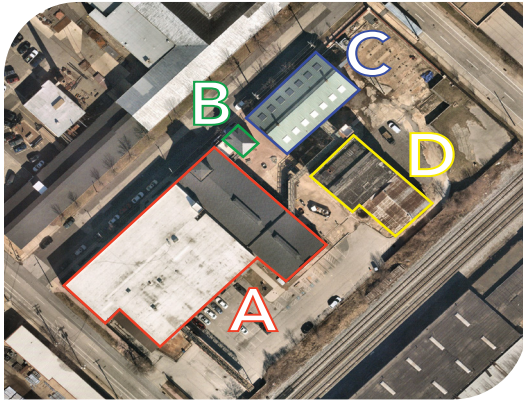


# GASLIGHT SQUARE

1401 Severn Street  
Baltimore, MD 21230

Available: 1,416 - 45,062 SF



## PROPERTY FEATURES

- Redeveloped into a 96,350 sq. ft. mixed-use project
- Free on-site enclosed parking
- Expansive courtyards
- Campus-like setting
- 4 interconnected buildings
- Variety of floor plans from 1,400 to 18,000 sq. ft
- Empowerment/Enterprise/HUB Zone
- Great access to I-295, I-95, and Baltimore's CBD
- Walking distance of Camden Yards and M&T Bank Stadium
- Historic renovation - a variety of office and flex opportunities
- New windows
- Repointed brick



BUILDING A  
OFFICE



BUILDING B  
OFFICE



BUILDING C  
OFFICE



BUILDING D  
FLEX

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## OFFICE/FLEX SPACE

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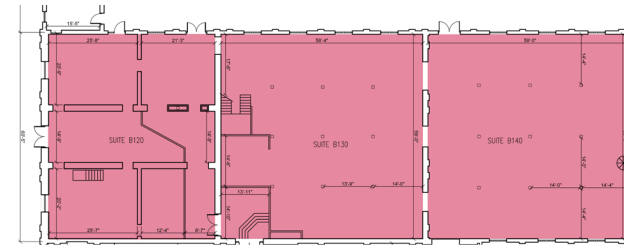
## BUILDING A | 2,102 SF - 10,449 SF

### Office



Artist's conceptual rendering.

#### FIRST FLOOR



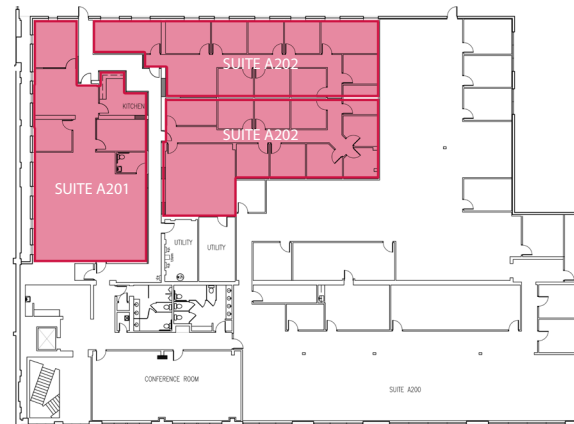
SUITES  
120-140  
10,449 SF

SUITE 120  
3,098 SF

SUITE 130  
3,645 SF

SUITE 140  
3,706 SF

#### SECOND FLOOR



SUITES  
A201-A203  
7,757 SF  
CAN BE DEMISED

SUITE A201  
2,594 SF

SUITE A202  
2,533 SF

SUITE A203  
2,102 SF

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OFFICE/FLEX SPACE

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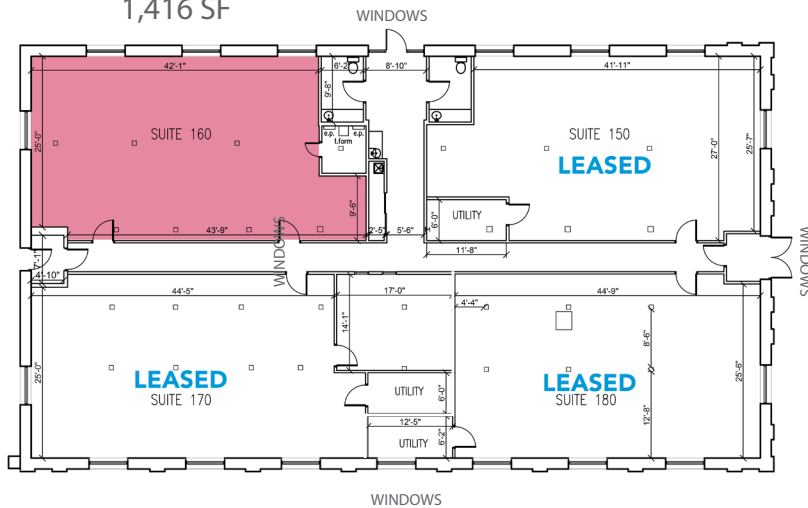
Available: 1,416 - 45,062 SF

## BUILDING C | 1,416 SF

### First Floor Office

- New spec suites
- Windows on 4 sides
- Hardwood floors
- Open plan
- New roof
- Exposed brick

**SUITE 160**  
1,416 SF



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OFFICE/FLEX SPACE

# GASLIGHT SQUARE

1401 Severn Street  
Baltimore, MD 21230

Available: 1,416 - 45,062 SF

## BUILDING D | 11,376 SF

### Flex Space

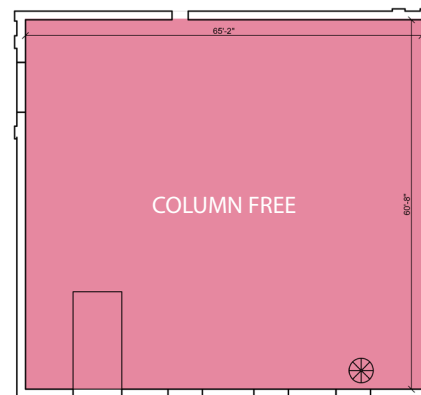
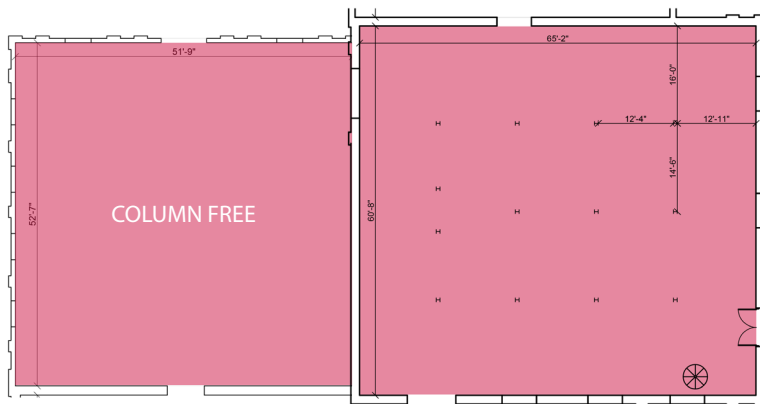
- Shell space
- Potential to add loading
- Perfect for brewery
- Potential for outside seating
- Large parking lot
- Repeating brick
- New roof
- Suites 290 and 300 are column free



Artist's conceptual renderings.

FIRST FLOOR

SECOND FLOOR



SUITE D300  
2,854 SF

SUITE D190  
4,244SF

SUITE D290  
4,278 SF



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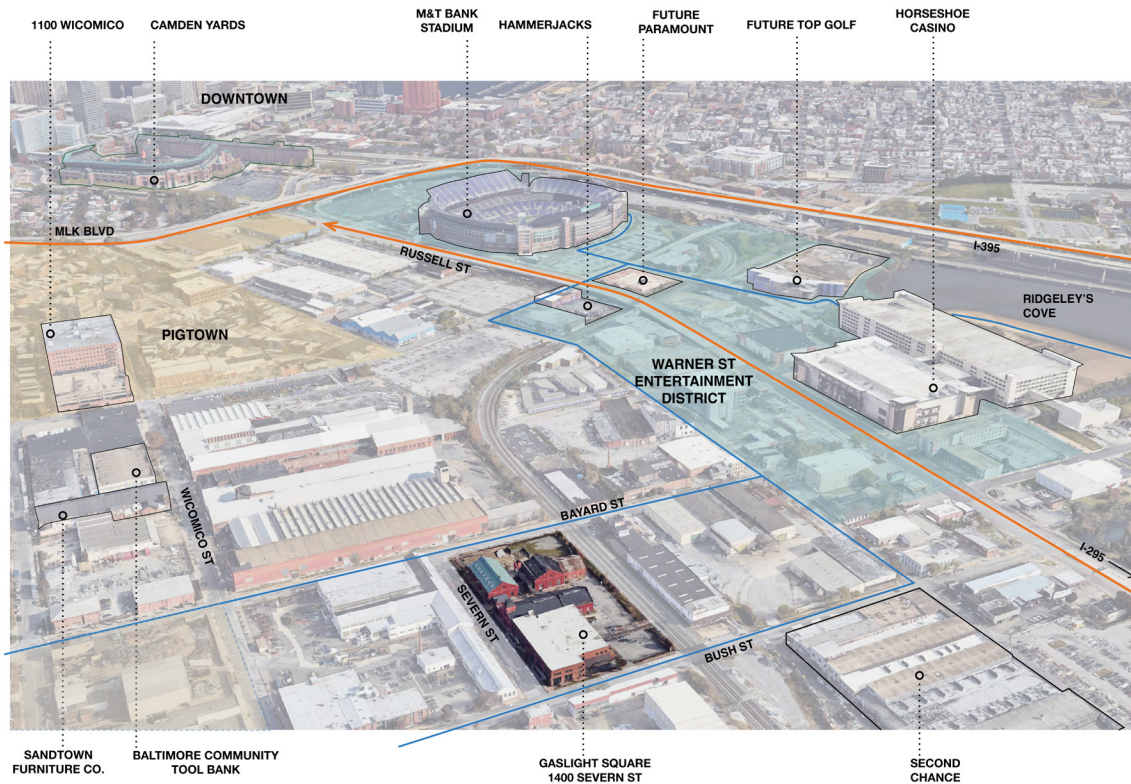
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Artist's conceptual rendering.



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