

PROPERTY OVERVIEW

INTERNATIONAL CIRCLE

303 INTERNATIONAL CIRCLE, HUNT VALLEY, MD 21030



303

303



Building Information

- Quick access to I-83 and Shawan Road, minutes from I-695
- Five-story Class A office building totaling 137,074 SF
- LEED®-EB: O&M Silver certified
- Less than one mile to both the Hunt Valley Light Rail Station and Hunt Valley Towne Centre
- Quality HVAC systems, fiber optics and high-speed elevators
- Attractive lobby with glass elevator cabs
- Fitness center with showers in building
- Full-service deli onsite
- Parking ratio: 4.32/1,000
- 138 surface parking spaces, 256 covered deck parking spaces & 118 exposed deck parking spaces
- Baltimore County, ML zoning
- Comcast and Verizon FIOS available onsite



Going Green at International Circle

- The LEED®-EB: O&M (LEED®-Existing Building: Operating & Maintenance) rating system addresses all levels of a building's operation, such as exterior building site management programs, water and energy use, environmentally preferred products and practices for cleaning and alterations, sustainable purchasing policies, waste stream management and ongoing indoor environmental quality.
- For International Circle, Merritt incorporated a number of eco-friendly strategies, resulting in improved indoor air quality and minimized environmental impact. These include:
 - Retro-commissioned HVAC system
 - Water efficient restroom fixtures, such as dual flush toilets, water-free urinals and water conserving aerators, which reduced the building's water usage by more than 41%
 - 100% irrigation reduction
 - Green housekeeping
 - Building-wide recycling program
 - Lighting retrofit using reduced mercury lamps
 - VFD's on all air handlers and pumps
 - Water side economizer on air handlers
 - Upgraded Building Automation System
 - Strict adherence to Merritt's indoor air quality management plan during interior alterations

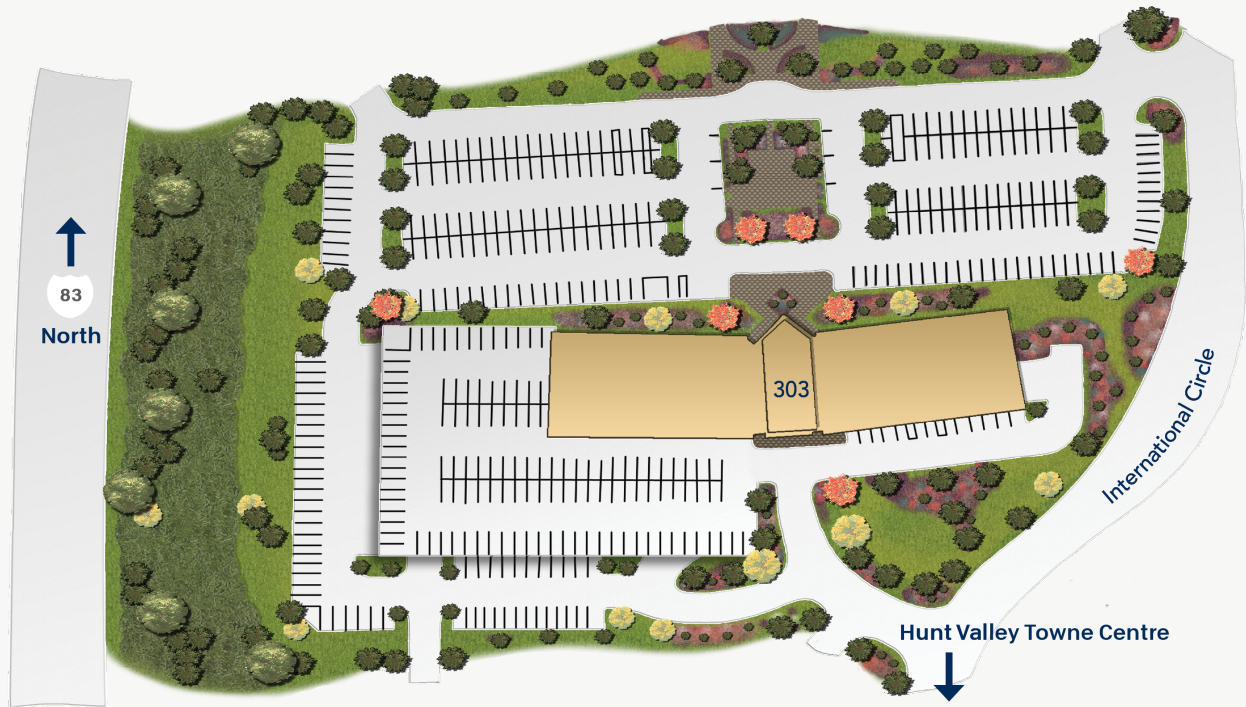
Site Plan

International Circle

303 International Circle

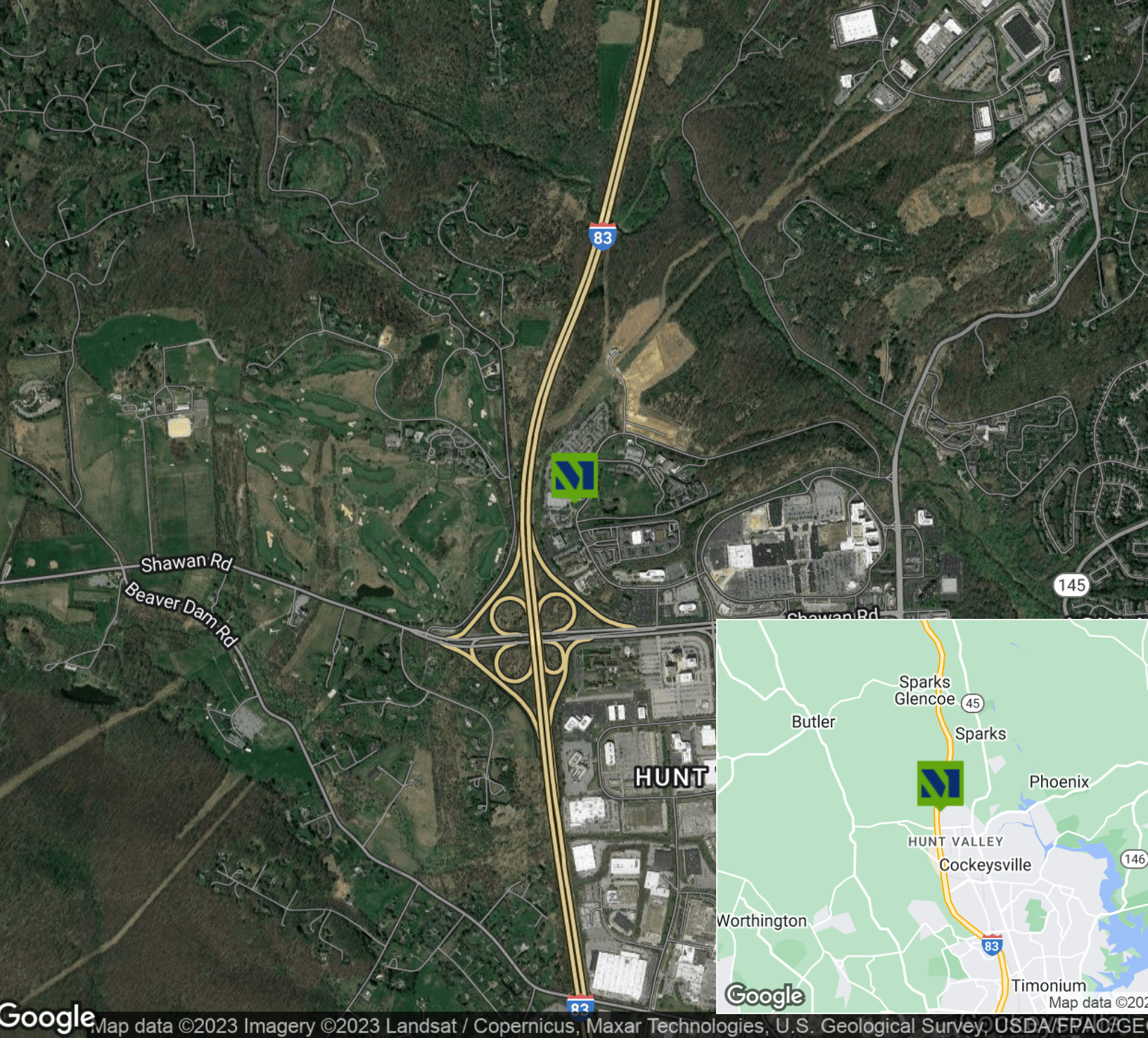
5-Story Office

134,043 SF



Surrounding Amenities

- 303 Deli
- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Grabbagreen Food + Juice
- Green Leaf
- Holiday Inn Express
- HomeGoods
- Hunt Valley Towne Center
- Iron Rooster
- Ledo Pizza
- Light Rail – Hunt Valley
- M&T Bank
- Marshall's
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms
- Starbucks
- Subway
- SunTrust Bank
- Texas Roadhouse
- The Greene Turtle
- ULTA Beauty
- Wegman's Supermarket



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For additional information or to schedule a tour, contact:

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