

# THE NATIONAL BUSINESS PARK

ANNAPOLIS JUNCTION,  
MARYLAND



# THE STATS

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**Park Location:**

Opposite Fort Meade with direct gate access

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**Building Uses:**

Class A office, SCIF, ATPF, data center

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**Site:**

500 acres; 3.8M SF currently built out; 2.1M SF of future development

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**LEED Certifications:**

12 Gold; 5 Silver



# ULTIMATE ACCESS TO THE MISSIONS ON FORT MEADE

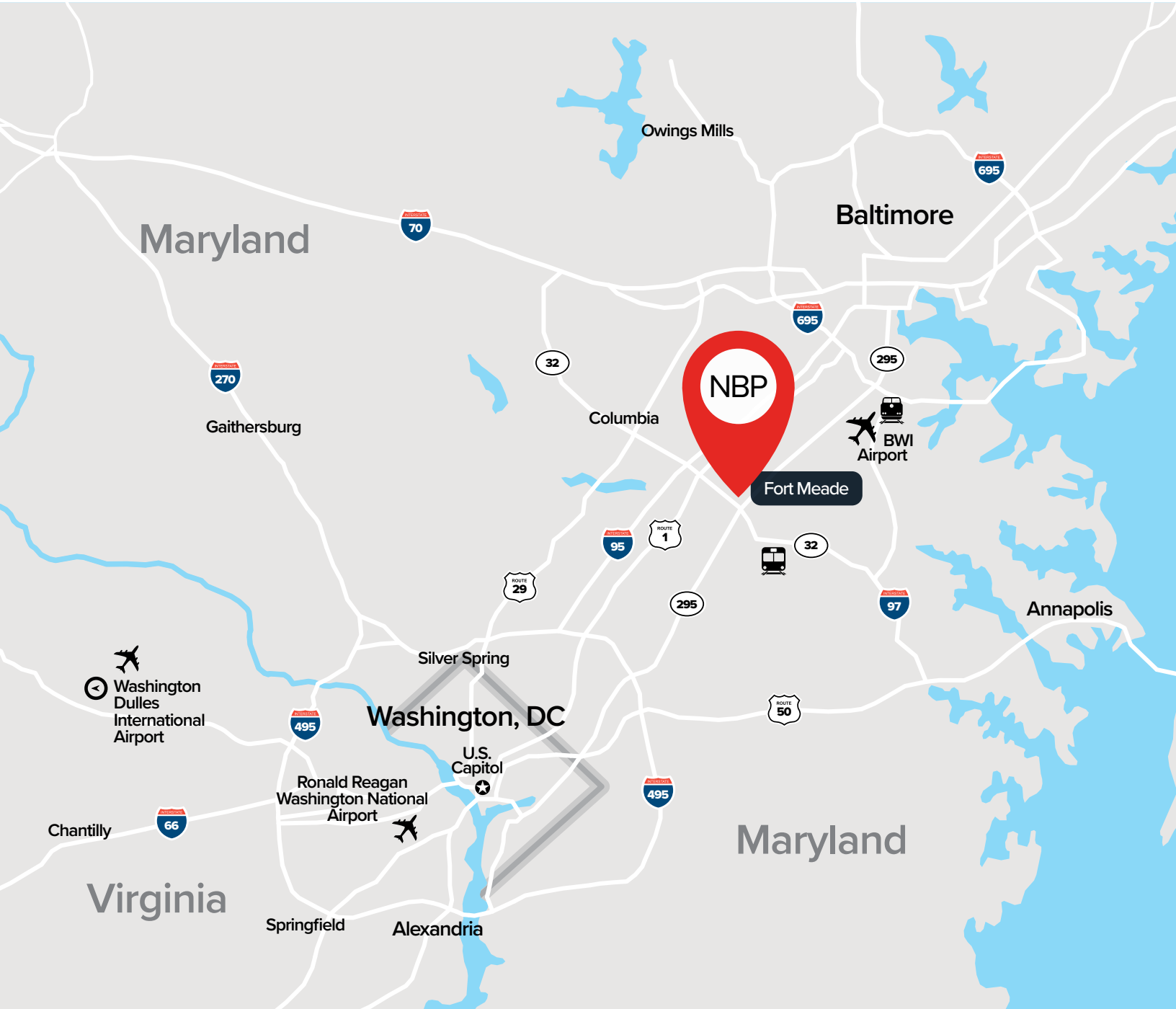
The National Business Park (NBP) is a 3.8M SF commercial office and technology park outside one of the main entryways to Fort Meade, the nation's preeminent center for information, intelligence and cyber. COPT has been developing NBP since 1985 as a high quality, state-of-the-art park designed specifically for the U.S. Government (USG) and those companies serving the country's Defense/IT missions on Fort Meade.

Located directly across I-295 (Baltimore-Washington Parkway) from Fort Meade, NBP provides tenants with unmatched proximity and access to 120 federal agencies and commands on post, including U.S. Cyber Command, Defense Information Systems Agency and others. NBP is the nexis for contractors that support these federal customers.



# ADVANTAGES + KEY BENEFITS

From Convenient Commutes + Prime Proximity, to Credentialed Facility Teams + Specialized Sites that Meet Your Requirements





## Easy Access

MD Routes 32, 175, 295, I-95,  
Baltimore and DC beltways

MARC station – 5 minutes

Amtrak Station – 10 minutes

Thurgood Marshall BWI  
Airport – 10 minutes



## Proximity

Closest to the commands  
on Fort Meade with direct  
24/7 gate access



## Specialized Services + Operations

COPT's turn-key, credentialed  
Government Services team  
is dedicated to servicing  
special requirements in  
design, development, interior  
improvements, mission critical/  
SCIF and data facilities

COPT's credentialed, 50-person,  
Property Management team  
ensures operational efficiency and  
supports 24/7 emergency engineer  
response

USG shuttle service that operates  
between NBP and the main campus  
on Fort Meade

Park security – Anne Arundel  
County and USG patrols, and COPT  
after hours



## Sites + Building Systems

Sites that meet ATFP  
requirements

State-of-the-art energy  
management systems

Upgraded BGE electrical  
service: Reliable high-  
capacity electrical power  
service (34 KVA) with multiple  
feeders to park

Fiber optics available





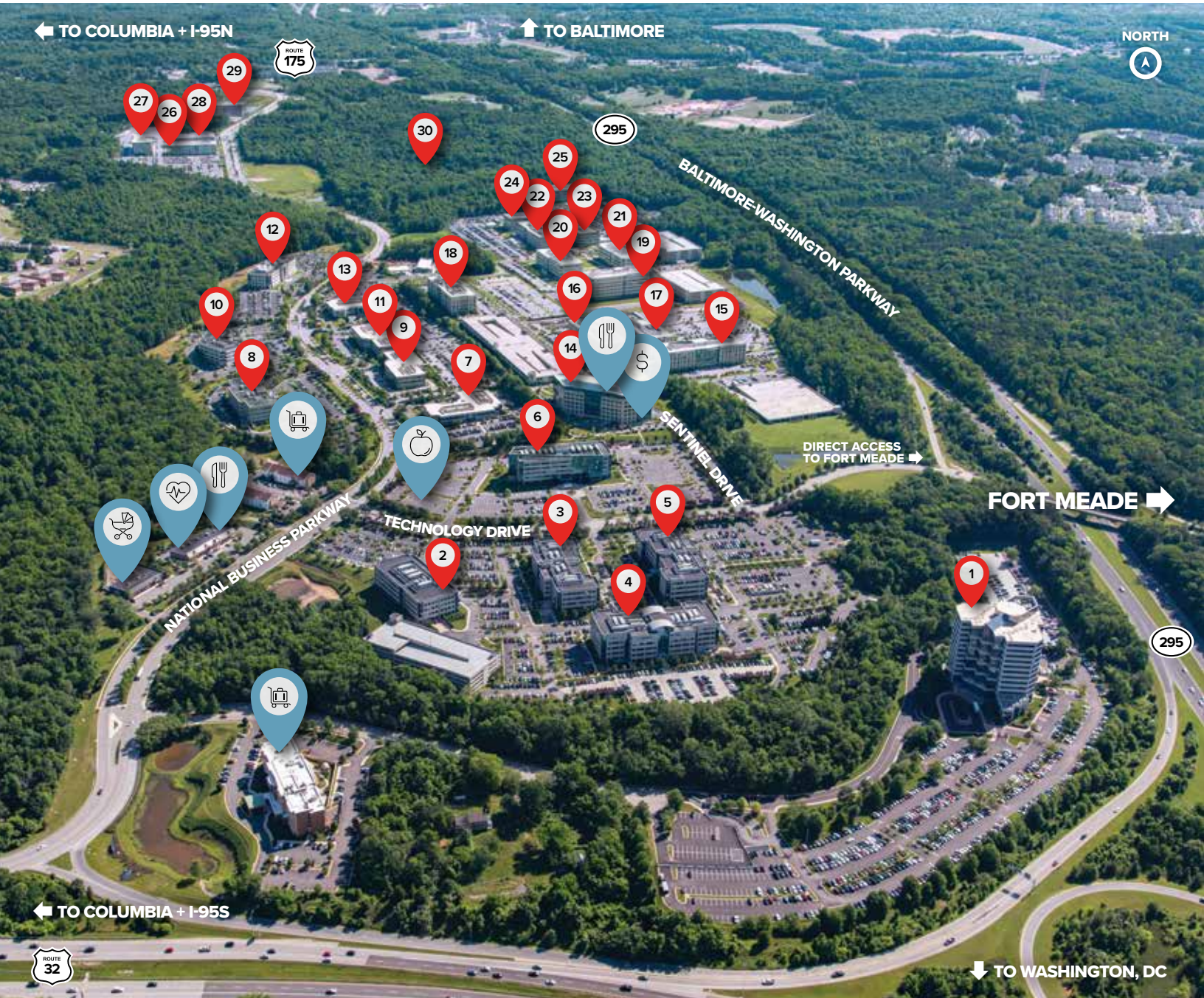
# THE NBP COMMUNITY

## NBP Has a Critical Mass of Government Entities + Contractors Working to Secure Our Nation's Future

By locating your company in close proximity to other contractors supporting the missions on Fort Meade, you'll join an environment where collaborative and partnering relationships develop.

Take your spot among these well-respected companies (and others) located in NBP:





# NBP PROPERTIES + ONSITE AMENITIES

- |    |                               |                                                                                     |                                |
|----|-------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
| 1  | 2730 Hercules Road            | 19                                                                                  | 310 Sentinel Way               |
| 2  | 2691 Technology Drive         | 20                                                                                  | 312 Sentinel Way               |
| 3  | 2701 Technology Drive         | 21                                                                                  | 316 Sentinel Way               |
| 4  | 2711 Technology Drive         | 22                                                                                  | 318 Sentinel Way               |
| 5  | 2721 Technology Drive         | 23                                                                                  | 320 Sentinel Way               |
| 6  | 2720 Technology Drive         | 24                                                                                  | 322 Sentinel Way               |
| 7  | 131 National Business Parkway | 25                                                                                  | 324 Sentinel Way               |
| 8  | 132 National Business Parkway | 26                                                                                  | 410 National Business Parkway  |
| 9  | 133 National Business Parkway | 27                                                                                  | 420 National Business Parkway  |
| 10 | 134 National Business Parkway | 28                                                                                  | 430 National Business Parkway  |
| 11 | 135 National Business Parkway | 29                                                                                  | 540 National Business Parkway  |
| 12 | 140 National Business Parkway | 30                                                                                  | 233 acres // 2M developable SF |
| 13 | 141 National Business Parkway |  | Hotels                         |
| 14 | 300 Sentinel Drive            |  | Restaurants                    |
| 15 | 302 Sentinel Drive            |  | Day Care Center                |
| 16 | 304 Sentinel Drive            |  | Fitness Center                 |
| 17 | 306 Sentinel Drive            |  | Credit Union                   |
| 18 | 308 Sentinel Drive            |  | Farmer's Market                |

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*Excludes a retail/amenity center and the visitor control center, which total 15,000 SF.*

# AMENITIES

## Onsite Amenities:

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140-key Marriott Courtyard with indoor pool, fitness center, bistro  
95-key TownePlace Suites by Marriott with fully equipped kitchens in all studios and one- or two-bedroom suites for extended stays; also with fitness center, outdoor pool, onsite guest laundry

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Restaurants – Fiero Mexican Grill, Subway Café, Joe’s Café

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Center for Creative Children day care

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Kicked Up Fitness

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Tower Federal Credit Union branch office

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Seasonal Farmer’s Market

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## Concierge Services

COPT provides complimentary concierge services to companies located within NBP. These services include coordinating catering and special events, as well as handling day-to-day conveniences.

## The Amenities of Arundel Mills Mall

NBP is less than five minutes from The Hotel at Arundel Preserve and other hotels surrounding the over 1.6M SF Arundel Mills Mall. Arundel Mills is Maryland’s largest outlet and value retail shopping, dining and entertainment destination. It features more than 200 indoor stores, quality dining and entertainment, including Medieval Times Dinner & Tournament, Cinemark Egyptian 24 Theatres, Live! Casino and Rams Head Center Stage.



## LEASING:

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