



100 || LIGHT

 COPT + CBRE

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.



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



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



Lobby turnstiles, Datawatch access upgrades and monitored security cameras



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



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.





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. Cusi
7. Jimmy John's
8. Kona Grill
9. La Calle
10. Morton's The Steakhouse
11. Pitamora
12. Pratt Street Ale House
13. R&R Taqueria
14. Shake Shack
15. South Street Deli
16. Starbucks
17. Subway
18. Water Street Tavern

Entertainment

1. Camden Yards
2. Hippodrome Theatre
3. M&T Bank Stadium
4. Royal Farms 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.

BUS



- Stops immediately outside both the Light and Charles Street entrances

BIKE



- Bike lockers onsite
- Maintenance and repair room on the lower level to come

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

ALL ROADS LEAD TO 100 LIGHT



Bus Stops



Train Stations



Interstate Access



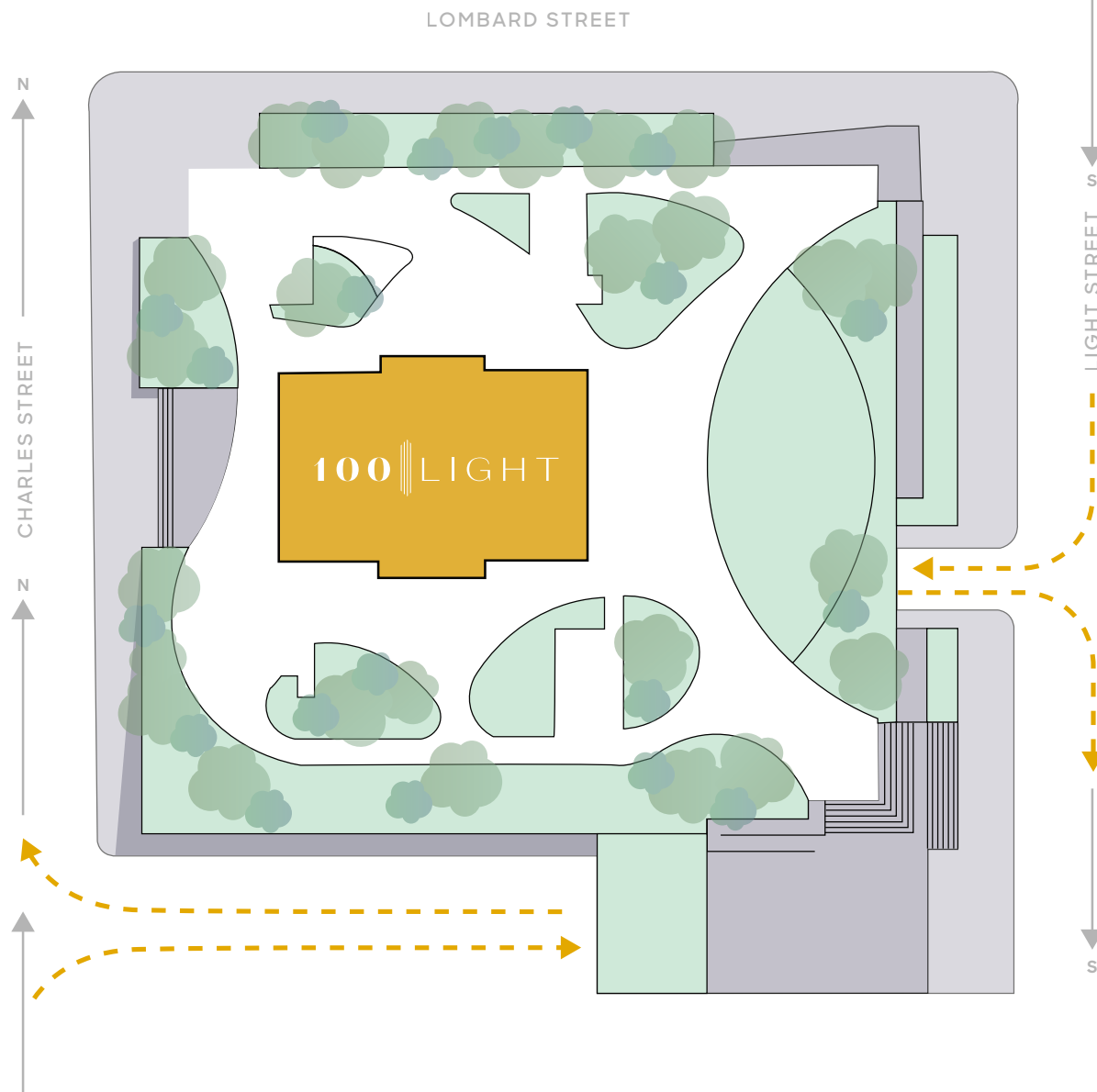
Dedicated Bike Lane



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.



Spa Quality. Sky-High Views.

Located on the 18th floor, 100 Light's high-rise fitness center offers state-of-the-art equipment, complimentary towel service, a virtual personal training studio, and panoramic views unmatched anywhere else in Baltimore.

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.

A Cut Above The Rest

Take a few inches off a few stories up—the boutique, single-seat salon on the 18th floor offers a view as exclusive as the service.

Even More In Store

- Comfortable lounge areas
- Café with made-to-order meals prepared onsite and a 24/7 grab-and-go market
- Conference centers and training rooms with state-of-the-art technology and 100+ person capacity
- Bicycle storage and repair to come



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.





LUMEN
PLAZA

A GREENER SPACE TO WORK & PLAY



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



TYPICAL FLOOR PLAN

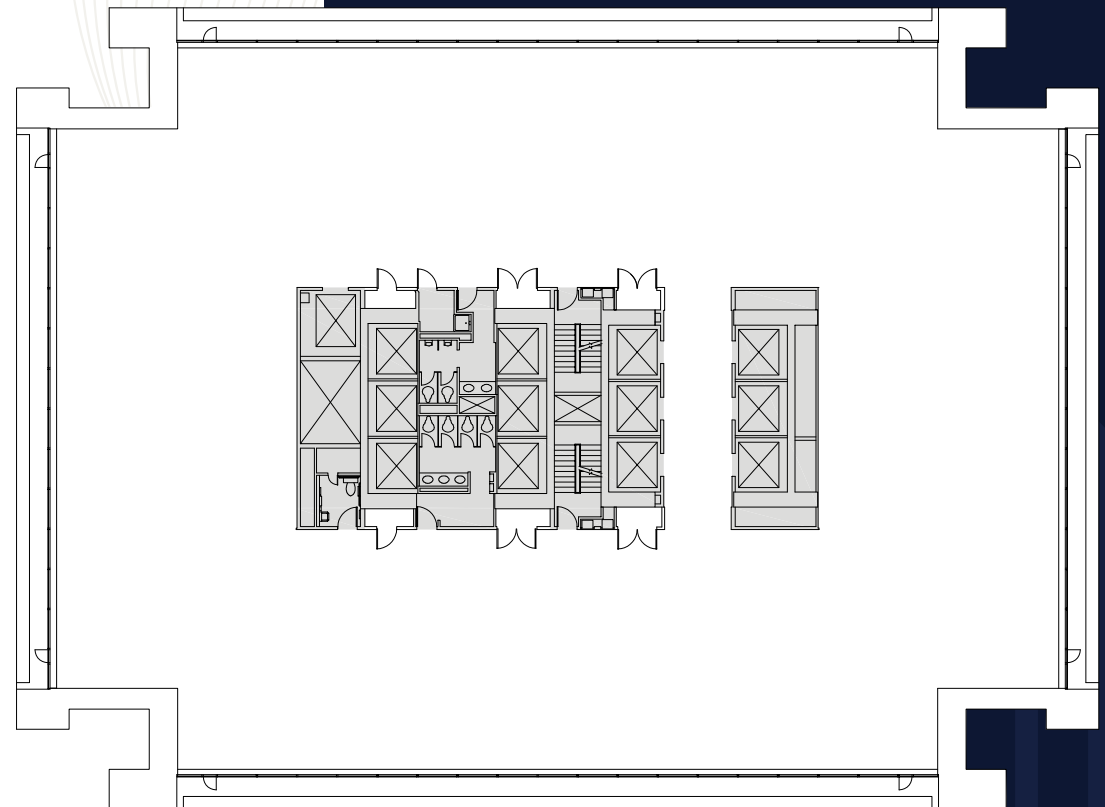
35 Floors

Class A Office Space

561,914 Total SF

15-16k SF Column-Free
Floor Plates

PRATT STREET



LIGHT STREET

100 || LIGHT

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