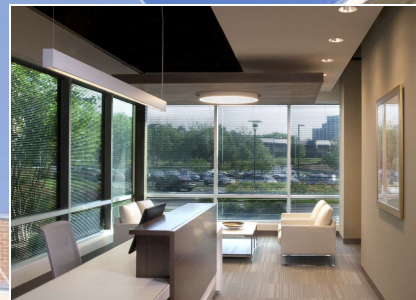


Property Overview

SCHILLING GREEN

230 SCHILLING CIRCLE
HUNT VALLEY, MD 21031

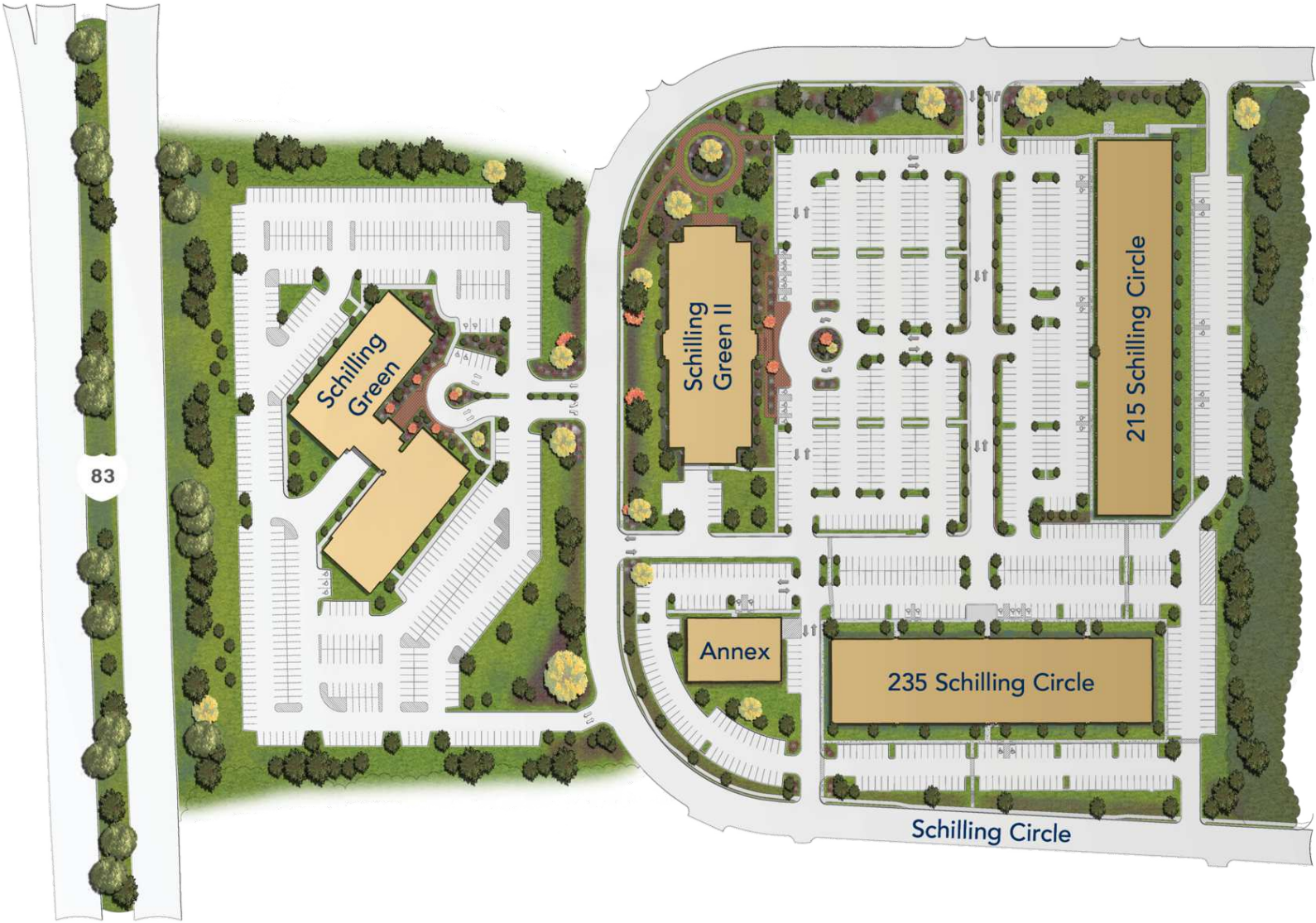


SITE PLAN

Schilling Green

Hunt Valley, MD 21031

230 Schilling Circle	3 - Story	107,637 SF
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SCHILLING GREEN

BUILDING HIGHLIGHTS



- Three-story, 106,208 SF Class A office building
- LEED® Platinum certified by the U.S. Green Building Council (USGBC)
- 2009 NAIOP Best LEED Office and Best Rehab Office Award Winner
- 2009 USGBC-MD Green Core & Shell Project of the Year
- Close proximity to light rail station and Hunt Valley Towne Centre
- New HVAC and fiber optics
- Comcast service available
- State-of-the-art fitness center
- Community lounge with micromarket & Nalley Fresh in park
- 5/1,000 parking ratio with 522 surface parking spaces

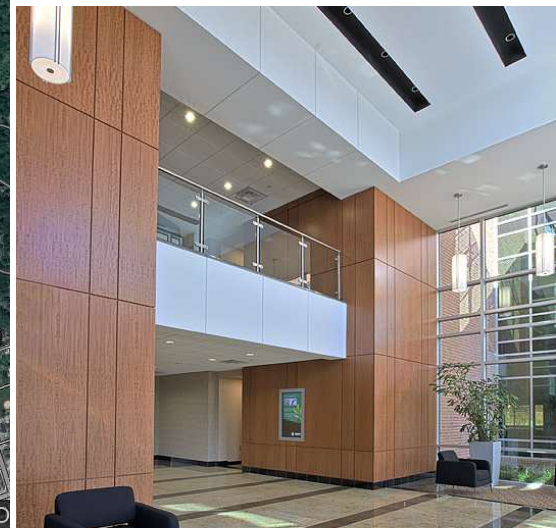
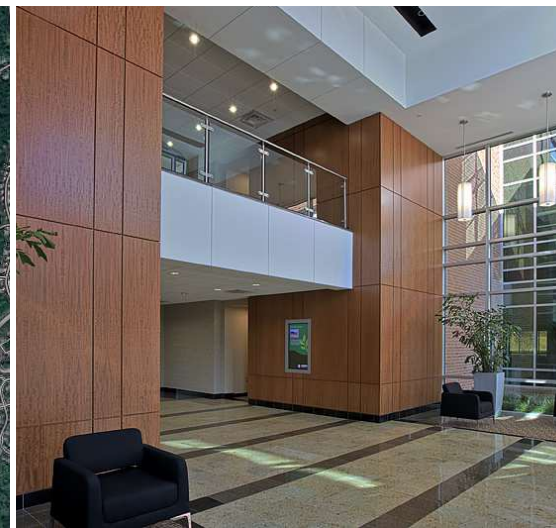
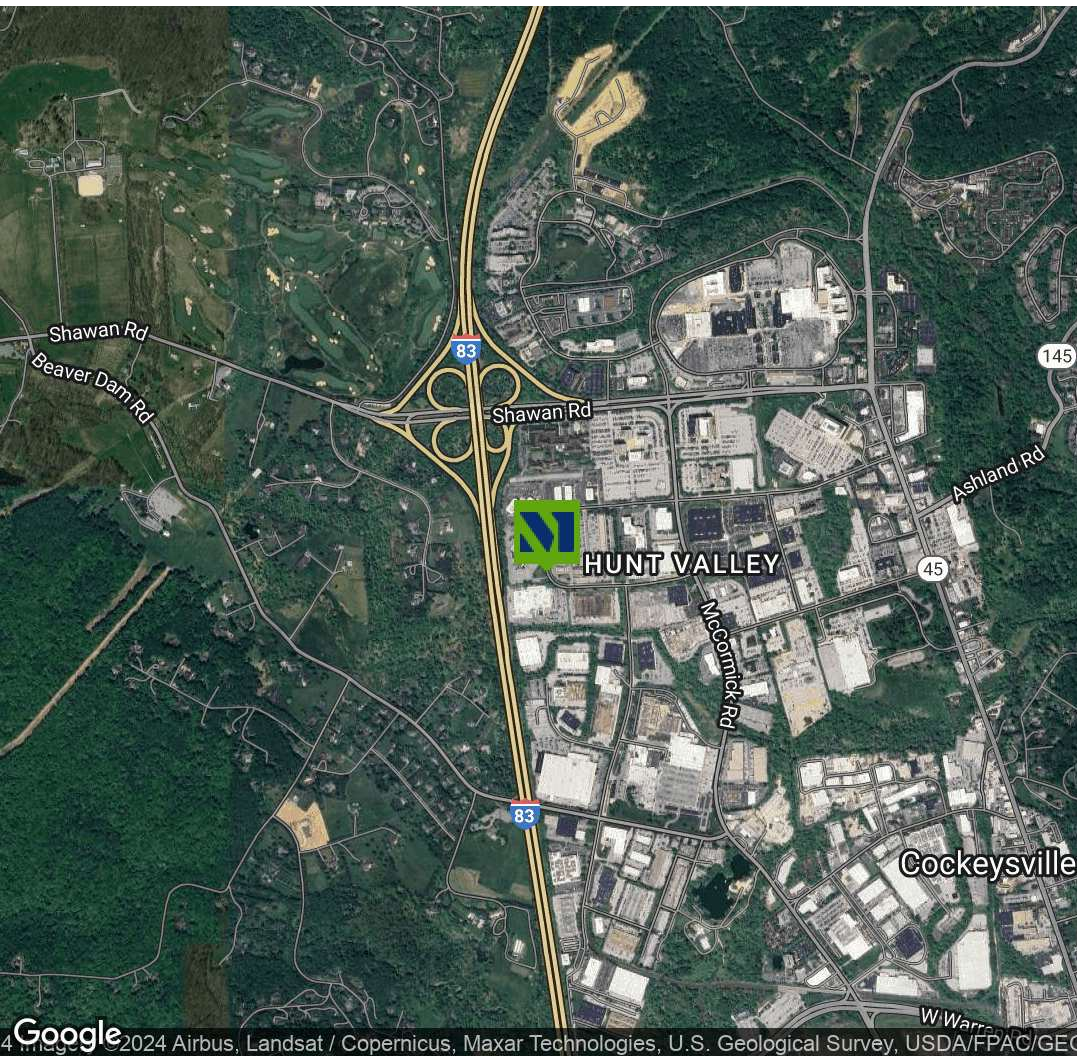
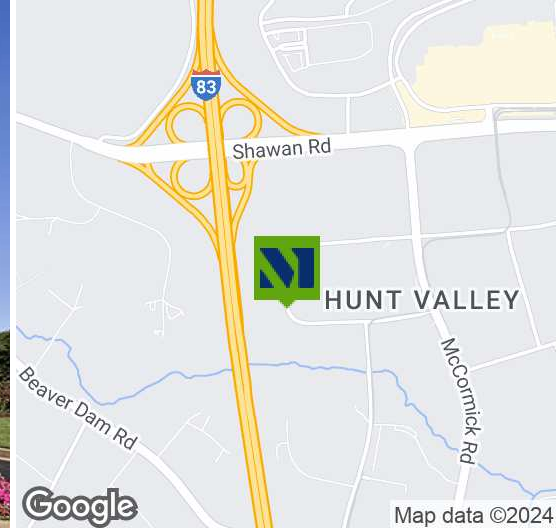
LOCATION FEATURES



- I-83 visibility with easy access to Shawan Road and I-695
- Close proximity to light rail station and Hunt Valley Towne Centre

SURROUNDING AMENITIES

- 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
- Marshalls
- 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



CREATING HOMES FOR BUSINESSES SINCE 1967

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

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BUILDING GREEN

