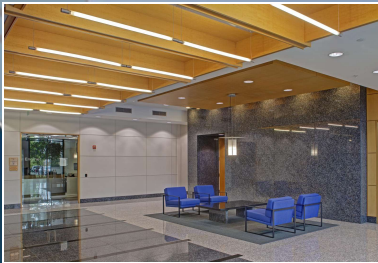


PROPERTY OVERVIEW

COLUMBIA CORPORATE PARK 100

6000-6031 UNIVERSITY BOULEVARD, ELlicOTT CITY, MD 21043



Building Information

- 26-acre park featuring Class A office and mixed use retail; five buildings totaling 301,851 SF
- Located at the Route 100 Snowden River Parkway interchange; three minutes to I-95
- Merge by Merritt -- employee amenities, services and experiences
- Fitness center and 40-seat shared conference room located within the park
- Daycare located within the park
- Parking ratio of 4/1,000 with 306 covered parking spaces
- 10' finished ceiling height
- Comcast and FiOS service available
- Loading dock capability
- High speed gear traction elevators
- Premium parabolic lighting fixtures
- Computerized state-of-the-art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat. HVAC system allows for an infinite number of cooling zones
- Over one million SF of business support and service retail facilities, as well as restaurants and hotels, surround the park



Surrounding Amenities

- Aida Bistro & Wine Bar
- Azul 17 Mexican Cuisine
- Baja Fresh Mexican Grill
- Bertucci's Brick Oven Restaurant
- Bob Evans
- Bon Fresco
- Boston Market
- Cheeburger Cheeburger
- Chick-fil-A
- Chipotle
- Don Pablo's
- Dunkin Donuts
- Eggspectations
- Famous Dave's Bar-B-Que
- Five Guys Burger
- Houlihan's
- Jason's Deli
- Ledo Pizza
- Life Time Fitness
- Noodles & Co
- Nottingham's
- Olive Garden
- Panera Bread
- Pub Dog
- Qdoba Mexican Grill
- Red Lobster
- Red Robin
- Romano's Macaroni Grill
- Smoothie King
- Stanford Grill
- Starbucks
- Subway
- Target
- TGI Friday's
- The Greene Turtle
- Tropical Smoothie Cafe
- Victoria Gastro Pub

Site Plan

Columbia Corporate Park 100

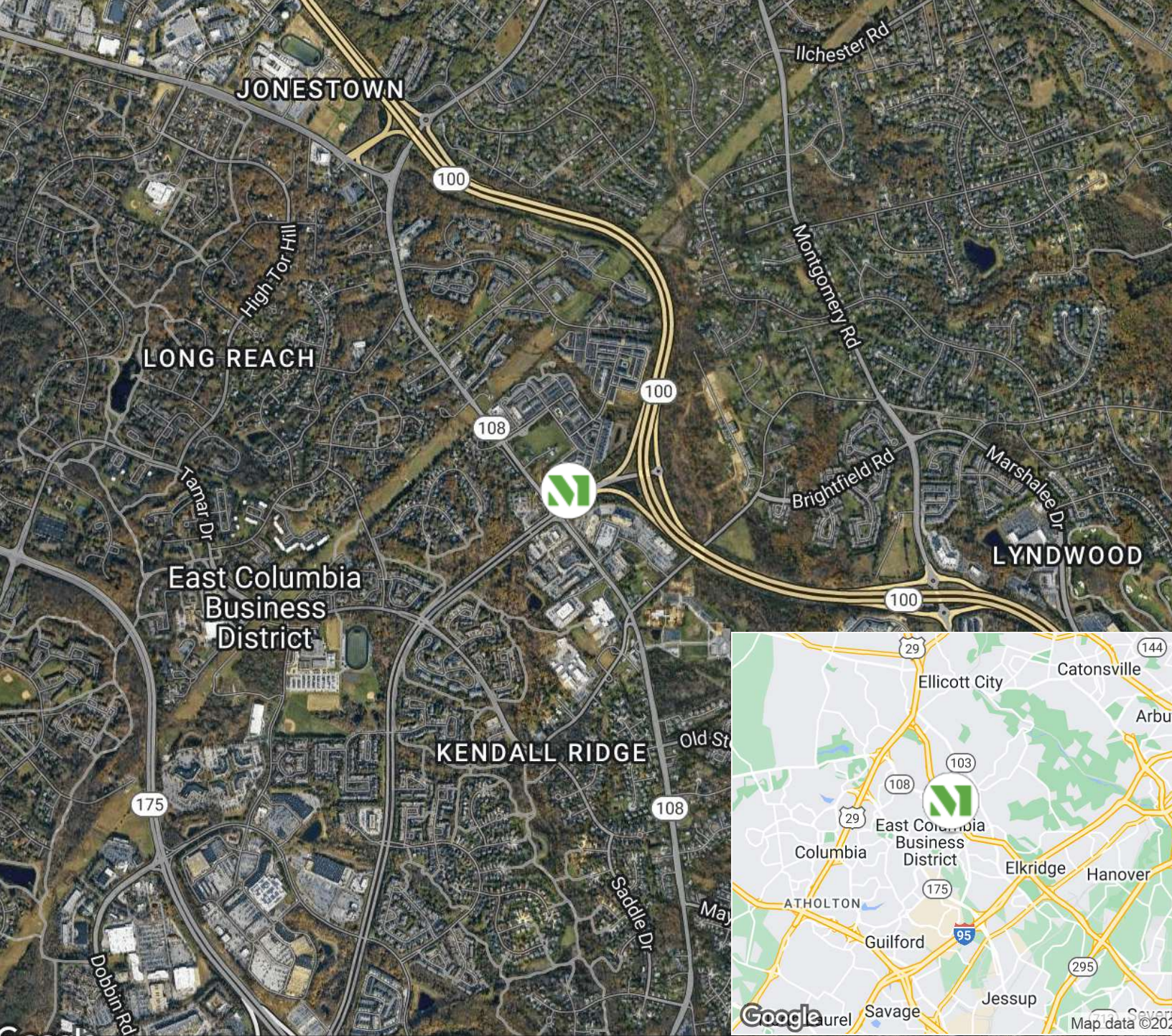
6011 University Boulevard	4-Story Office	95,560 SF
6021 University Boulevard	5-Story Office	107,300 SF
6031 University Boulevard	3-Story Office	74,400 SF
6010 University Boulevard	1-Story Retail	15,900 SF
6000 University Boulevard	1-Story Retail	7,150 SF



“Merritt employees truly love their jobs and consistently deliver solutions in a fast, creative and cost-effective manner.”

STEVE MARTIN
PRESIDENT
FIRAXIS GAMES





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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