

PROPERTY OVERVIEW

THE EXCHANGE

1122 KENILWORTH DRIVE, TOWSON, MD 21204



Building Information

- Premier location at Charles Street and the Baltimore Beltway (I-695)
- Five-story Class A office building totaling 89,968 SF
- Located in a federal HubZone
- Four-story atrium and spacious lobbies—beautiful architecture, lobbies, and grounds provide a quiet, dignified, professional work environment
- Less than a quarter of a mile from the Shops at Kenilworth
- Merge by Merritt employee engagement and concierge program with mobile app
- A large, professionally outfitted conference room available to all tenants
- Individual temperature control within every suite ensures custom comfort
- Comcast and FiOS service available
- 73% of office suites are business-owner occupied creating a corporate headquarters atmosphere
- Lobbies with seating areas on the first and fifth floors
- On-site customer service representative
- Card access system for after-hours



Surrounding Amenities

- Atwater's Kenilworth
- Basta Pasta
- BB&T Bank
- Bluestone Restaurant
- Bonefish Grill
- Burger King
- Chipotle
- Dunkin'
- First Watch
- Five Guys
- McDonald's
- Nacho Mama's
- Nando's Peri-Peri
- Nautilus Diner
- On the Border
- Pasta Mista
- Pollo Amigo
- Rise Towson
- Safeway Supermarket
- South Moon Under
- Starbucks
- THB Bagelry + Deli
- The Greene Turtle
- The Peppermill
- The Shops at Kenilworth
- Towson Diner
- Towson Pizzeria
- Towson Tavern
- Towson Town Center
- Trader Joe's
- Walgreens
- Wells Fargo
- World of Beer
- Zoe's Kitchen

Site Plan

The Exchange

1122 Kenilworth Drive

5-Story Office

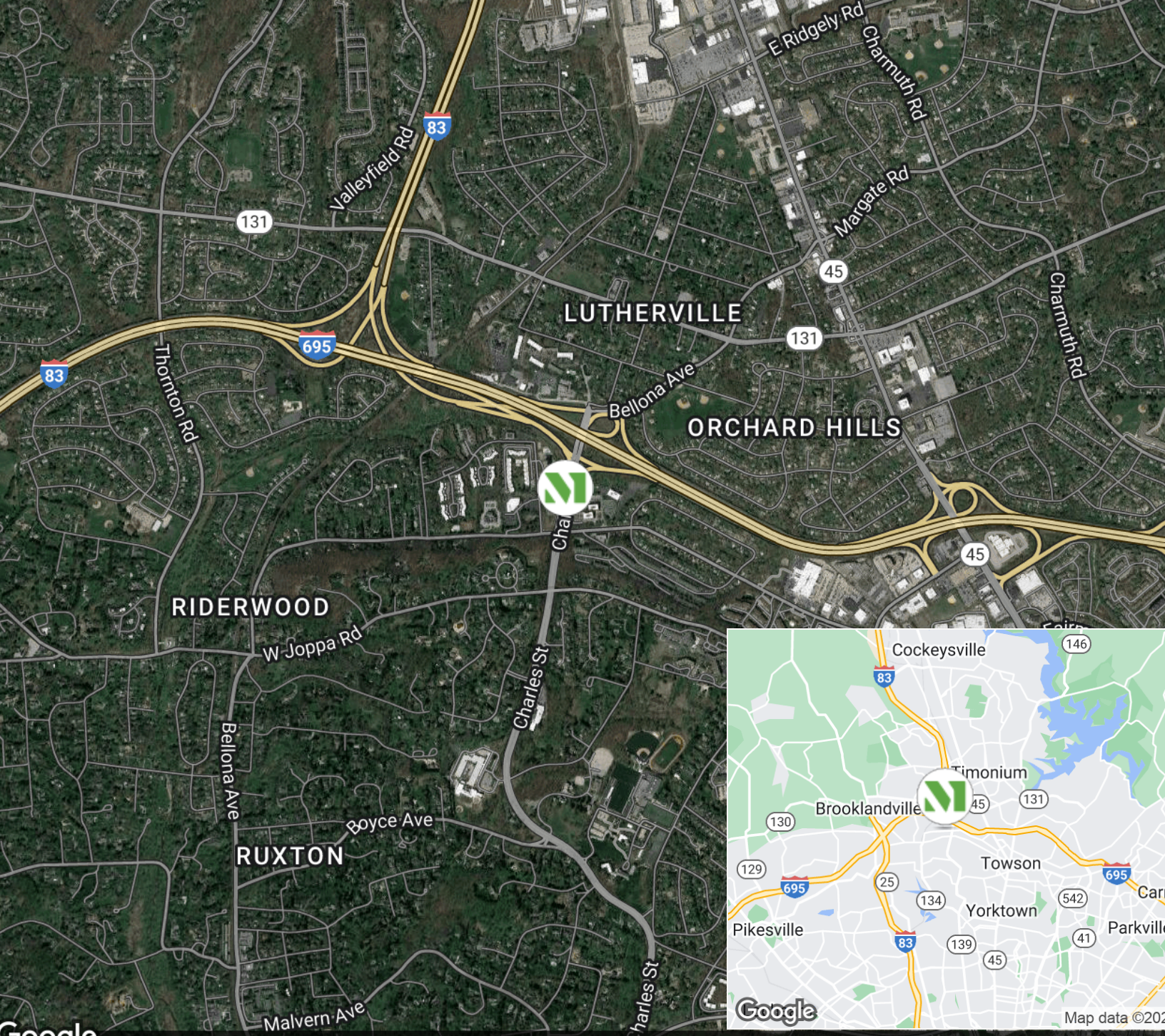
89,481 SF



“Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here.”

DR. TYRONE TABORN
CHAIRMAN & CEO
CAREER COMMUNICATIONS GROUP





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. 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.

For additional information or to schedule a tour, contact:

Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

