

100 LIGHT

 **COPT DEFENSE** + **CBRE**
PROPERTIES

A NEW LIGHT

There's an electricity in the air, and it's all radiating from 100 Light — you feel it in every step across the vibrant Lumen Plaza, in every eye-widening view, at every next-level amenity, and in the nonstop rhythm of downtown Baltimore coursing through it all.

Where there's light, there's energy.



SHINING EVEN BRIGHTER

With new capital improvements, cutting-edge modernizations, and street-to-sky amenities, 100 Light has everything you expect from your workplace — plus a dash of the unexpected.



Plaza Renovation

The newly redesigned Lumen Plaza at 100 Light offers a lush outdoor greenspace to relax, recharge, and retreat from the workday



Elevator Modernization

Renovated cabs optimized with destination dispatch to reduce wait & travel times



Security Enhancements

Lobby turnstiles, Datawatch access upgrades and monitored security cameras



Mechanical System Upgrades

An improved building automation system and new air handling units provide better control and distribution — that's how you create a climate of comfort

DESIGNED FOR PEACE OF MIND

Helmed by our onsite property management team, 100 Light's commitment to providing tenants and visitors with the utmost peace of mind is unwavering.



24-hour onsite security



Keycard-operated elevators with destination dispatch



VisitorWatch management system where guests are issued a personal QR code that only provides access to floors granted by the tenant



Monitored CCTV cameras



Lumen Plaza design informed by safety and security



A FALCON- EYE VIEW

When you look out from 100 Light, all of Baltimore stretches out before you — the emerald of Camden Yards' outfield, the Inner Harbor teeming with life, the glittering waterfront just steps away.

When you nest here, you share the same views enjoyed by our famous falcons that have made their home atop 100 Light. These dramatic urban vistas can only be experienced at the city's tallest and most iconic tower.





TYPICAL FLOOR PLAN

Panoramic
Views On All Sides

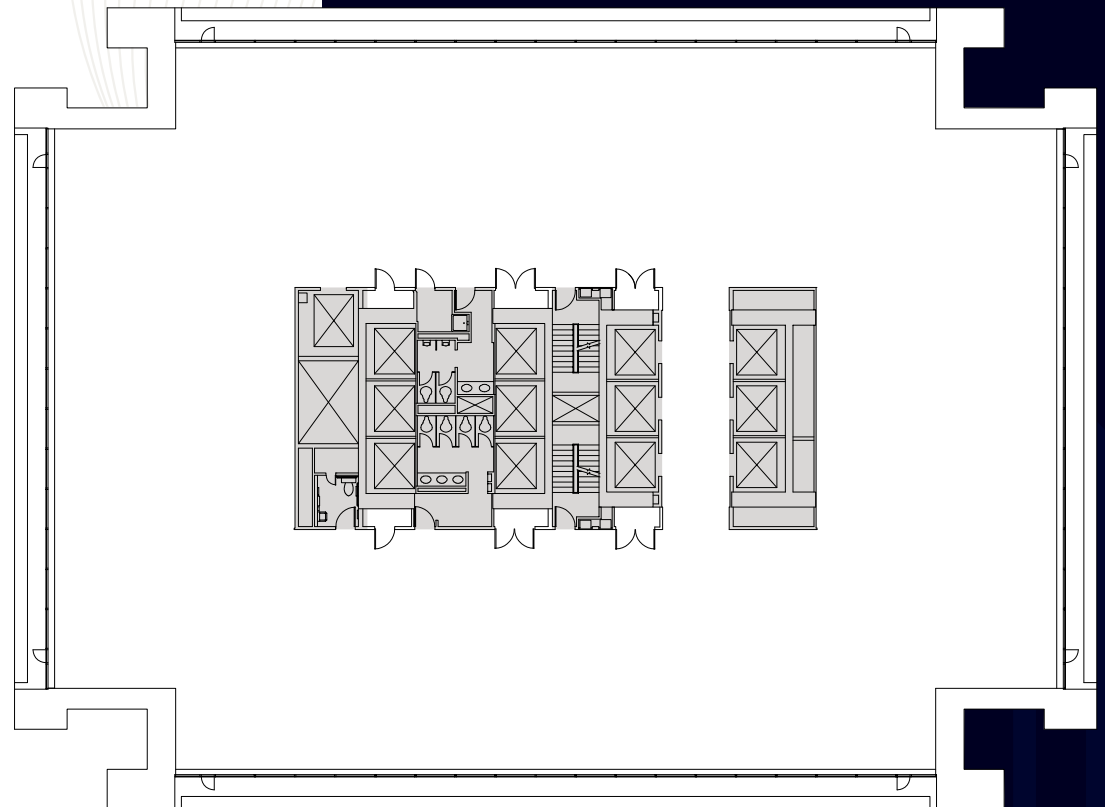
35 Floors

Class A Office Space

561,914 Total SF

15-16k SF Column-Free
Floor Plates

PRATT STREET



LIGHT STREET

THE NEW CENTER OF ENERGY

Amongst the rush of the business district and the bustle of the harbor, 100 Light serves as the hub of the city's professional community, right in the heart of Baltimore.



STEPS TO EVERYTHING

Dining

1. The Capital Grille
2. The Cheesecake Factory
3. Chef Paolino Cafe
4. Chick-fil-A
5. Chipotle
6. Cosi
7. Jimmy John's
8. Kona Grill
9. Morton's The Steakhouse
10. Pitamore
11. Pratt Street Ale House
12. R&R Taqueria
13. Shake Shack
14. South Street Deli
15. Starbucks
16. Subway
17. Water Street Tavern
18. Nalley Fresh
19. Dunkin
20. B&O American Brasserie
21. Rosina Gourmet

Entertainment

1. Camden Yards
2. Hippodrome Theatre
3. M&T Bank Stadium
4. CFG Bank Arena

Conveniences

1. 7-11
2. Bank of America
3. CVS
4. FedEx
5. M&T Bank
6. PNC
7. Royal Farms
8. SunTrust
9. UPS
10. Walgreens
11. Wells Fargo

Hotels

1. Days Inn
2. Delta Hotels
3. Hampton Inn & Suites
4. Hilton
5. Holiday Inn
6. Hotel RL
7. Hyatt Regency
8. Kimpton Hotel Monaco
9. Marriott
10. Renaissance Hotel
11. Residence Inn
12. Sheraton

Fitness

1. FX Studios/
Under Armour
Performance Center
2. Planet Fitness



COMMUTE AT LIGHT SPEED

Get to 100 Light in a flash — no matter how many wheels you're on.

BIKE



- Onsite bike storage on Lumen Plaza and B1

BUS



- Stops immediately outside both the Light and Charles Street entrances

TRAIN







- 4 blocks from the Camden Yards MARC/Light Rail commuter station, offering a direct link to D.C. and western Maryland
- Within 2 blocks of the Charles Center Metro Station and 3 blocks from the Convention Center Light Rail Station

CAR



- Effortless access to I-95, I-83, and I-295 expressways
- 1.5/1,000 parking ratio
- 825 total parking spaces between 100 Light (275 reserved spaces) and the adjacent 30 Light garage (550 spaces)
- Elevators from underground parking structure provide direct access to low- and high-rise offices

ALL ROADS LEAD TO 100 LIGHT

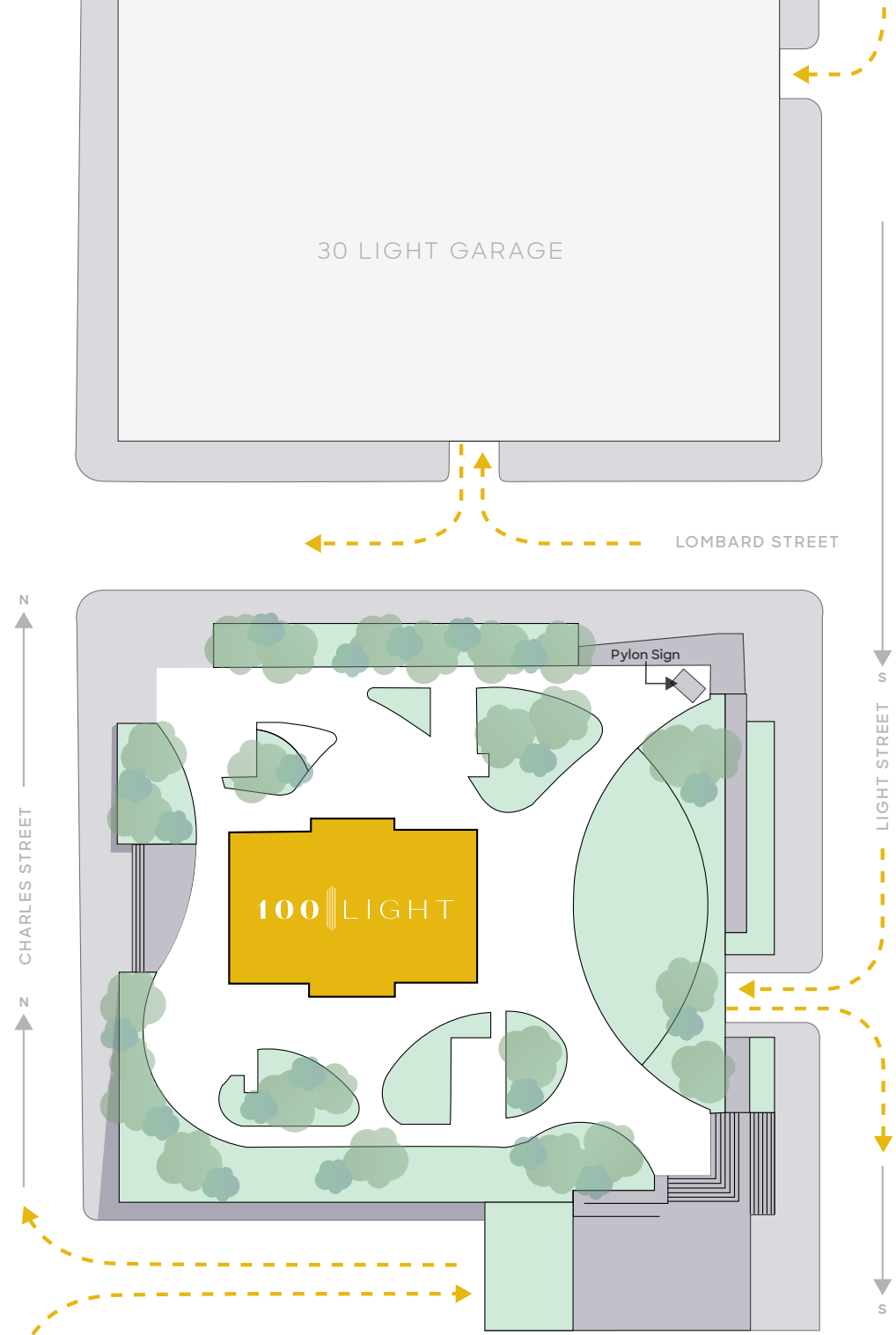
-  Bus Stops
-  Train Stations
-  Interstate Access
-  Dedicated Bike Lane



ENTER & EXIT WITH EASE

With two dedicated parking garage entrances/exits off both Light and Charles Streets, you'll never have to wait to start or finish your commute.

---> Parking Garage Access

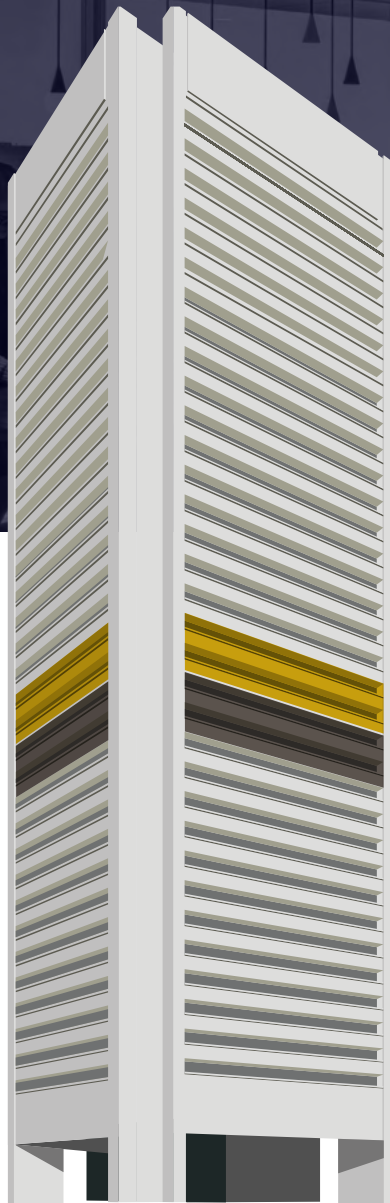


THE HIGHLIGHT OF YOUR WORKDAY

Whether you're working up a sweat at the spa-quality fitness center or grabbing a seat at The Center Club for a cocktail with a view, 100 Light's best-in-class amenities make your nine-to-five come alive.



BEST-IN-CLASS AMENITIES



FLOOR 18: 1817 Fitness Center & Single-Seat Salon

FLOOR 17: 1817 Café, Lounge & Games

FLOOR 16: THE CENTER CLUB

FLOOR 15: THE CENTER CLUB

LUMEN PLAZA A Greener Space to Work & Play

BASEMENT L1 100+ Seat Conference Center, Lounge & Kitchen, Bike Room & Loading Dock

BASEMENT L2 Reserved Parking

BASEMENT L3 Reserved Parking



1817

AT 100 LIGHT

In 1817, Baltimore became the first city in America with public street lighting – a monumental achievement in infrastructure. Now, 100 Light is keeping that flame alive with the introduction of 1817: a sky-high, panoramic amenity space perched on the building's 18th and 17th floors. Welcome to the Highlight of Your Workday.

FLOOR 18



Fitness Center



Locker Rooms



Saunas



Single-Seat Salon

FLOOR 17



Lounge



Games



Made-to-Order Café



Grab-&-Go Market



Dining

FLOOR 18



Fitness Center



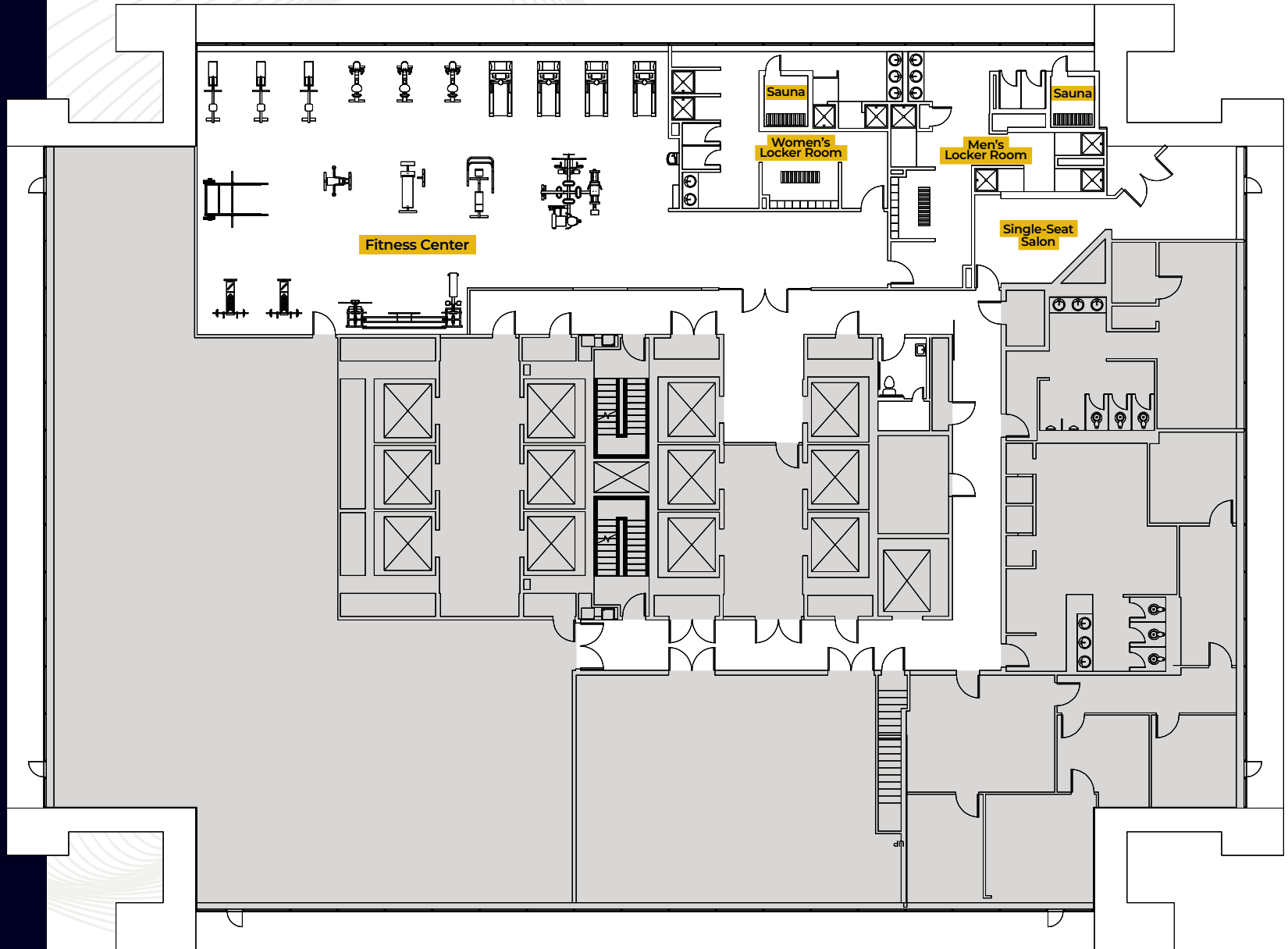
Locker Rooms



Saunas

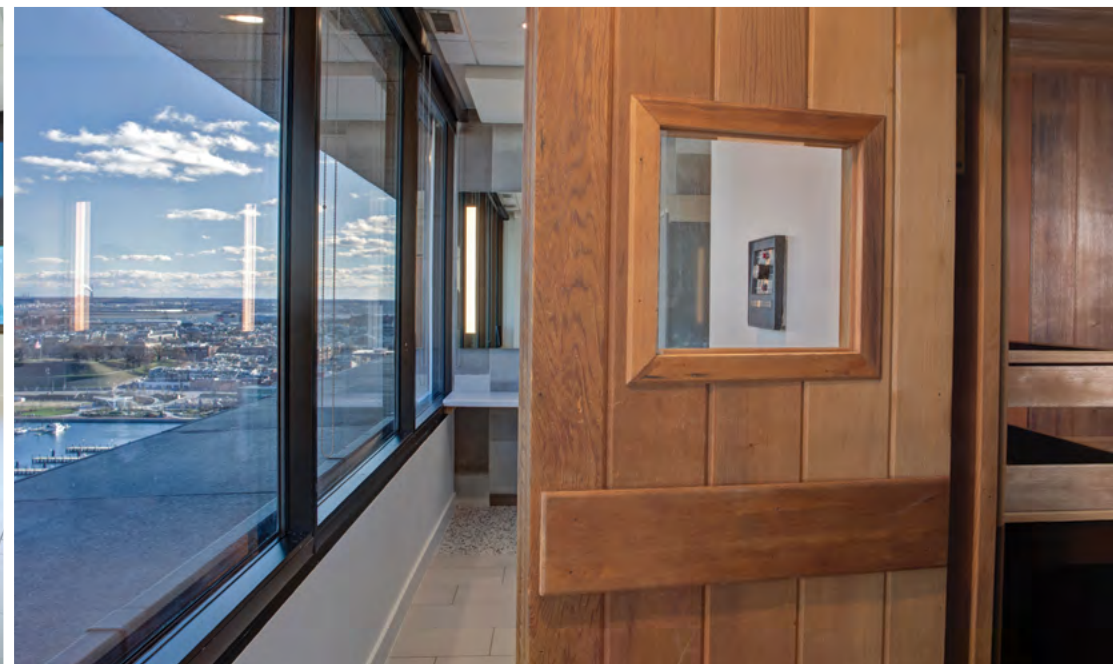


Single-Seat Salon



FITNESS CENTER, LOCKER ROOMS + SAUNAS

FLOOR 18



FLOOR 17



Lounge



Games



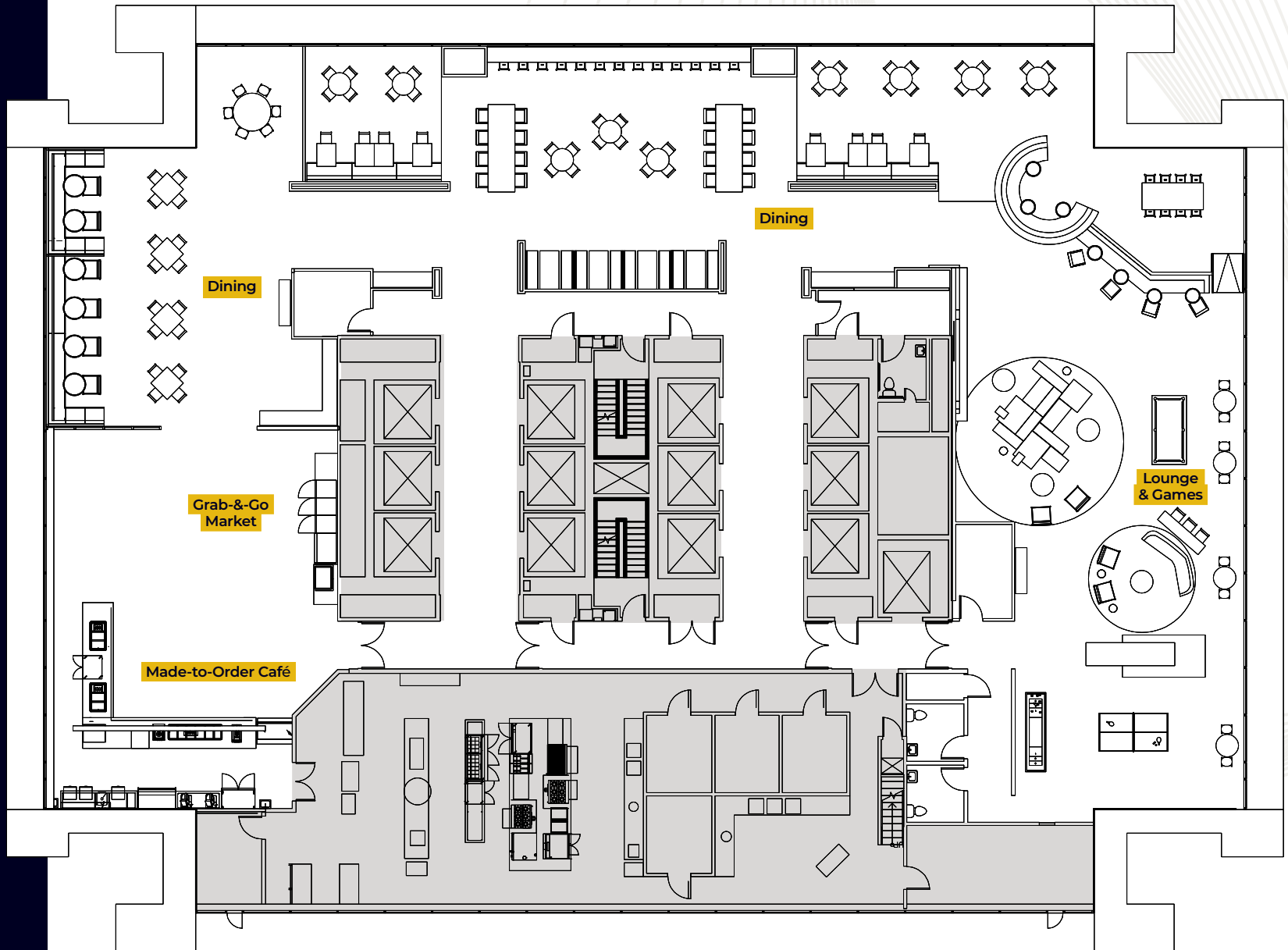
Made-to-Order
Café



Grab-&-Go
Market



Dining



LOUNGE & GAMES + DINING

FLOOR 17

1817
AT 100 LIGHT



MADE-TO-ORDER CAFÉ + GRAB-&GO MARKET

FLOOR 17

1817
AT 100 LIGHT





THE CENTER CLUB

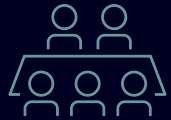
Meet Me At The Center (Club)

A pillar of the city's professional and business community, The Center Club is an exclusive gathering place where Baltimore's most influential come to raise a glass and drink in the views. Spanning both the 15th and 16th floors, The Center Club doubles as a premium event space.



EVEN MORE IN STORE...

BASEMENT L1



100+ Seat
Conference Center



Conference Center
Lounge



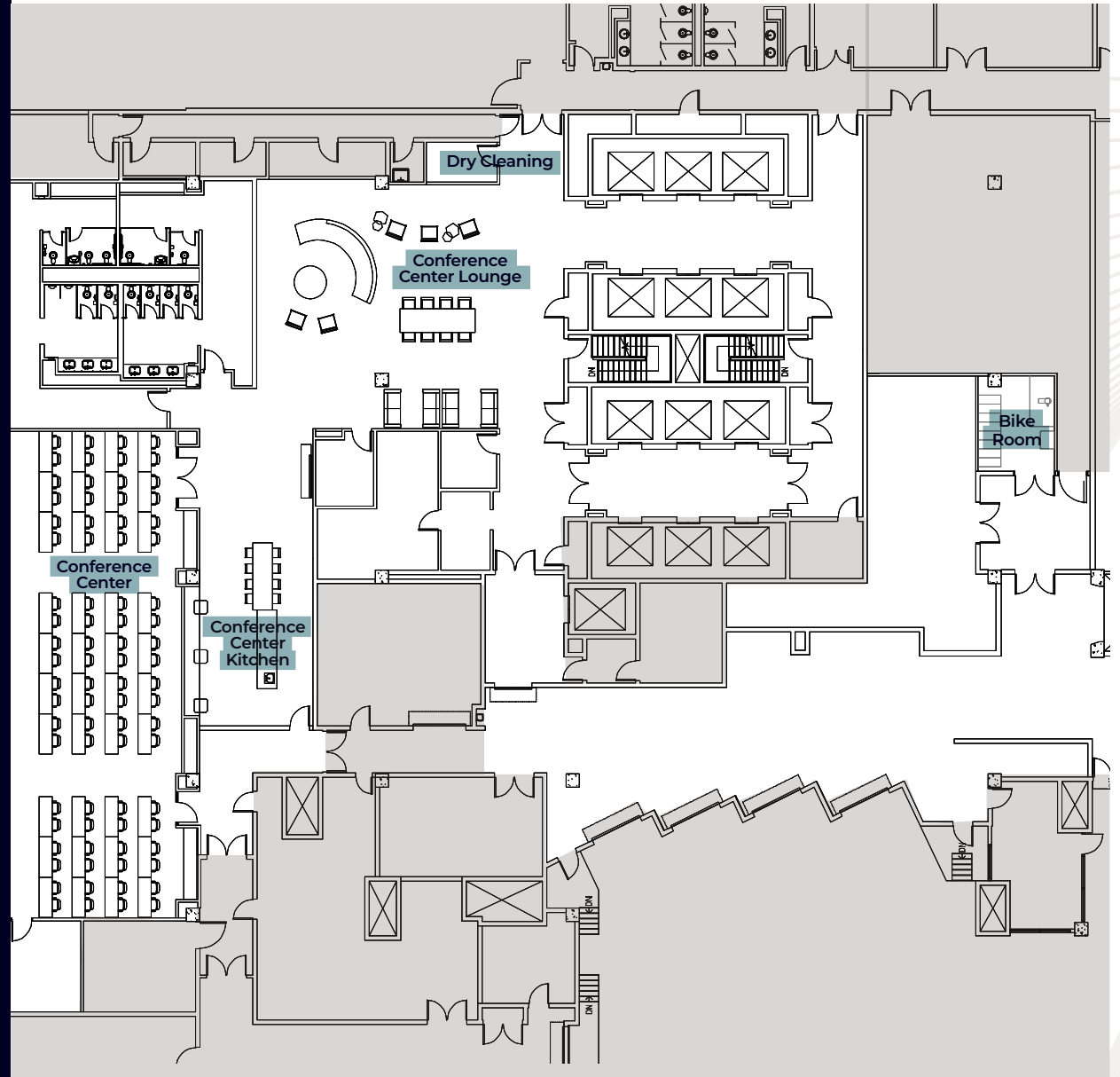
Conference Center
Kitchen



Dry Cleaning



Bike Room



100+ SEAT CONFERENCE CENTER + LOUNGE

BASEMENT L1



A HAVEN BY THE HARBOR

Surrounding the building on all four sides, the newly renovated and redesigned Lumen Plaza energizes 100 Light from the ground up.

Expertly landscaped and perfectly manicured, the expansive outdoor area offers enough greenspace for group classes and community events, or to simply enjoy lunch and some fresh air. Lumen Plaza is a haven for you to relax, recharge, and retreat from the workday.



A GREENER SPACE TO WORK & PLAY



100 LIGHT



100 || LIGHT

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