



ONE
LIGHT

Welcome to 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.

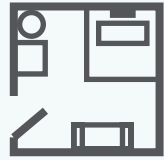
One Light is a 28-story mixed-use tower which combines Class-A office space, along with 3,700 square feet of prime, street level retail, topped by 280 luxury residential apartments. Sheathed in a dramatic glass curtain with floor to ceiling windows, One Light offers nine floors of modern office space with virtually column-free floor plates complemented by apartments with sweeping views of the Inner Harbor and Baltimore skyline. The building is designed to achieve a LEED Silver designation for new construction.



Project HIGHLIGHTS



OFFICE
234,000 SF Total
+/-81,000 SF Available



FLOORPLATE
45' Column-Free Bays
Typical Floor Size



WINDOWS
Floor-to-Ceiling
5' Window Mullions



LEED SILVER
Walk Score: 98 | Transit Score: 90
Efficient Electric,
Environmentally
Responsible
Water Use



RESIDENTIAL
280 Luxury Units



CEILING HEIGHT
12'4" Slab-to-Slab Ceiling Height
9' Finished Ceiling Height



BIKE STORAGE
Covered & Secure



CHARGING STATIONS



STREET LEVEL RETAIL
3,700 SF



PARKING
2/1,000 SF
Approx. \$225 - \$240 Unreserved
Approx. \$410 - \$450 Reserved



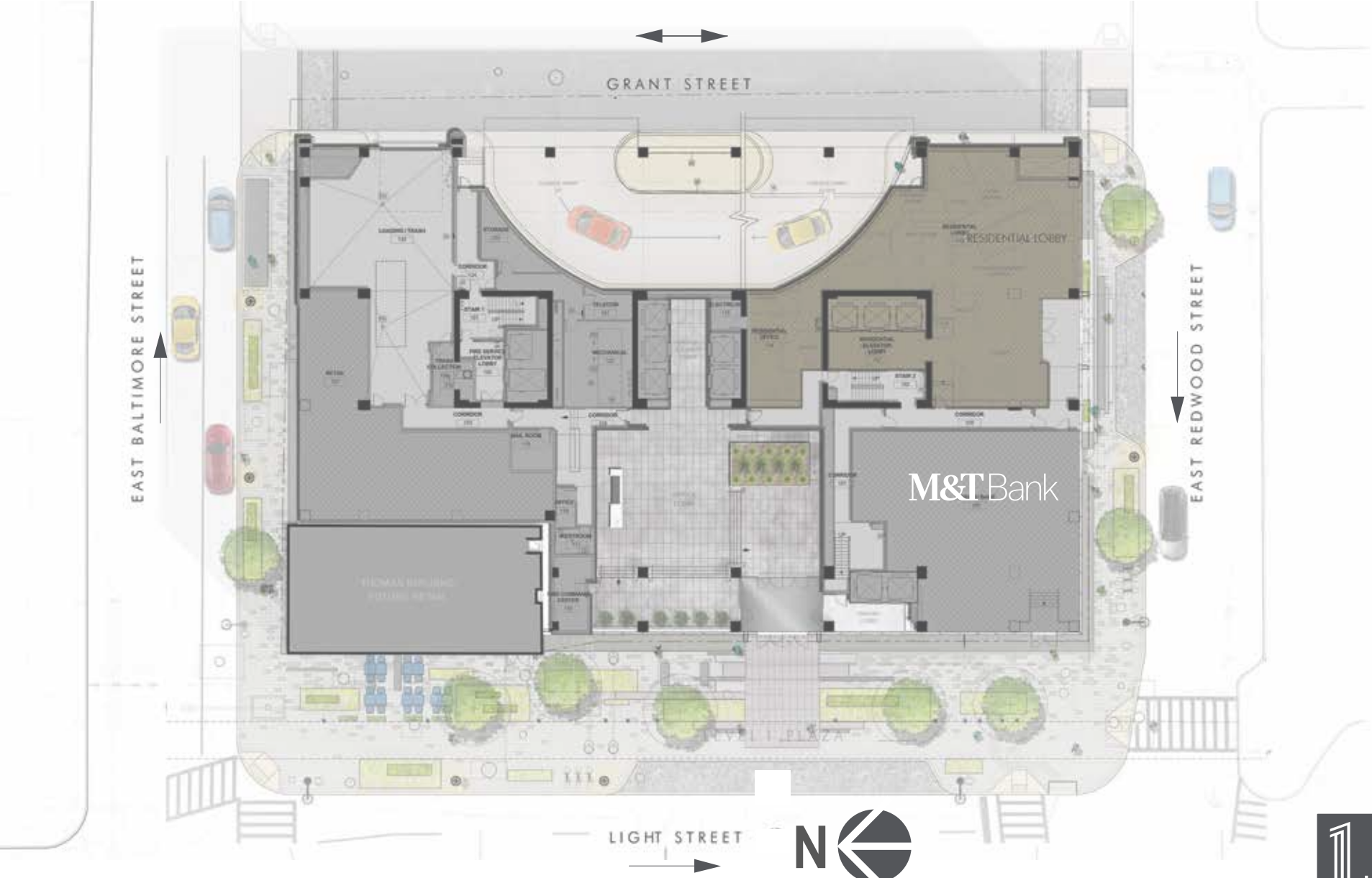
Rich Past Meets **BOLD FUTURE**

Rich History Grounds Modern Luxury



Sleek, Timeless Lobby

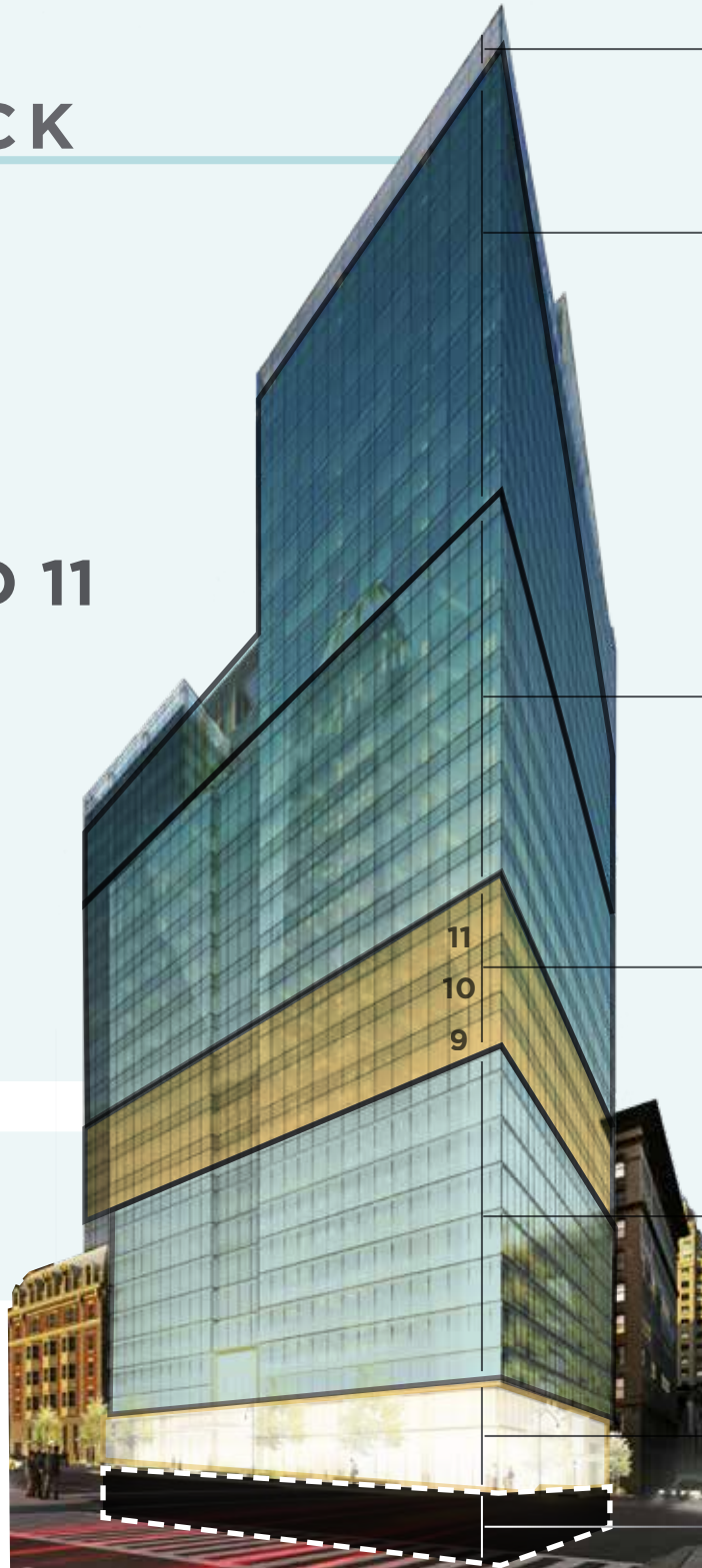
GROUND FLOOR



BUILDING STACK

Availabilities at
One Light include
FLOORS 9, 10 AND 11

with a floor plate size of 27,029 RSF each



Residential Rooftop

Residential
Floors 18 - 28

M&T Bank
Floors 12 - 17

AVAILABLE
Floors 9 - 11

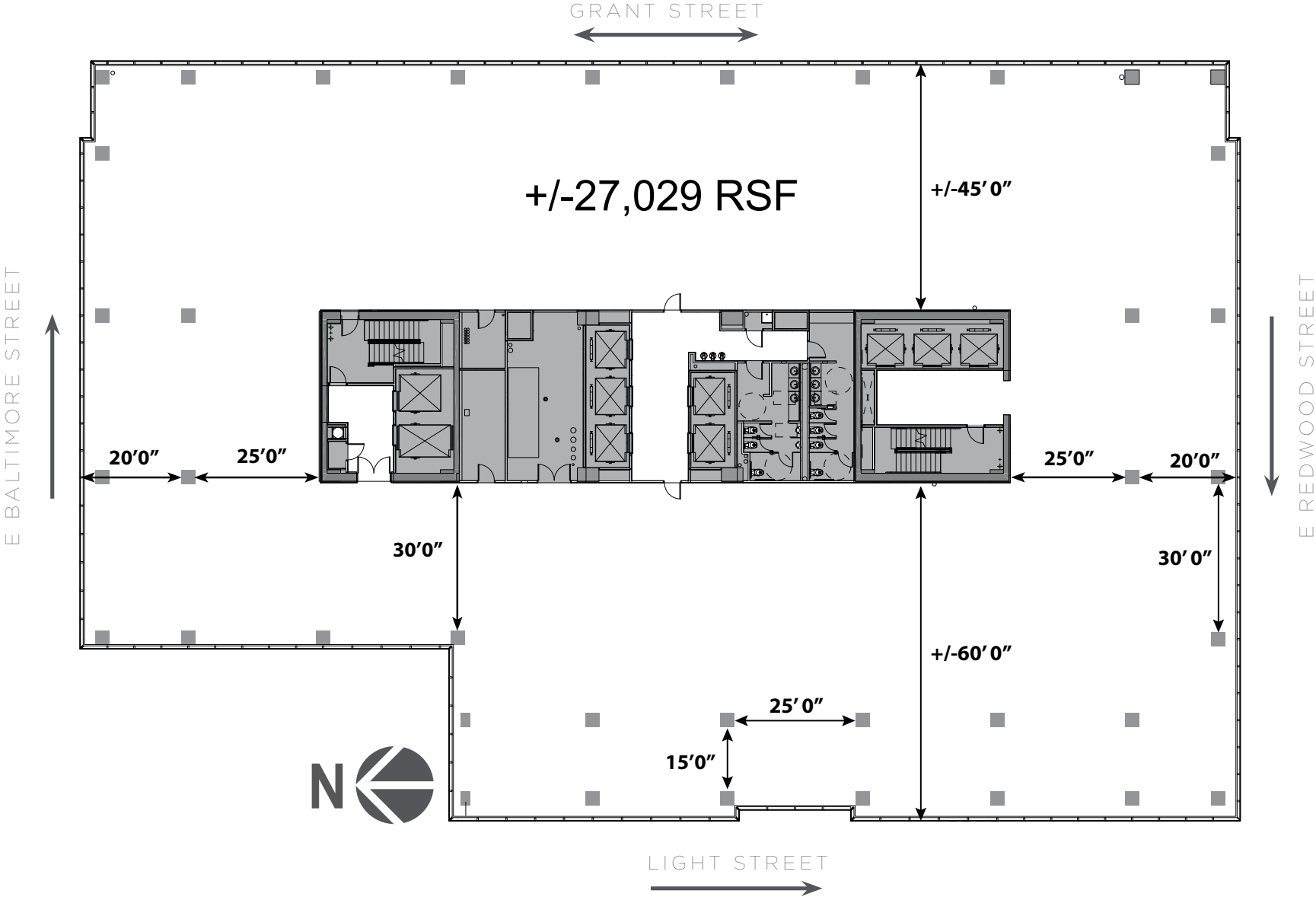
Above Grade Parking
7 Levels

**Ground Floor Retail &
Office / Residential Lobbies**

Below Grade Parking
2 Levels



TYPICAL FLOOR PLATE



OFFICE INTENSIVE TEST FIT



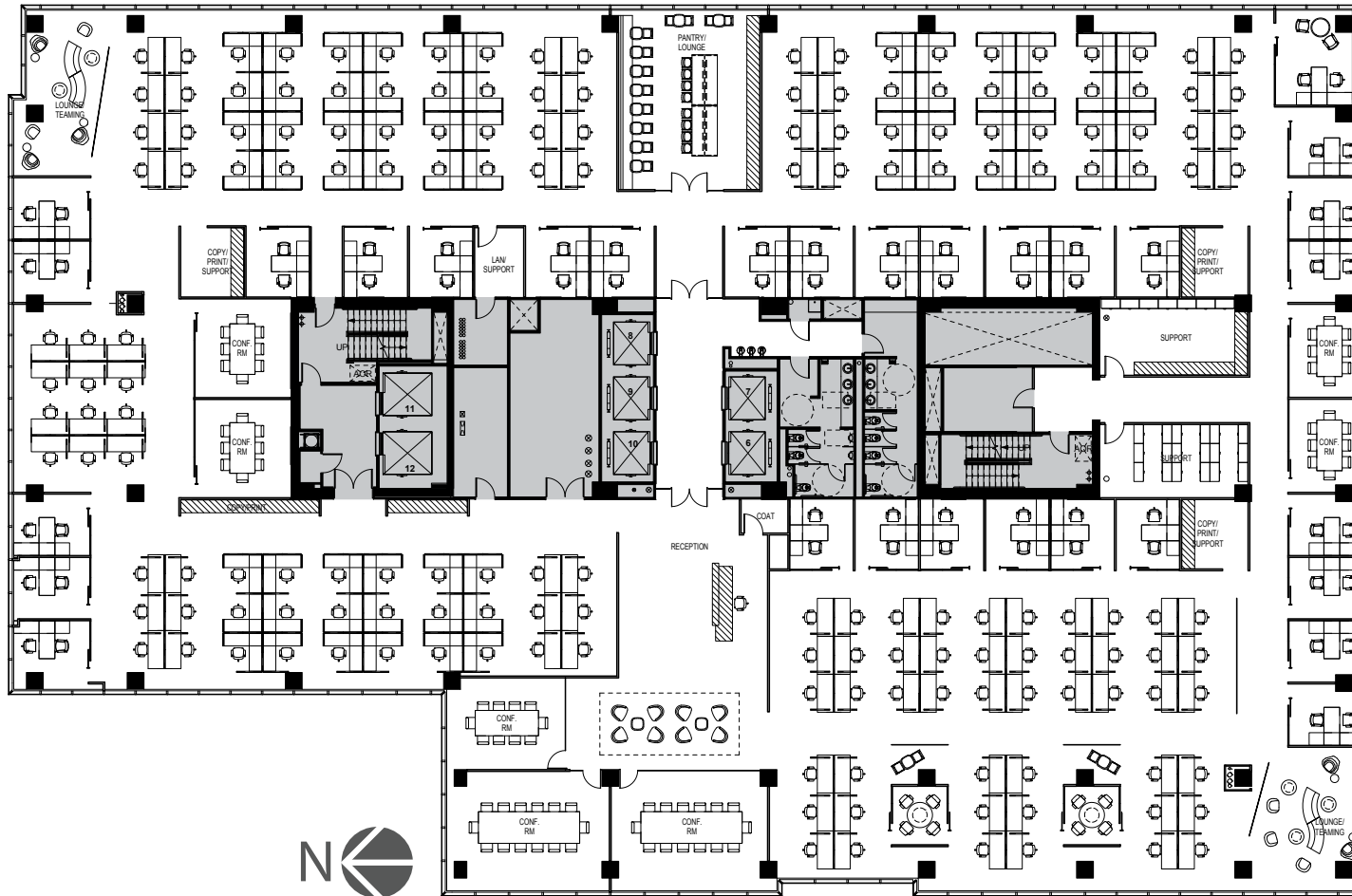
Type	#
Office 01 (15x15)	4
Office 02 (10x15)	9
Office 03 (10x12)	39
W/S (6x6)	74
TOTAL	126
Floor RSF	27,029
SF/Person	214

Type	#
Reception	1
Board Room	1
Conference Room (Large)	3
Conference Room (Med.)	4
Pantry/Lounge	1
Coat Closet	1
LAN Room	1
Copy/Print Support	3
Support	2

LIGHT STREET




OPEN CONCEPT TEST FIT



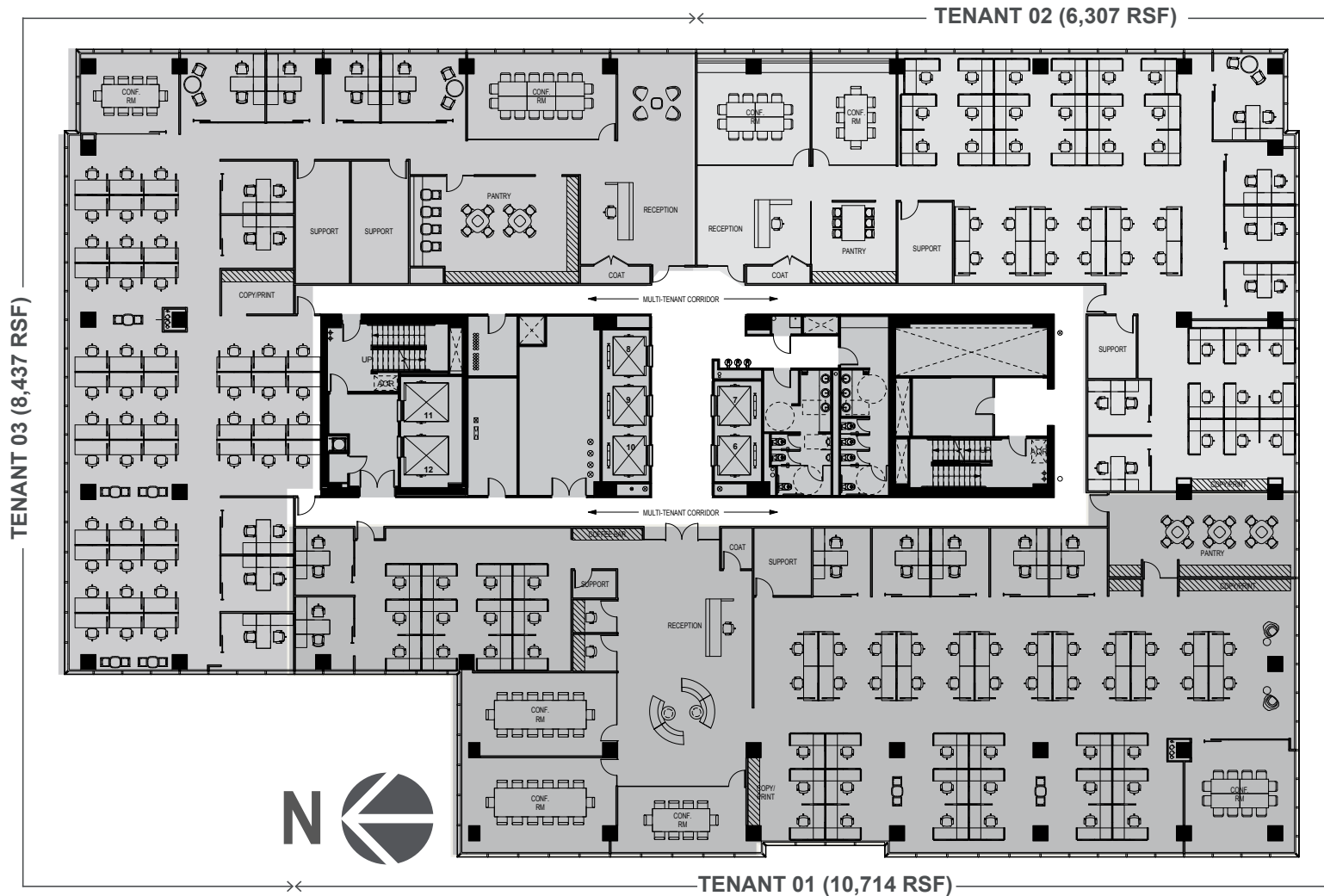
Type	#
Office 01 (15x12)	1
Office 02 (10x12)	30
W/S (6x6)	66
W/S (Benching 6' Wide)	104
TOTAL	201
Floor RSF	27,029
SF/Person	134

Type	#
Reception	1
Conference Room (Large)	2
Conference Room (Med.)	5
Pantry/Lounge	1
Staff Lounge/Teaming	2
Coat Closet	1
LAN Room	1
Copy/Print	4
Support	2

LIGHT STREET



MULTI-TENANT TEST FIT



TENANT 01	
Type	#
Office 01 (10x12)	7
W/S (6x6)	30
W/S (Benching 6' Wide)	24
TOTAL	61
Tenant RSF	10,714
SF/Person	175

TENANT 02	
Type	#
Office 01 (15x12)	1
Office 02 (10x12)	5
W/S (6x6)	27
W/S (Benching 6' Wide)	12
TOTAL	45
Tenant RSF	6,307
SF/Person	140

TENANT 03	
Type	#
Office 01 (15x12)	2
Office 02 (10x12)	7
W/S (Benching 6' Wide)	48
TOTAL	57
Tenant RSF	8,437
SF/Person	148



When We Say
Live, Work, Play,
WE MEAN IT



One Light makes life easier, whether commuting to work, grabbing a mid-day workout at the Under Armour Performance Center, taking a client to lunch or looking for a place to unwind after a busy day.

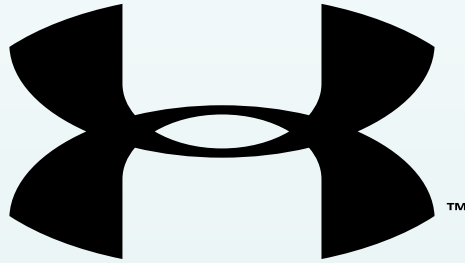


It's All WITHIN REACH



within 3
blocks of 7
HOTELS





Grand Exercise Hall



A Neighborhood with
**WORLD CLASS
FITNESS & SPA
AMENITIES**

Under Armour Performance
Center Right Across Light Street

The Vault



Delta Hotel



A Neighborhood with **BOUTIQUE HOTELS & MODERN AMENITIES**

RL & Delta Hotels

Delta Hotel TellTale Restaurant



RL Hotel



RL Hotel Free Flow Space



RL Hotel Victoria Coffee Roasters



A Neighborhood of **CULTURE & EXPERIENTIAL RETAIL**

Shakespeare Theatre &
The Quintessential Gentleman

Shakespeare Theater



Shakespeare Auditorium

Cigar Lounge - The Quintessential Gentleman



Billiards Lounge - The Quintessential Gentleman



A Neighborhood where **VINTAGE ARCHITECTURE HOSTS UNIQUE DINING**

Argosy/Alexander Brown Restaurant

The Argosy Cafe



The Alexander Brown Restaurant



The Alexander Brown Restaurant



The Argosy Cafe



AMENITIES MAP



FINE & CASUAL DINING

- B&O American Brasserie
- Tell Tale Restaurant
- 17 Light Restaurant
- Starbucks
- Argosy Cafe
- Kona Grill
- Cosi
- Brio Tuscan Grille
- Cheesecake Factory
- Alex Brown Restaurant
- Nalley Fresh
- Center Club



SHOPPING

- The Gallery Mall
- Forever 21
- Aldo Shoes
- Gap
- Victoria's Secret
- PANDORA Jewellery
- Jos. A. Bank
- The QG



CONVENIENCES

- Walgreens
- Rite Aid
- Royal Farms
- 7-Eleven
- Fed Ex
- The UPS Store



BANKS/ATM'S

- M&T Bank (2)
- Bank of America
- Wells Fargo
- SunTrust Bank



HOTELS

- Lord Baltimore
- Hotel RL
- Delta Hotel
- Residence Inn by Marriott
- SpringHill Suites by Marriott
- Renaissance
- Brookshire Suites
- Hilton Embassy Suites
- Kimpton Hotel Monaco
- Hampton Inn & Suites



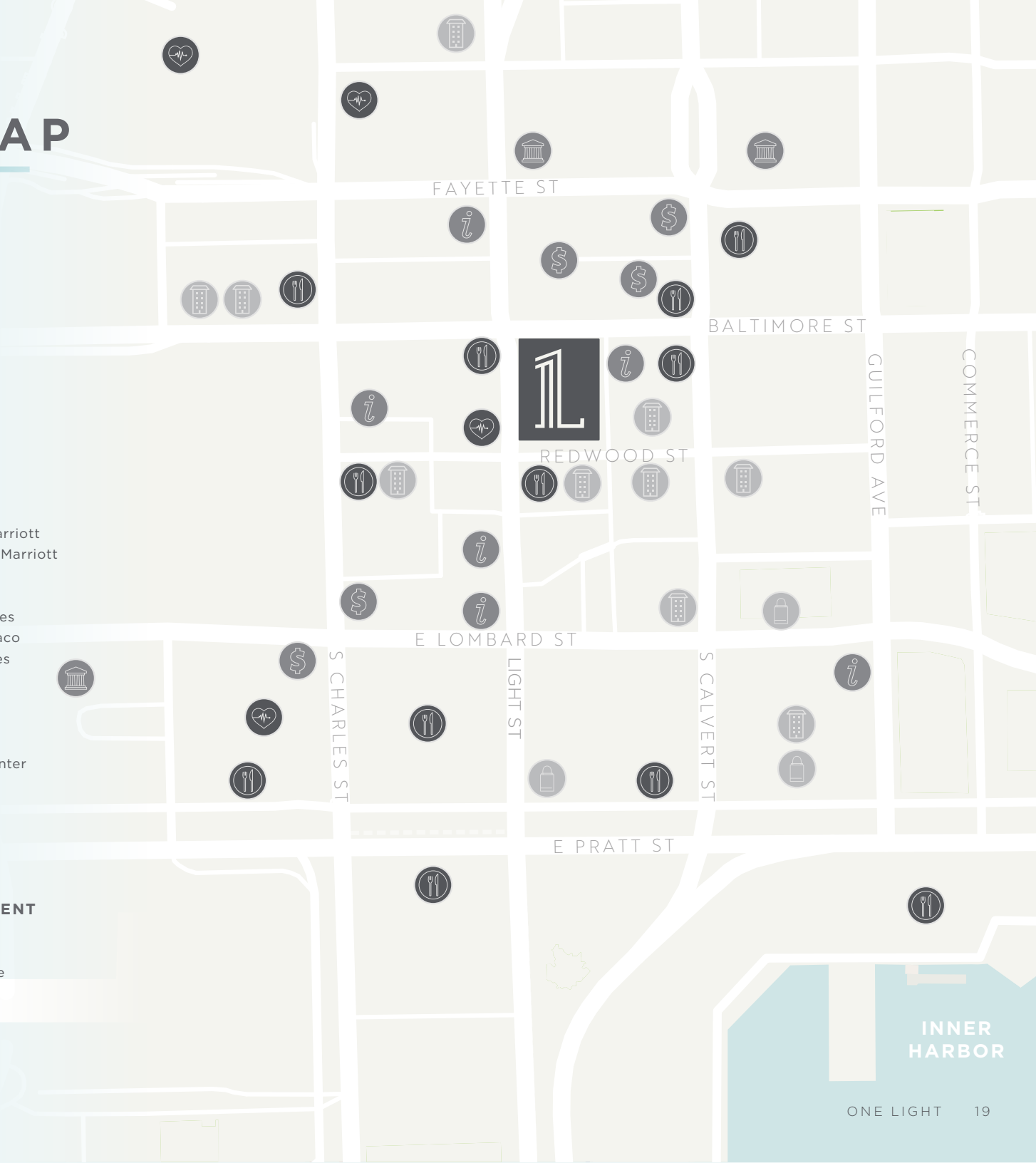
FITNESS

- UA Performance Center
- Planet Fitness
- CorCycle Studio
- Brick Bodies



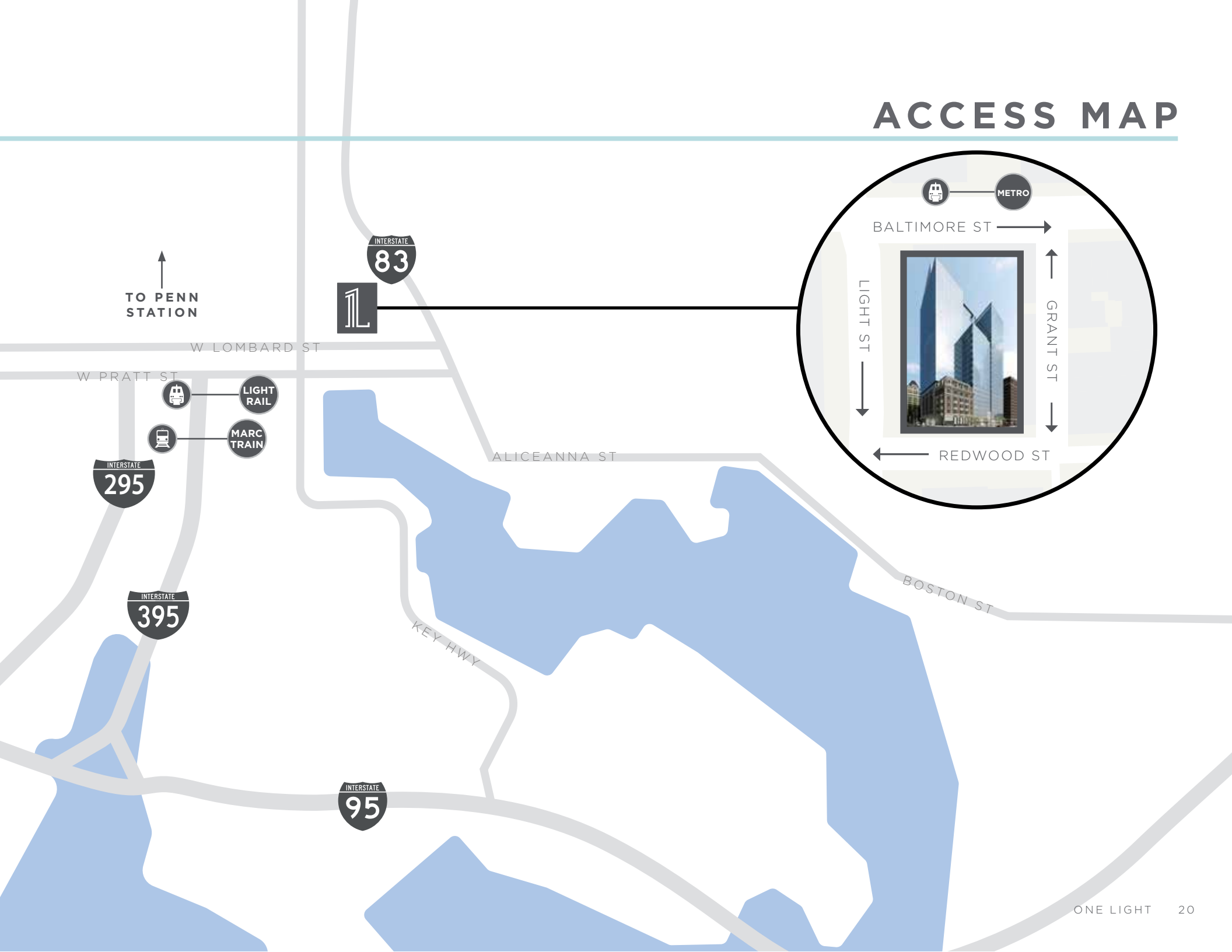
LOCAL GOVERNMENT

- City Hall
- City Court House
- Federal Court House

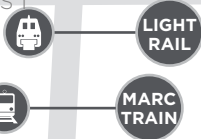


INNER HARBOR

ACCESS MAP



↑
TO PENN
STATION

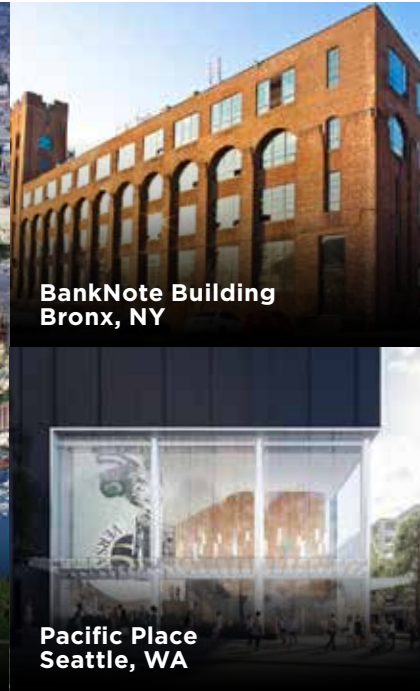




Madison Marquette is a leading private real estate investment manager, developer, operator and service provider headquartered in Washington, DC. Founded in 1992, the company's reputation is built on the successful repositioning and redevelopment of commercial mixed-use assets in major gateway and emerging high-growth markets throughout the United States. The company partners with institutional and private equity investors to achieve industry-leading investment performance across asset classes. Madison Marquette is a member of the Capital Guidance global group of companies.



MADISON MARQUETTE



**TRACK RECORD OF COMMUNITY
REDEVELOPMENT SINCE 1992**

**LEADING US INVESTOR, ASSET
MANAGER AND OWNER/OPERATOR**

**INDUSTRY LEADING PERFORMANCE
ACROSS ASSET CLASSES**

Mixed-use, office, retail, residential/multi-family

**INVESTMENT AND MANAGEMENT
EXPERTISE**

**PRIMARY OFFICES IN GATEWAY
MARKETS**

Los Angeles, San Francisco & Seattle,
New York, Baltimore, Fort Lauderdale





1 ONE
LIGHT

WWW.1LIGHTSTBALT.COM

L. BRUCE MATTHAI, CCIM
Managing Director
+1 410 347 7539
bruce.matthai@cushwake.com

BRONWYN LEGETTE
Director
+1 410 347 7565
bronwyn.legette@cushwake.com

MATTHEW MELNICK
Director
+1 410 685 9880
matthew.melnick@cushwake.com

Development:



MadisonMarquette ONE LIGHT STREET, BALTIMORE, MARYLAND 21202

Brokerage:



**CUSHMAN &
WAKEFIELD**

The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.