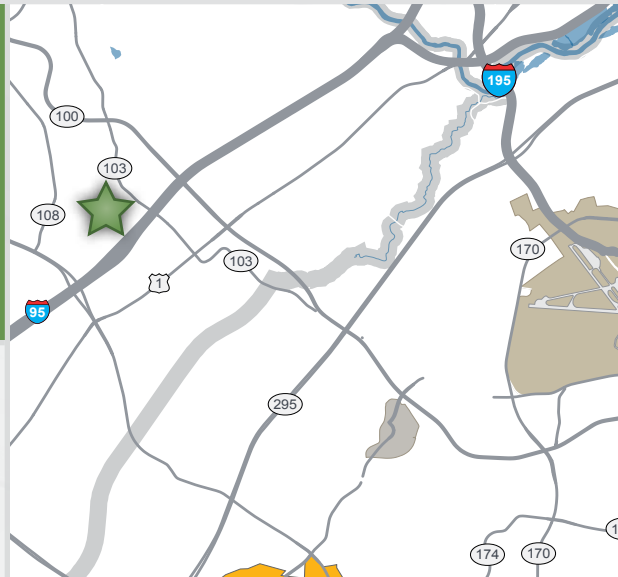




At Merritt Properties, we define our mission simply:

Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.



6514 Meadowridge Road, Elkrige, MD 21075

FOR ADDITIONAL INFORMATION
OR TO SCHEDULE A TOUR, CONTACT:

Vince Bagli | Jamie Campbell | Liz Tarran-Jones | Bobby Lanigan

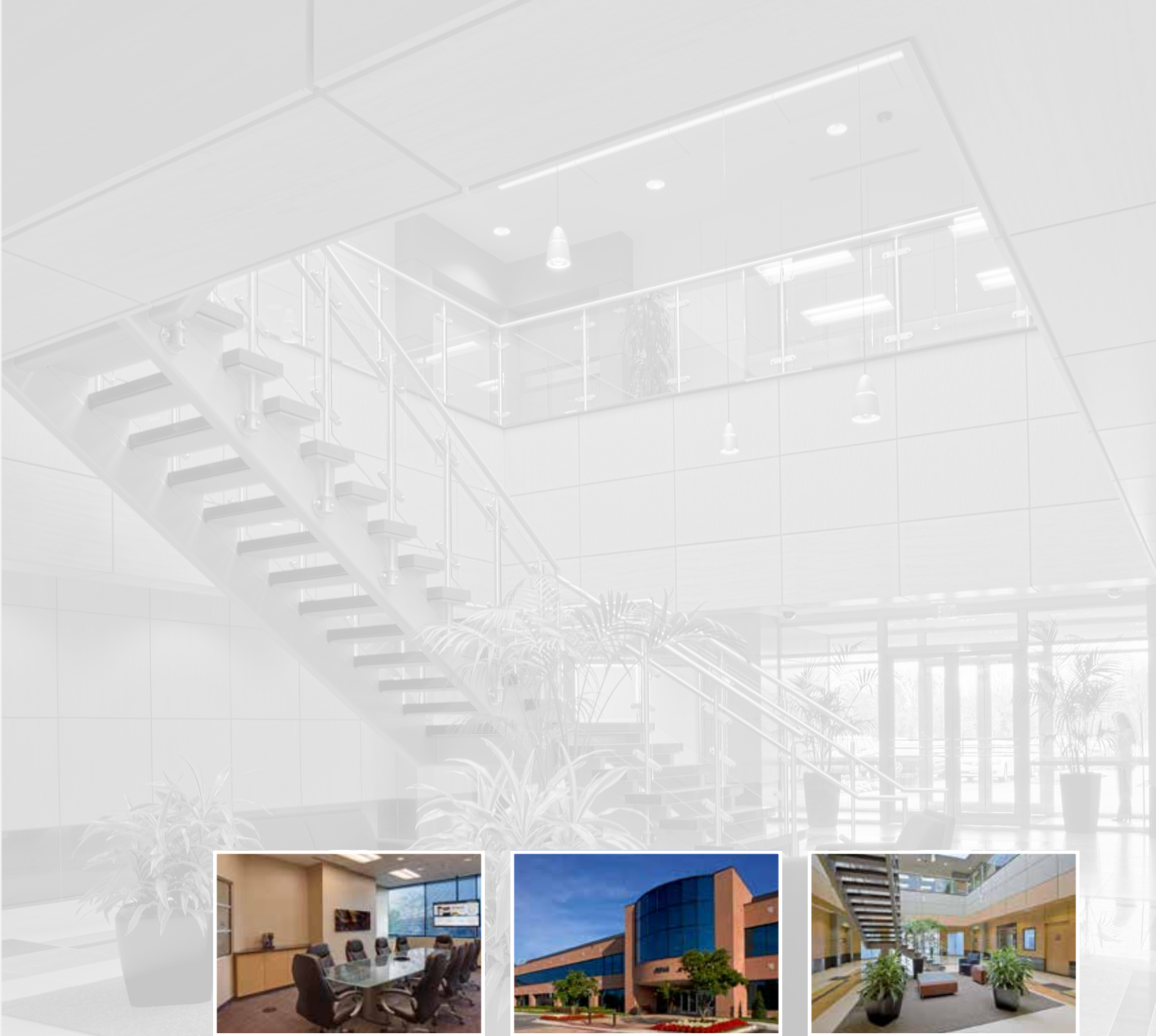
410 298 2600
www.MerrittProperties.com

DRIVING DIRECTIONS:

- I-95 to Route 100 east
- To Route 1/Washington Boulevard south
- To right on Meadowridge Road
- Park entrance on left



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MEADOWRIDGE III

6514 MEADOWRIDGE ROAD, ELKRIDGE, MD 21075





MEADOWRIDGE III OVERVIEW

BUILDING INFORMATION

Office park with I-95 visibility and easy access to Route 100, Route 175 and I-95

+/- 66,920 SF two-story Class A office building

Full building available - can be demised

LEED® Platinum certified by the U.S. Green Building Council

Brick facade with continuous ribbon glass

HVAC delivered via underfloor air distribution system

Deli and fitness center coming soon

2012 Associated Builders and Contractors Award of Excellence Winner-New Project, \$5-10 Million

Park to consist of up to 6 buildings upon completion

8.5 miles away from Fort Meade and 9 miles to Baltimore/Washington International Airport

4:1 parking ratio

FiOS service available

Howard County, CCT zoning: office, related services

BENEFITS OF GREEN BUILDING

Specialized building envelope and energy-efficient HVAC system decreases the building's energy consumption by more than 21%.

Water-efficient restroom fixtures and drought-tolerant landscaping lessen the burden on municipal water supply by approximately 44%.

100% of the building's core energy use purchased from a renewable energy source, such as solar or wind power with a net-zero pollution basis.

Low VOC building materials, underfloor air distribution systems and CO₂ monitors enhance indoor air quality of the building, which directly impacts worker health and productivity.

Preferred parking for hybrid vehicles, which promotes the use of fuel-efficient vehicles.

87% of the construction waste recycled, diverting construction debris from landfill disposal and reintroducing waste back into usable materials.

Green housekeeping reduces the possibility of indoor air pollutants that are potentially odorous and irritating to building occupants.

More than 20% of all building materials manufactured within a radius of 500 miles of the jobsite which supports the regional economy and reduces the environmental impacts resulting from transportation.

SITE PLAN

Meadowridge 95

6514 Meadowridge Rd. 2-story +/- 66,920 SF



SURROUNDING AMENITIES

Aida Bistro & Wine Bar
Best Buy
BJ's Wholesale Club
Courtyard Columbia
Dicks Sporting Goods
Doctor's Vision World
Famous Dave's
Food Lion
HomeGoods
Houlihan's Restaurant
Jo-Ann Fabrics
La Madeleine
Lowe's
Marshalls

Mattress Giant
Massage Envy
Mimi's Café
Office Depot
Old Navy
Olive Garden
Pier 1 Imports
Philly's Pizza
Residence Inn Columbia
Romano's Macaroni Grill
Staples
Subway
Target
Union Jack's

