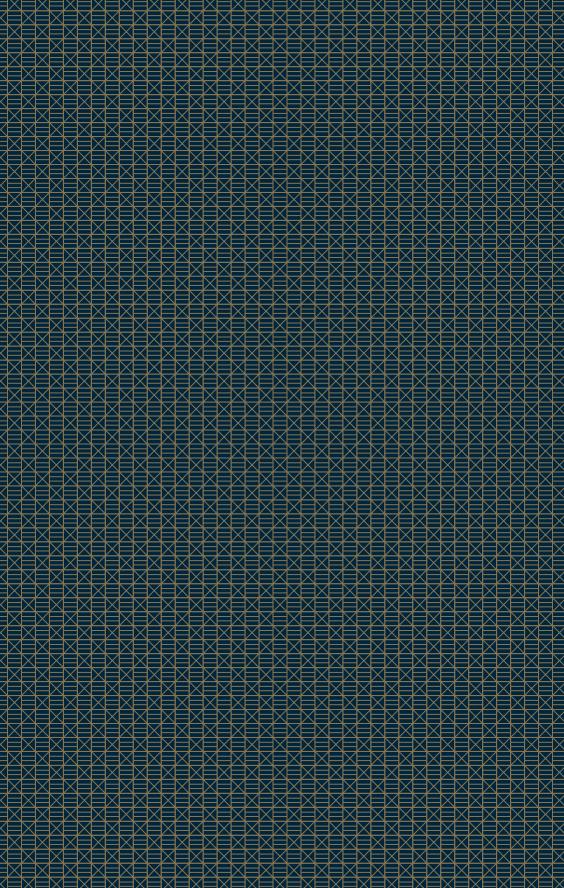




414 Light Street stands 44 stories above Baltimore's historic Inner Harbor, a beacon of the city's renaissance as a hub of innovation. Developed by Questar Properties with a meticulous attention to detail. 414 Light Street was designed by Solomon Cordwell Buenz to reflect the rich history of Baltimore, redefining this storied address as the most desirable residential experience in the Mid-Atlantic region.







An unprecedented possibility, 44 stories above Light Street.



A stunning architectural achievement of shimmering glass and steel, 414 Light Street intends to elevate the standard of living in Baltimore, introducing resort-inspired amenities and hospitality-influenced service at the water's edge.

## A destination in itself.

A curated collection of over 40,000 square feet of exquisite amenities, complemented by an unmatched level of personalized service executed by the 24-hour concierge and staff.



### BEYOND YOUR BASELINE

Outdoor Living

Expansive private amenity park in the sky

Outdoor 16 ft dual-sided theatre

Multipurpose activity lawns

Al fresco kitchen and dining

Pet park and run, wash and grooming stations

for furry friends

Skyline terrace with pool and cabanas

Community and resident gardens

Urban bosque

Indoor Entertainment

Entertainment kitchen and dining bar

Game room with custom Mitchell billiards table

Resident salon and theatre

Fireside retreat room

Business lounge and boardroom

Wellness

Private fitness club and exercise studio with

floor-to-ceiling windows

Yoga and movement studio

Retail

Over 12,300 sq. ft. of convenient onsite retail





### PERSONALIZED SERVICES

Optional curbside valet service and self-parking available

Grocery delivery and pantry stocking

Dog walking service

Pet sitters

Handyman and maintenance service

On-demand garage car wash and detailing

Relocation services

Dry cleaning and laundry

Housekeeping services

Personal fitness training

Package acceptance

Concert and entertainment booking

Car service and limo booking

 $Airport\,shuttle\,car\,service$ 

 $Event\ planning\ for\ expansive\ amenity\ space$ 

IT consulting

Wellness and performance consulting

Food and beverage in-room services

Personal shopper

Hanging and installation of flat screen TVs



Tailored services for a personalized living experience.

## Intentionally designed, exquisitely finished.

Spacious studio, one and two-bedroom residences meticulously designed to maximize space, light and breathtaking vistas. Exceptional interiors crafted by celebrated designer Kari Whitman.

### LIVING SPACES

Breathtaking panoramic city and harbor views

Custom designed Stark carpeting

Walk-in closets with custom organization

Natural oak hardwood flooring

Floor-to-ceiling windows

Full-sized washer and dryers

Solid core interior doors

Covered balconies and terraces available



### BATHROOM

Select residences feature floating vanities with dual sinks

Backlit mirrors

Custom Poggenpohl cabinetry

Soli Calacatta porcelain tile floors

Built-in shelf in shower

Custom KOHLER® handheld showerhead

Toto toilets

### KITCHEN

Bosch stainless steel gas cooktop, oven and microwave

Made-to-measure *Poggenpohl* cabinetry

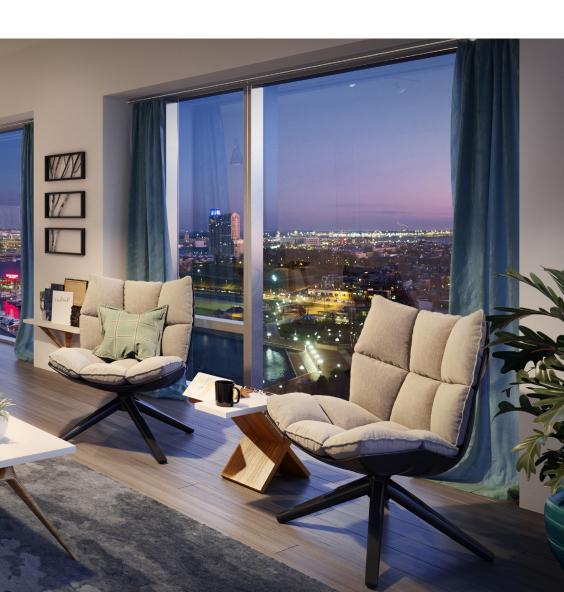
Caesarstone Quartz countertops and full height backsplash

20 cubic foot French Door refrigerator

Convenient built-in storage and functional outlets in kitchen island

Moveable dining bars in select residences

Under-cabinet lighting





The penthouse collection at 414 Light Street represents the finest offering of high-rise, urban homes with inspiring views, impeccable interiors and our most spacious floor plans.



### SPECIAL PENTHOUSE FEATURES

Top floors feature elegant living room fireplaces

Upgraded *Bosch* stainless steel gas cooktop and oven

Oversized 22 cubic foot French Door refrigerator

Soaring 10-foot ceilings

*Miele* wine refrigerators

Lush private terrace gardens in select residences

Wall-to-wall backlit bathroom mirrors with custom cabinetry

Direct views into Camden Yards from the highest floors







## A vibrant, walkable lifestyle.

From the emergence of the hospitality and retail districts to renowned restaurants and lively music scene, Baltimore is at the height of a renaissance, with 414 Light Street standing front and center. 414 Light Street residents will enjoy all the comforts of city life including access to vibrant entertainment, cultural, retail, dining and world-class sports destinations.





# Thoughtfully built; LEED® Silver Certified Design.

414 Light Street will be a LEED Silver Certified building, designed to encourage and promote a sustainable lifestyle. Eco-conscious architecture, technology and materials result in a healthier community with increased air-quality, lowered utility costs and a minimized carbon footprint.

### **ECO-LIVING FEATURES**

Energy-efficient appliances

Dual insulated windows

Low-VOC paints

Smoke-free community

Electronic vehicle recharging stations

Bike sharing program

Onsite bike parking

Green Sweep housekeeping products

Recycling program

Walkable, transit-friendly location

Carpool and public transit incentives



### TECHNOLOGY

Keyless entry

Leading-edge smart home customization

Ecobee smart digital climate control

1 Gigabit ultra-high-speed internet access

WiFi in amenty areas

Prewired for both  $\mathit{Comcast}$  and  $\mathit{DIRECTV}$ 

IT concierge

Virtual Trainer cardio equipment by Life Fitness

Business Center WiFi Lounge

Custom dual-sided FLEXStorm 16 ft. LED outdoor theatre screens

BuildingLink technology

USB charging ports in residences

Automatically responsive controlled garage entry

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### Signature Baltimore residences by Questar.



