

1900
LIGHT ST.

RIVERSIDE

BALT, MD
USA

URBAN
PASTORAL

LEE &
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COMMERCIAL REAL ESTATE SERVICES



Where Light Begins

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. 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 and can be leased separately or combined for between +/-1,600 to over 11,000 sf 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. There are two additional spaces that can be demised or combined for between +/-1,500 to 8,500 sf that can accommodate an even wider variety of uses such as a brewery, a coffee roaster, a bakery, a gym, or maker space. There are also second floor office opportunities.



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Retail/Restaurant Opportunities

Spaces ranging from 1,500- 11,000 SF

- Quick access to I-95 north and south bound
- Almost 1000 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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1ST AND 2ND FLOOR OPTIONS | 1,300 SF - 3,800 SF

FIRST FLOOR | rental square footage



SECOND FLOOR | rental square footage



	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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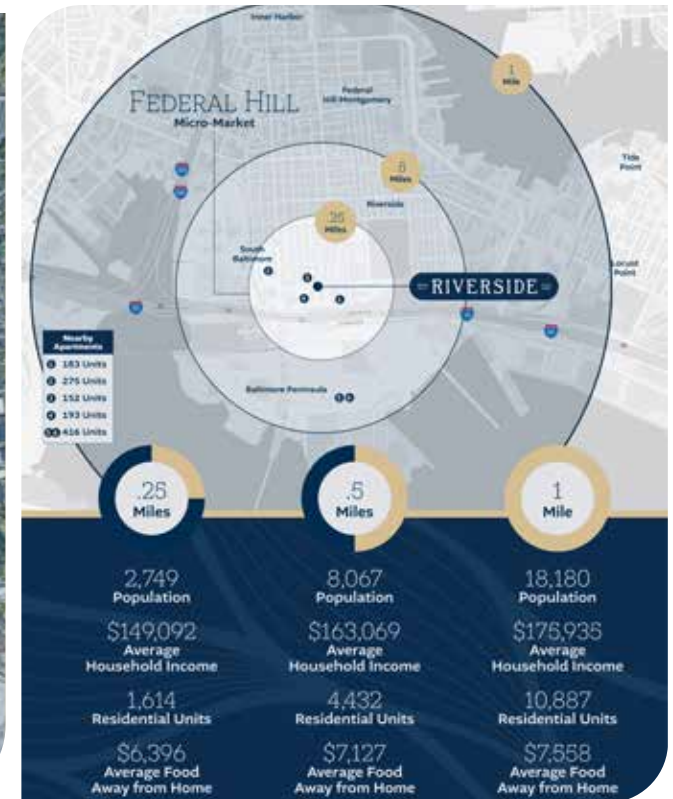
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