

1900
LIGHT ST.

RIVERSIDE

BALT. MD
USA

URBAN
PASTORAL

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Where Light Begins

Retail/restaurant opportunities with spaces ranging from 1,500-5,000 SF. Located in the first block of Light Street, this historic, 135-year old warehouse-to-retail conversion is strategically positioned in the heart of the rapidly expanding Riverside neighborhood of South Baltimore. Riverside stands at the center of over 1,300 new apartments within an eighth of a mile and amid thousands of row homes. The neighborhood is quite under-retailed with no place to shop, few restaurant options, and no service retail. The Riverside building features exposed brick and beams and will be delivered in new shell condition while appropriately preserving much of the building's historic elements. There are several small bays fronting the intersection of Light and Wells Streets. The lineup will include fitness, a market/café, restaurants, a salon, and more. We still have a couple of bays available that are perfect for café/restaurant, or other retail. There will be a beautiful, sunlit central atrium with mezzanine-level meeting space designed to be the living room for the Riverside community. In addition, there will be four beautiful, sunlit loft-style office spaces with elevator access. Come see where Light begins!



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Retail/Restaurant Opportunities

Spaces ranging from 1,500- 5,000 SF

- Quick access to I-95 north and south bound
- Over 1,300 apartments within ¼ mile of Riverside
- Located in South Baltimore between Federal Hill and the new Baltimore Peninsula
- Future neighborhood destination with ground floor retail and second level offices
- All brick interior & exterior façade restoration with barn doors to be installed
- Beautiful historic restoration
- High exposure corner opportunity at Light and Wells Streets



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GROUND LEVEL RETAIL OPTIONS | 1,500 SF - 5,000 SF



	FIRST	BASEMENT	TOTAL
Space 1	2,660	1,453	4,113
Space 2	1,702	618	2,320
Space 3	2,217	646	2,863
Space 4	1,653	881	2,534
Space 5	3,580	1407	4,987
Space 6	3,557	0	3,557

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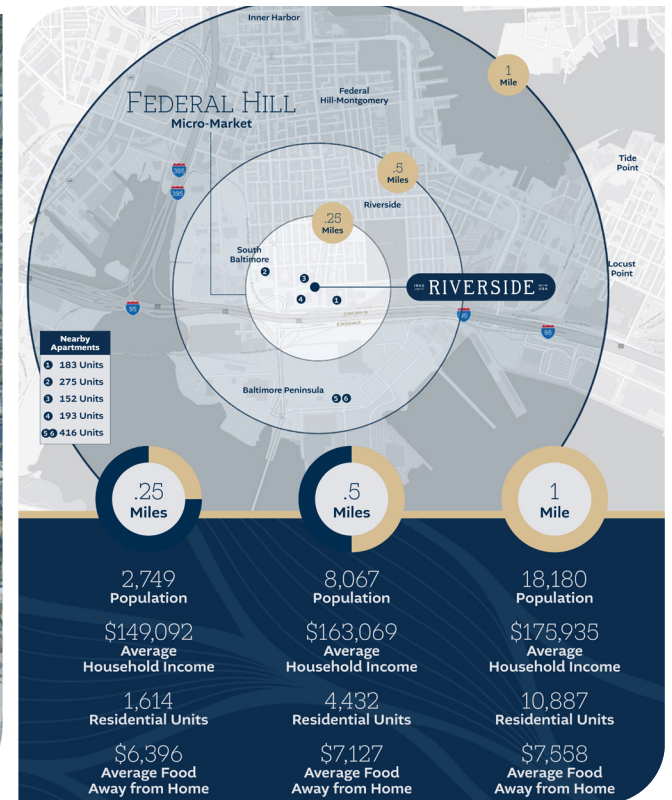
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