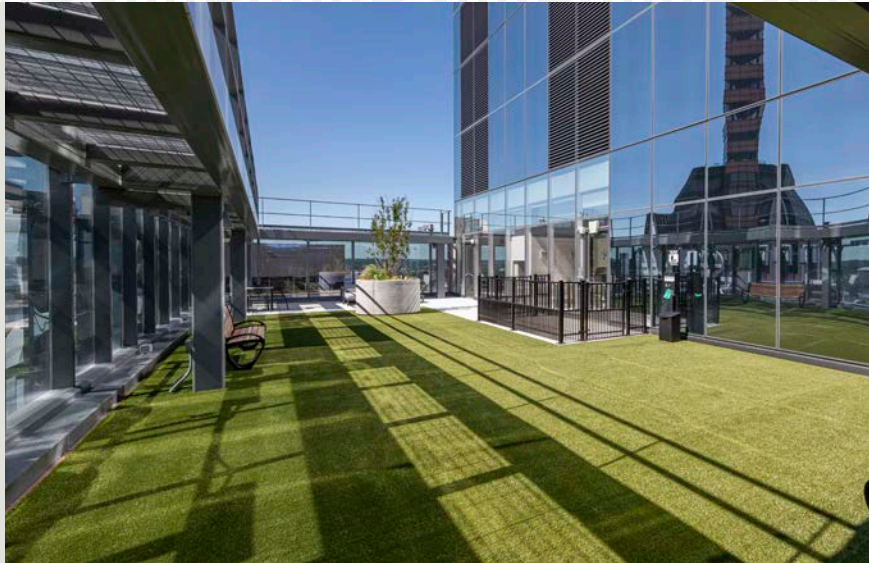




Direct elevator access to 28th floor penthouse with spa-like mindfulness amenities including 3,000 SF fitness center and reservable indoor lounge.



Rooftop outdoor lounge
and dog run and spa
overlooking Baltimore's
skyline and harbor.



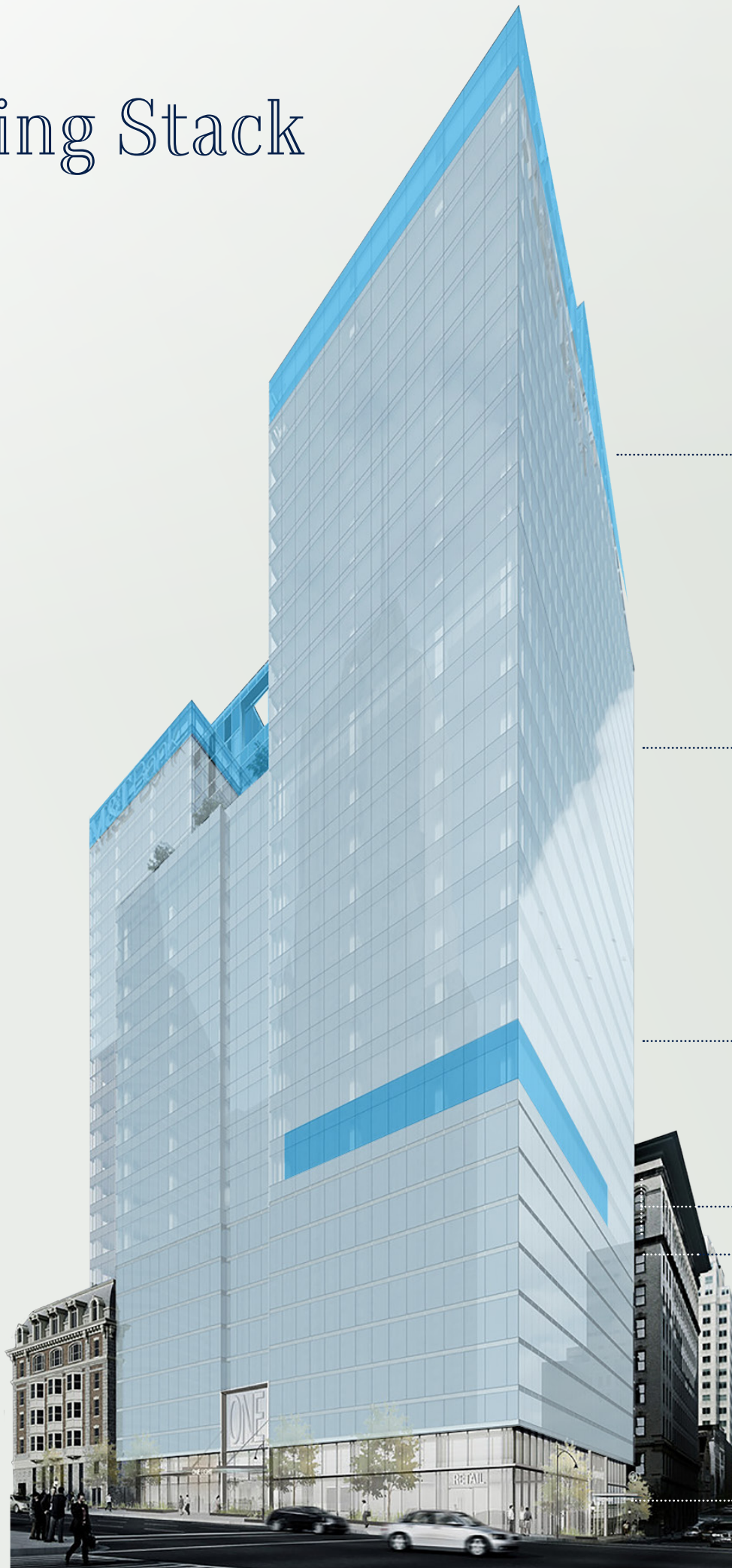


TOP NOTCH

Outdoor Amenities



Building Stack



ROOFTOP AMENITIES
28TH STORY PENTHOUSE

RESIDENTIAL
FLOORS 18-28

M&T BANK
FLOORS 12-17

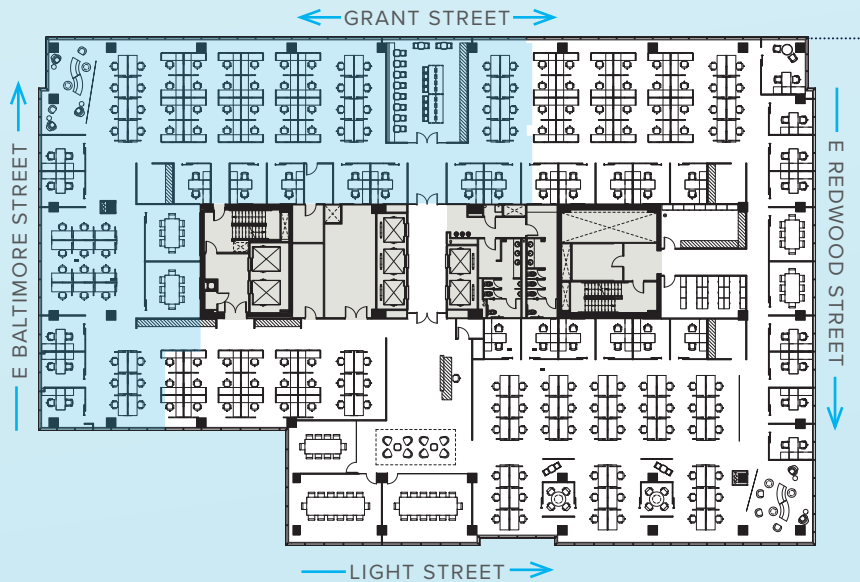
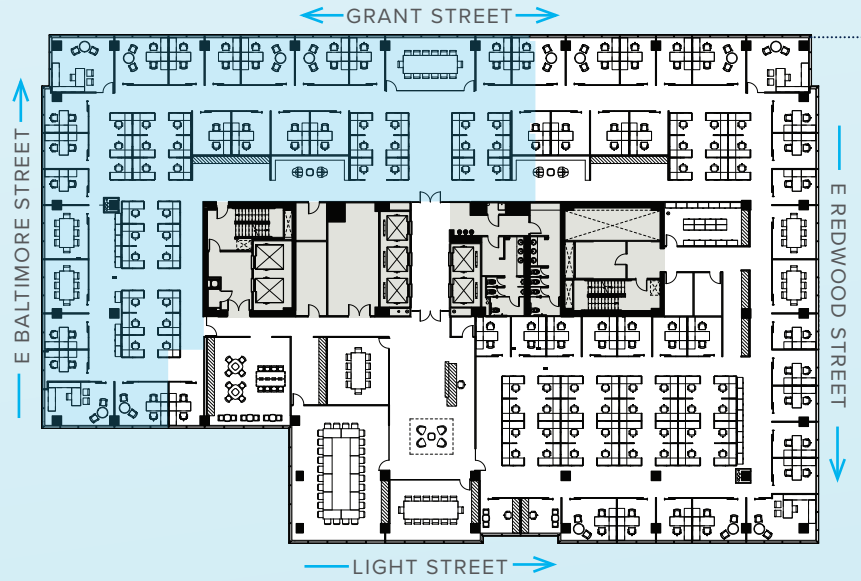
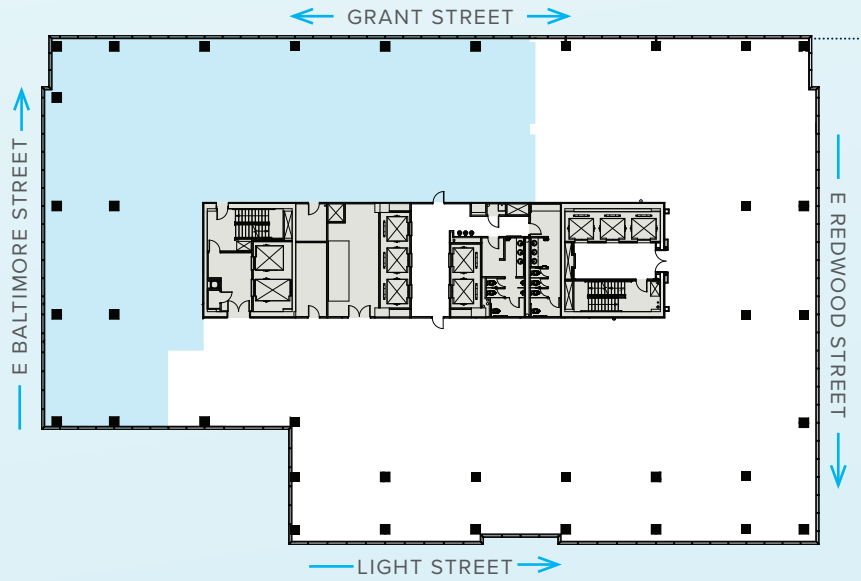
RESIDENTIAL
Floors 10-11

AVAILABILITY

9TH FLOOR 12,040 SF (SINGLE TENANT FLOOR WITH NO OTHER OFFICE SPACE)

LOBBY AND GROUND FLOOR RETAIL
PARKING - 7 LEVELS ABOVE GROUND, 2 LEVELS BELOW GRADE

9th floor availability



	Available
	Occupied

AVAILABLE
FLOOR PLATE
12,040 RSF

OFFICE
INTENSIVE
FLOOR PLATE
12,040 RSF

OPEN
CONCEPT
FLOOR PLATE
12,040 RSF

Walkable Amenities

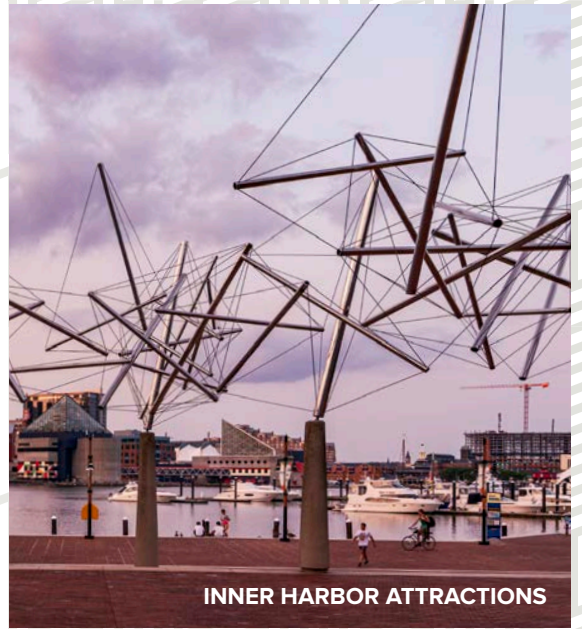
WITHIN 3 BLOCKS



- Fine & Casual Dining
- Shopping
- Conveniences
- Banks / ATMs
- Hotels
- Fitness
- Government



DINING



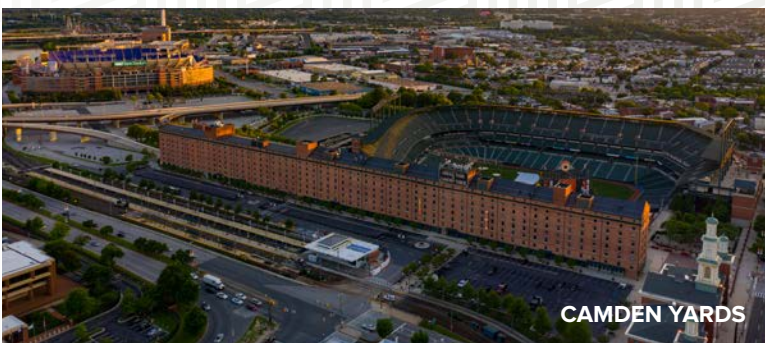
INNER HARBOR ATTRACTIONS



CULTURE



CONVENIENCE



CAMDEN YARDS



M&T BANK STADIUM



CFG BANK ARENA



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