

RED RUN BUSINESS PARK - NEW CONSTRUCTION

10695 RED RUN BOULEVARD, OWINGS MILLS, MD 21117



Building Information

- » Proposed three-story, 93,000 SF, Class A office
- » Registered LEED® Core & Shell Project intended for Gold Certification
- » Located just off Red Run Boulevard with easy access to Owings Mills Boulevard, Reisterstown Road, I-795 and I-695
- » Close proximity to Baltimore Metro Subway and Owings Mills Mall
- » Three-story lobby atrium
- » Energy-efficient HVAC system
- » Low VOC materials
- » 10' ceiling height
- » State-of-the-art fitness center on site
- » Brick façade with extensive window line
- » 4/1,000 parking ratio
- » Baltimore County, ML-IM zoning: retail, office



Going Green at Red Run Business Park

- » Decreases energy consumption via enhanced building envelope utilizing superior insulation and Low-E glass, as well as energy-efficient packaged rooftop units and high performance lighting.
- » Maximizes resource conservation and diminishes the level of waste and environmental impact.
- » Diverts construction debris from landfill disposal and reintroduces waste back into usable materials.
- » Encourages the use of renewable energy sources such as solar or wind power with a net-zero pollution basis.
- » Increases the availability of natural light.
- » Enhances indoor air quality of the building, which directly impacts worker health and productivity.
- » Ensures that cleaning products and chemicals are used properly and reduces indoor air contaminants produced by cleaning chemicals.
- » Lessens the burden on municipal water supply by approximately 44% by utilizing water-efficient restroom fixtures and drought-tolerant landscaping.
- » Promotes the use of fuel-efficient vehicles with preferred parking for hybrid vehicles, which.

Site Plan

Red Run Business Park

10695 Red Run Blvd.

Proposed

3-story

93,000 SF

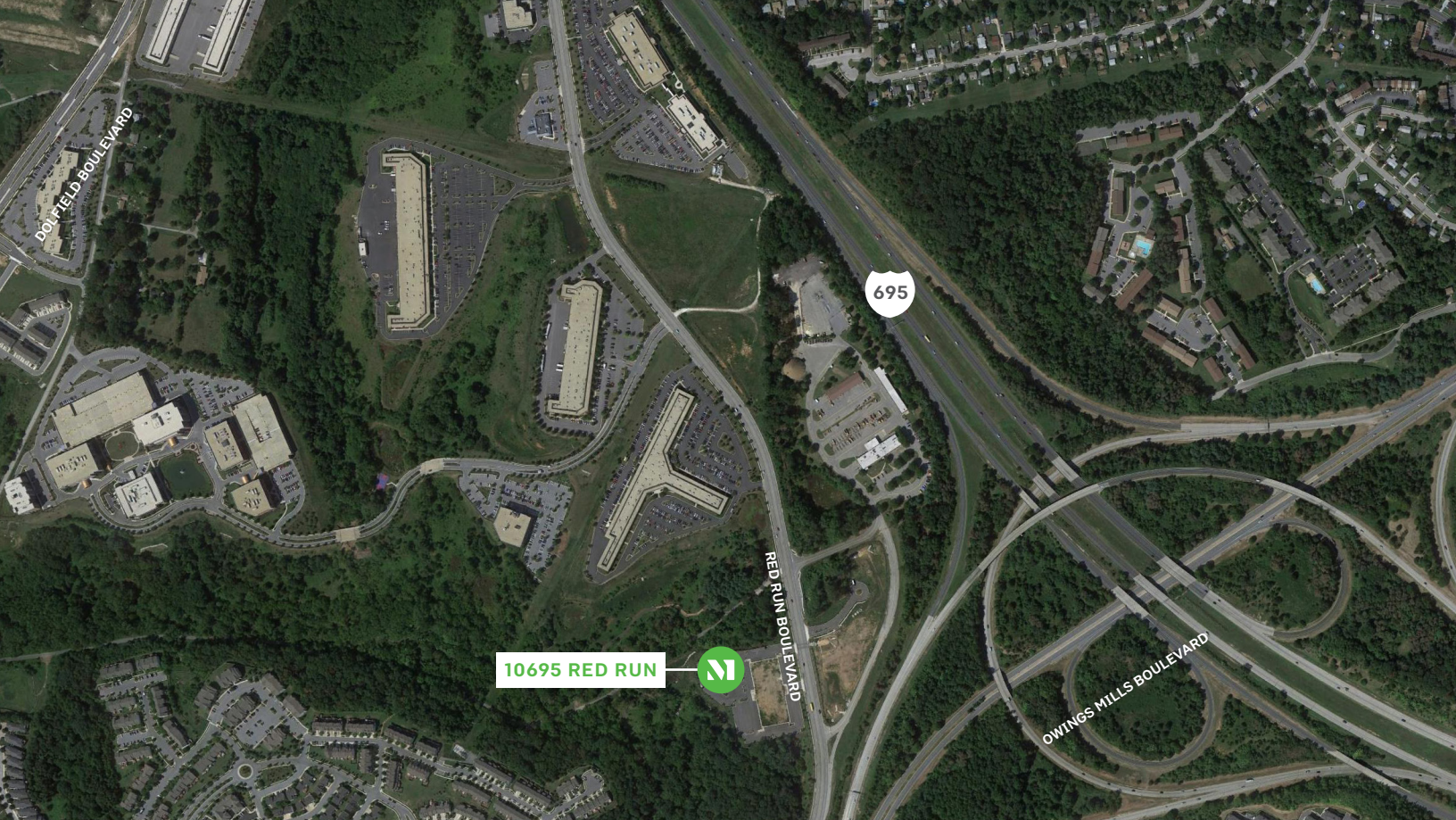


Surrounding Amenities

American Bistro
Bellagio Wings & Pizza
Best Buy
BJ's Wholesale Club
Bonefish Grill
Don Pablo's
Giant
Gourmet Girls
The Greene Turtle
Macy's

McDonald's
Outback Steakhouse
Red Lobster
Rite Aid
Red Robin Gourmet Burgers
Safeway
Sam's Club
Starbucks
Subway
Target

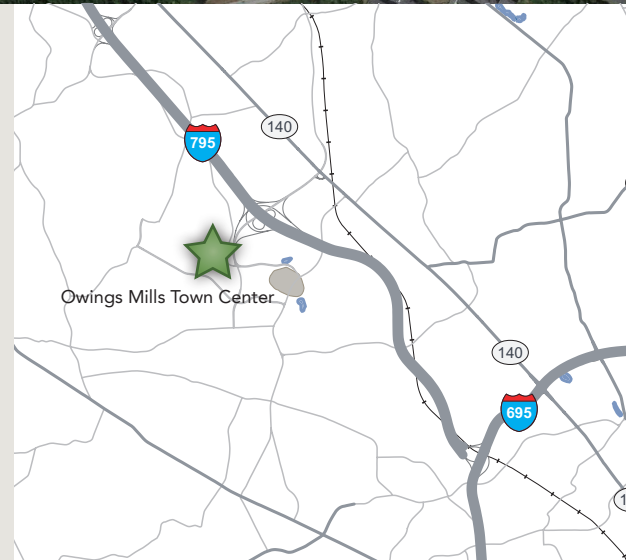




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Driving Directions:

- » I-695 to I-795 north
- » Proceed to Exit 4 (Owings Mills Boulevard south)
- » Bear **L** - Owings Mills Boulevard south
- » **R** on Red Run Boulevard
- » Building site located on left



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Pat Franklin | Whit Levering | Ashley Reimer | Lauren Lindsay

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Corporate Office: 410.298.2600 | Virginia Office: 703.858.2725

