

FOR LEASE | OFFICE SPACE

BALTIMORE, MD 21201

31 LIGHT STREET



**Leo McDermott**

202.744.6910

lmcdermott@troutdaniel.com

**TD&A**  
TROUT DANIEL & ASSOCIATES

30 E. Padonia Road, Suite 504, Timonium MD 21093 | 410-435-4004 | [www.troutdaniel.com](http://www.troutdaniel.com)



# BALTIMORE, MD 21201

## 31 LIGHT STREET



Information



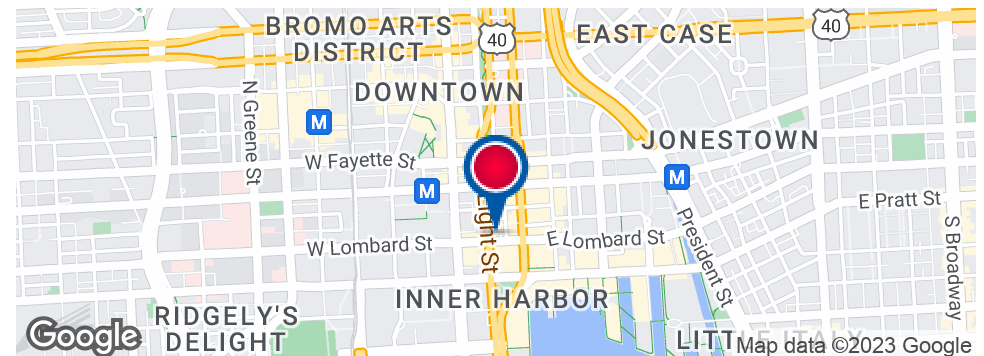
### LOCATION AND PROPERTY DESCRIPTION

Located in the heart of the central business district at the intersection of Light and Lombard Streets in downtown Baltimore. The building is just blocks from the Inner Harbor and strategically located on two of the most trafficked streets in downtown. Nearby developments include high rise office buildings, new luxury apartments, and full service hotels with ground level retail.

Newly renovated office space featuring spectacular views of downtown Baltimore. The building features intercom security access, two passenger elevators, newly renovated common areas and restrooms, and perimeter offices with an abundance of natural light.

### HIGHLIGHTS

- Newly remodeled professional offices w/ excellent visibility at Lombard & Light St.
- \$15.00/sf full service, net of janitorial
- Common area kitchenette on each floor
- 24 Hour Security Access



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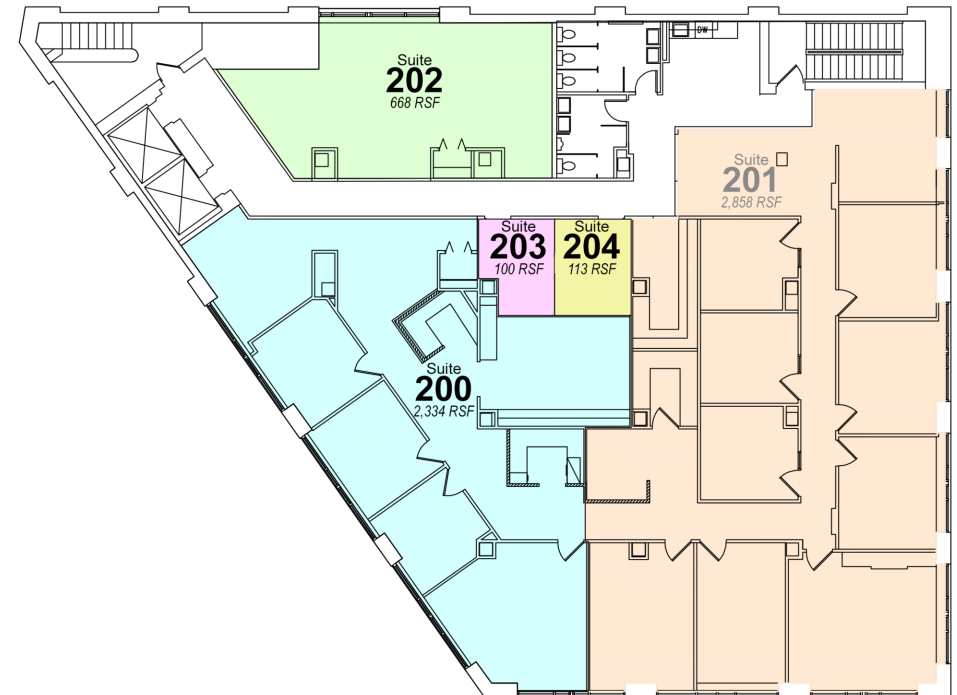
Lease Spaces

### LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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# OFFICE BUILDING FOR LEASE

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Additional Photos



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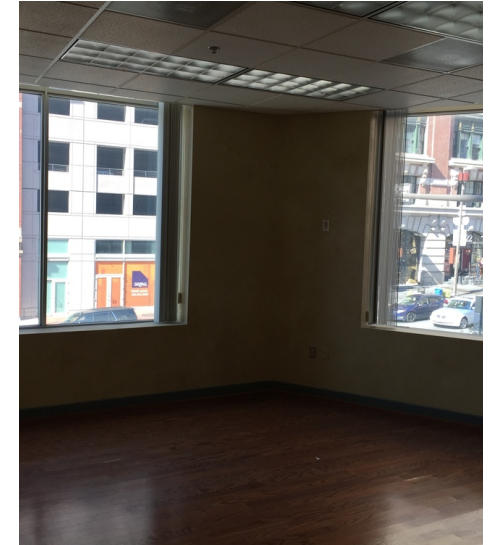
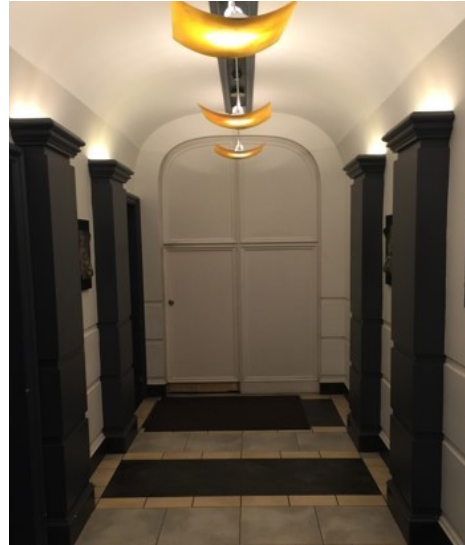


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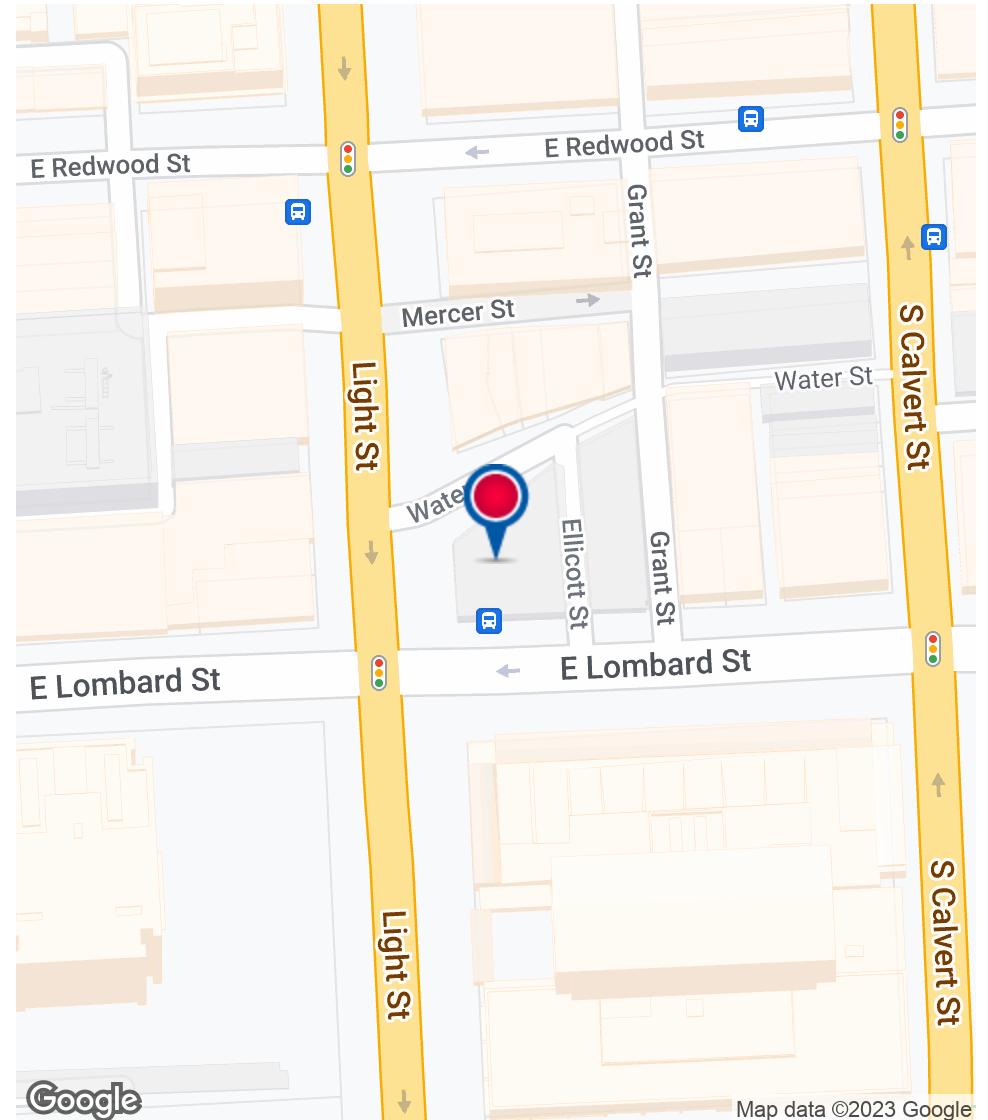
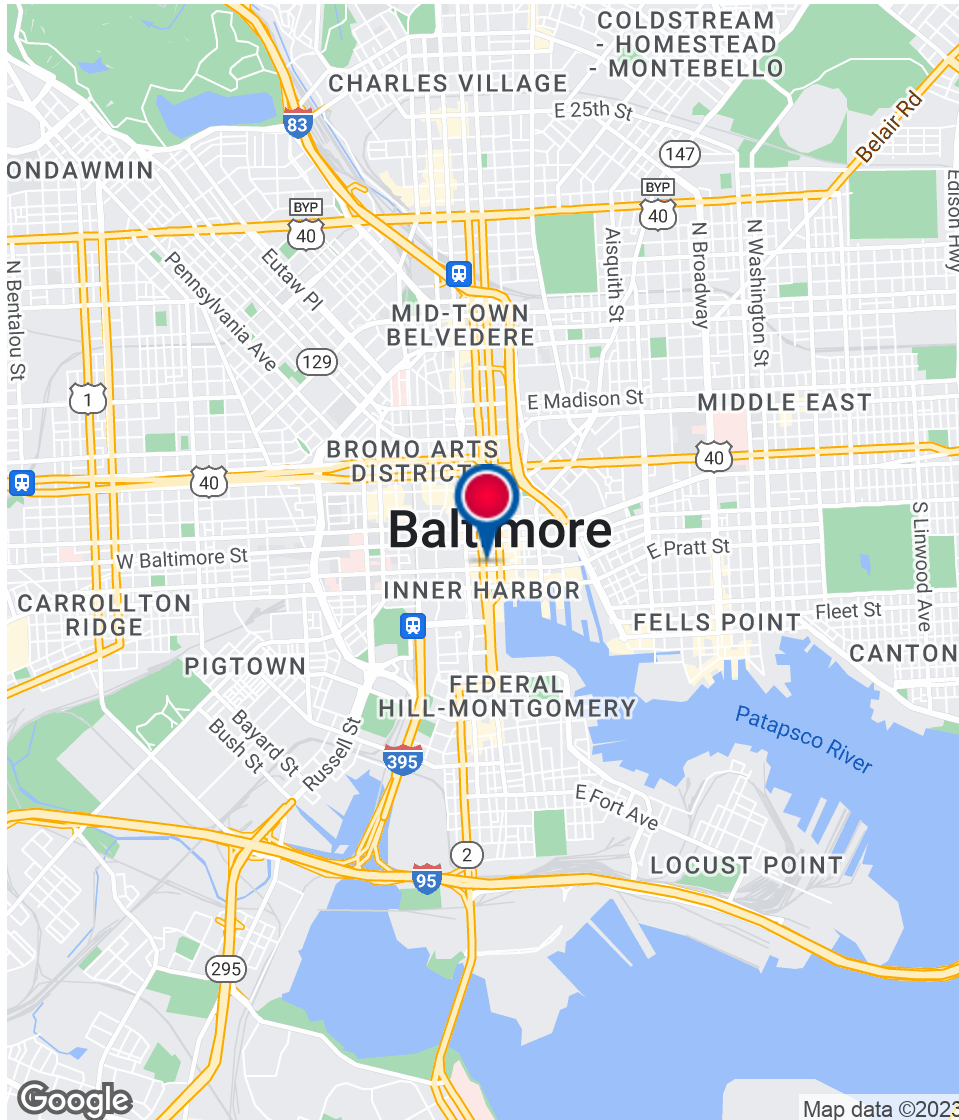
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Location Maps



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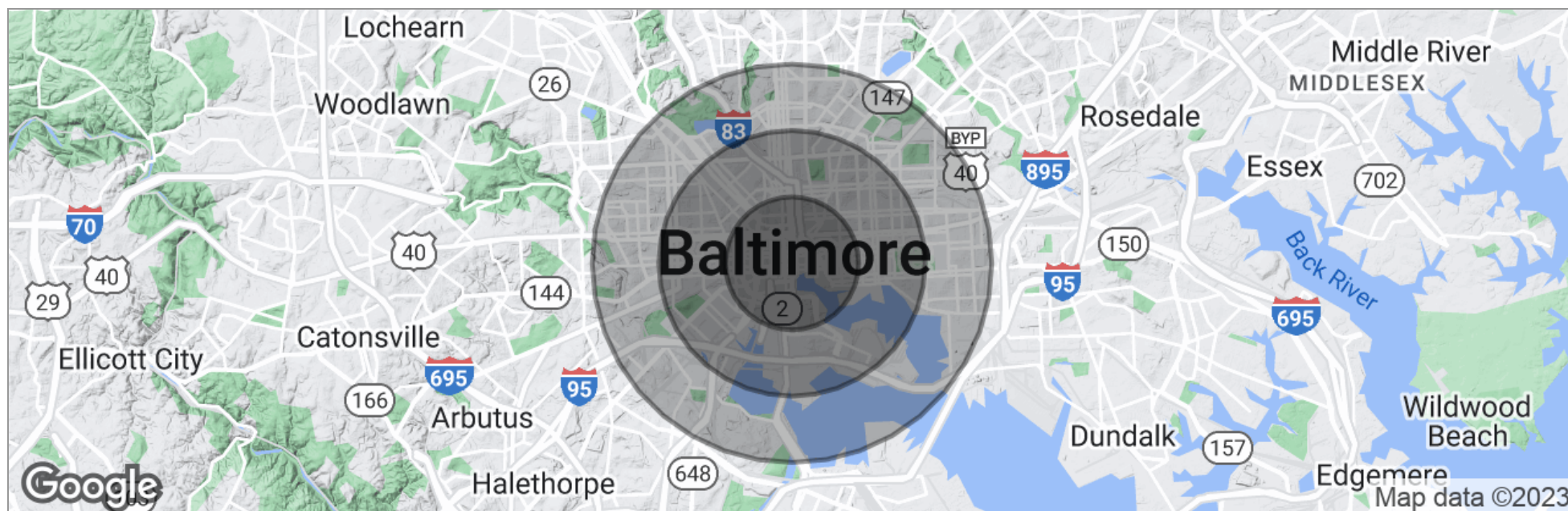
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## Demographics Map



	1 Mile	2 Miles	3 Miles
Total Population	35,155	131,716	281,531
Population Density (Pop/Sq.Mi.)	11,190	10,482	9,957
Median Age	32.1	32.3	33.2
Median Age (Male)	32.8	32.0	32.2
Median Age (Female)	31.6	32.2	33.9
Total Households	16,033	56,567	111,697
# of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$65,225	\$57,257	\$53,490
Average House Value	\$393,417	\$290,985	\$238,691

\* Demographic data derived from 2020 ACS - US Census

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