

SCHILLING GREEN III

OFFICE REDEVELOPMENT
IN HUNT VALLEY



WWW.226SCHILLING.COM

PROPERTY OVERVIEW

- Three-story, 98,000 SF Class A office building
- LEED® Gold certified by the U.S. Green Building Council (USGBC) in 2022
- I-83 visibility with easy access to Shawan Road and I-695
- Close proximity to light rail station and Hunt Valley Towne Centre
- Community lounge with micromarket in building
- Merge by Merritt employee engagement and concierge program with mobile app
- New HVAC system
- Located in an amenities-rich area
- Adjacent to Merritt's award-winning Schilling Green I redevelopment, with fitness center available to all Schilling Green III employees
- Schilling Green II located directly across the street with a Nalley Fresh Restaurant offering indoor and outdoor seating

BUILDING ADDRESS 226 Schilling Circle
Hunt Valley, MD 21031

SQUARE FOOTAGE 98,000 SF

PRODUCT TYPE Three-story office

LEED • LEED® Gold Certified

FLOOR PLATES 30,000 — 32,000 SF

PARKING 4.5/1,000 parking ratio
with 425 surface parking



THE CORE COMMUNITY LOUNGE

SITE PLAN

Shawan Road



SCHILLING GREEN III

Schilling Circle



SCHILLING SQUARE 2



SCHILLING GREEN II



SCHILLING GREEN



SCHILLING SQUARE 1

Schilling Circle



WHAT'S IT LIKE TO WORK WITH MERRITT?

"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find solutions to your needs' and that sets Merritt apart."

GEORGE CARACOST - Vice President and General Manager, Saab Defense and Security USA

GREEN BUILDING ELEMENTS

- Three-story, 98,000 SF Class A office building
- LEED® Gold certified by the U.S. Green Building Council (USGBC) in 2022
- I-83 visibility with easy access to Shawan Road and I-695

REDEVELOPMENT OF EXISTING SITE

Salvaged 77% of the building structure, maximizing resource conservation and minimizing waste.

CONSTRUCTION RECYCLING

87% of the construction waste recycled, diverting construction debris from landfill disposal and reintroducing waste back into usable materials

ENERGY EFFICIENCY

Higher R-value insulation and low-E glass, as well as energy-efficient boiler package and high-performance lighting, will decrease energy consumption by more than 16%.

WATER EFFICIENCY

Water-efficient restroom fixtures, will lessen the burden on municipal water supply by approximately 40%.

INDOOR AIR QUALITY

Carbon dioxide monitoring system and increased ventilation with ionizers, will enhance the indoor air quality.

INTERIOR FINISHES

Low-VOC materials used for all adhesives, sealants, paints, coatings, carpet and composite wood used in the building.

LANDSCAPING

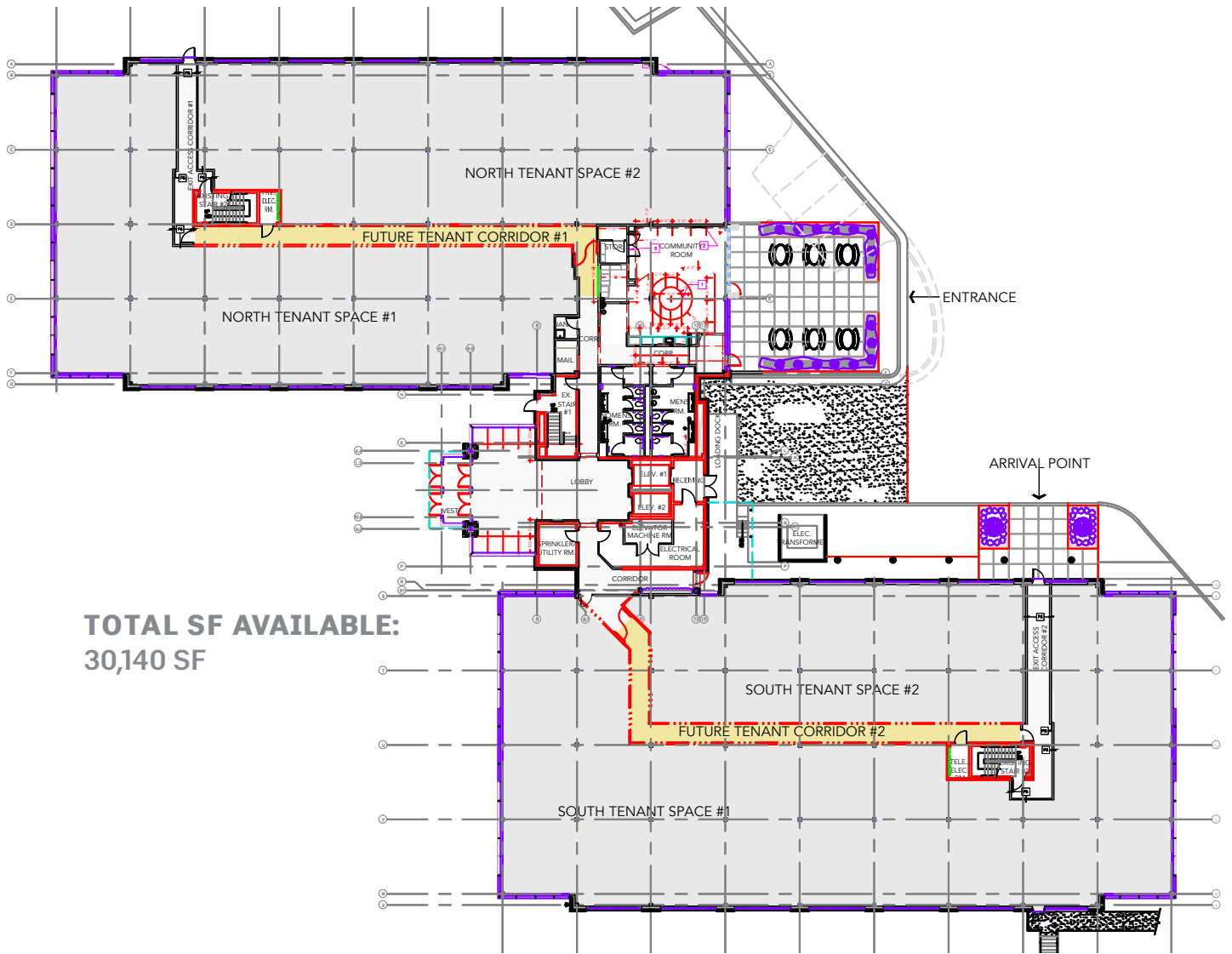
Native, drought-tolerant plant species, along with efficient irrigation heads and weather station, will reduce irrigation water use by 50%.

POLLUTION REDUCTION

Preferred parking spaces for electric vehicles to promote the use of fuel-efficient vehicles.



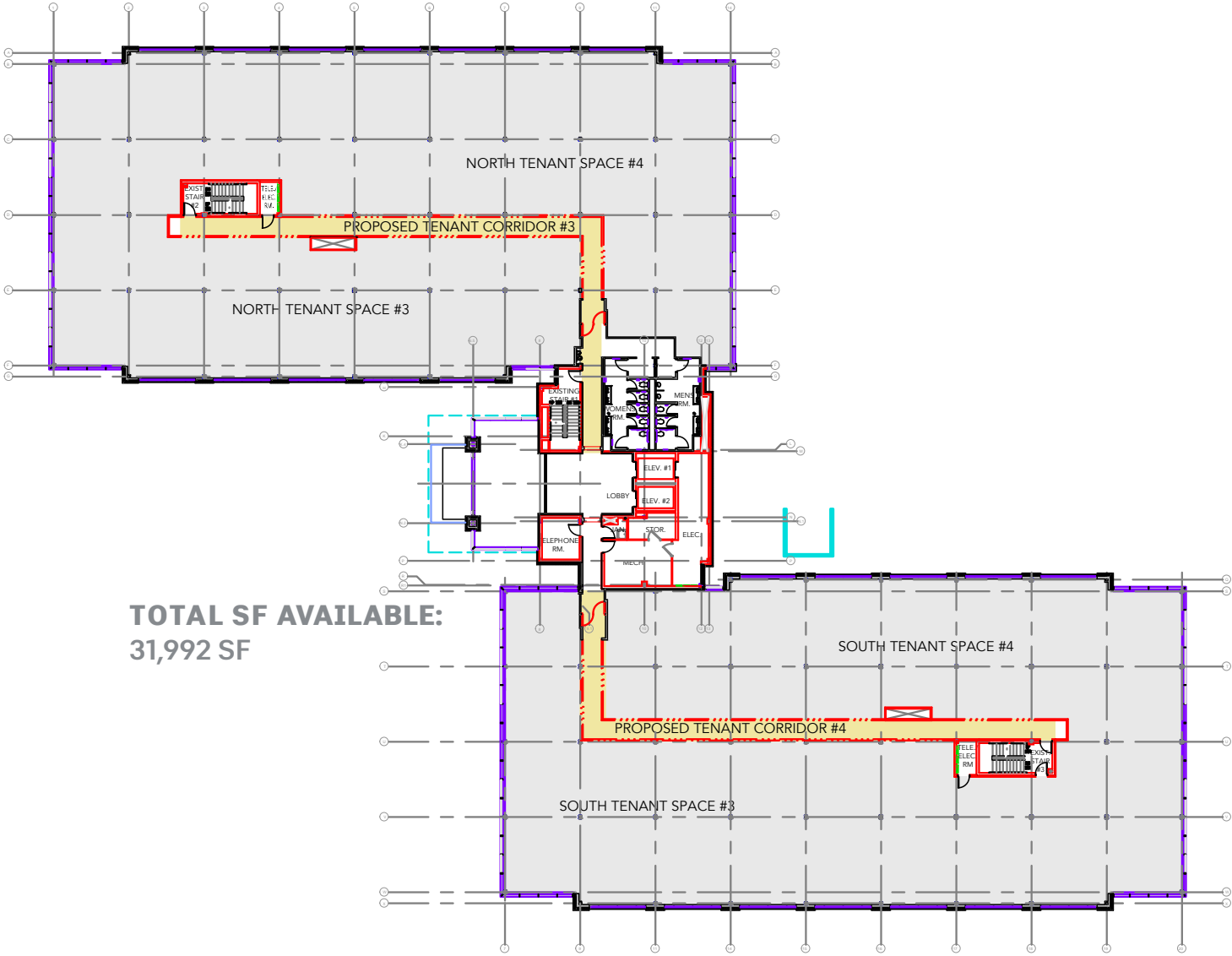
SAMPLE FLOOR PLAN



TOTAL SF AVAILABLE:
30,140 SF



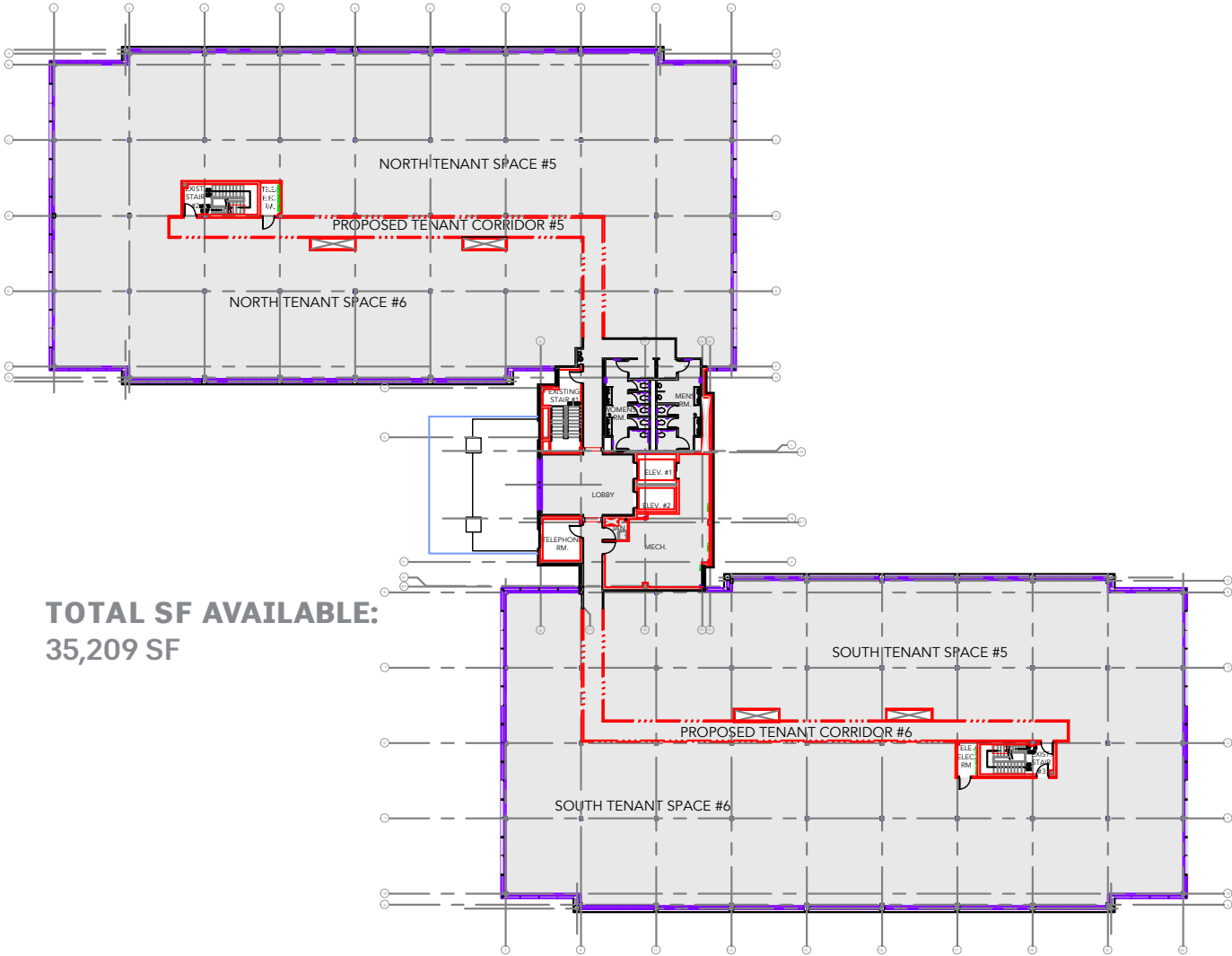
SAMPLE FLOOR PLAN



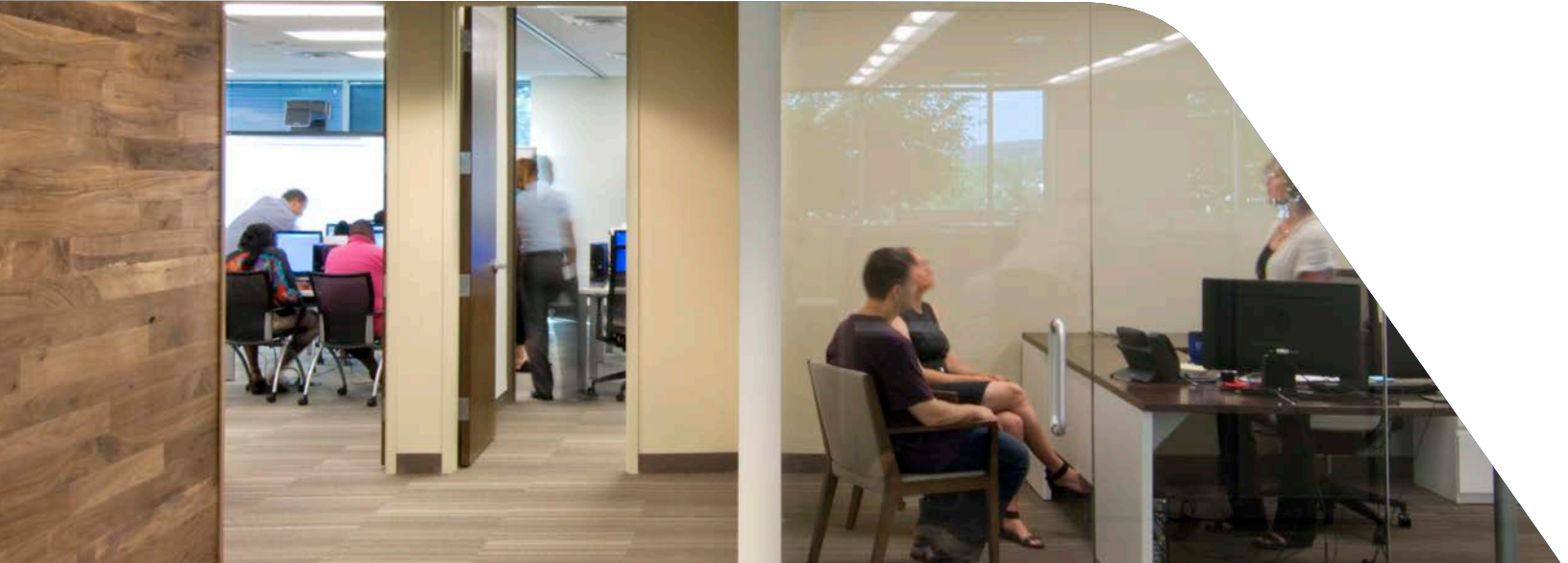
TOTAL SF AVAILABLE:
31,992 SF



SAMPLE FLOOR PLAN



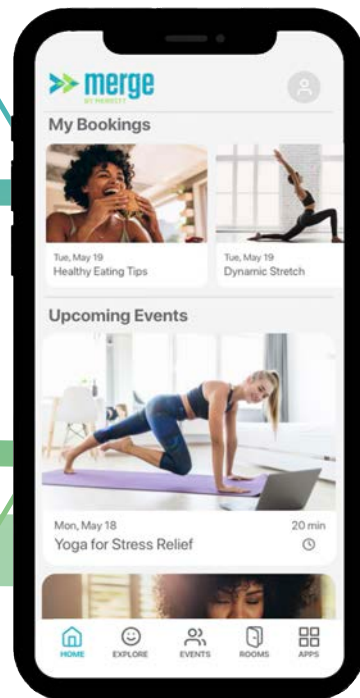
TOTAL SF AVAILABLE:
35,209 SF







Delivering a Better Workday



At Merritt, we've always believed in doing the right thing and that means providing the best workplace for our customers and their employees. That's why **Merge by Merritt includes a wide variety of events and offerings designed to engage employees, build community, and increase productivity.**

With this programming, we're **helping companies attract, retain, and reward talented employees** who will enrich their brands and grow their businesses. Although the current pandemic has limited our in-person offerings for the time being, we will continue to provide robust on-line programming and on-site amenities.

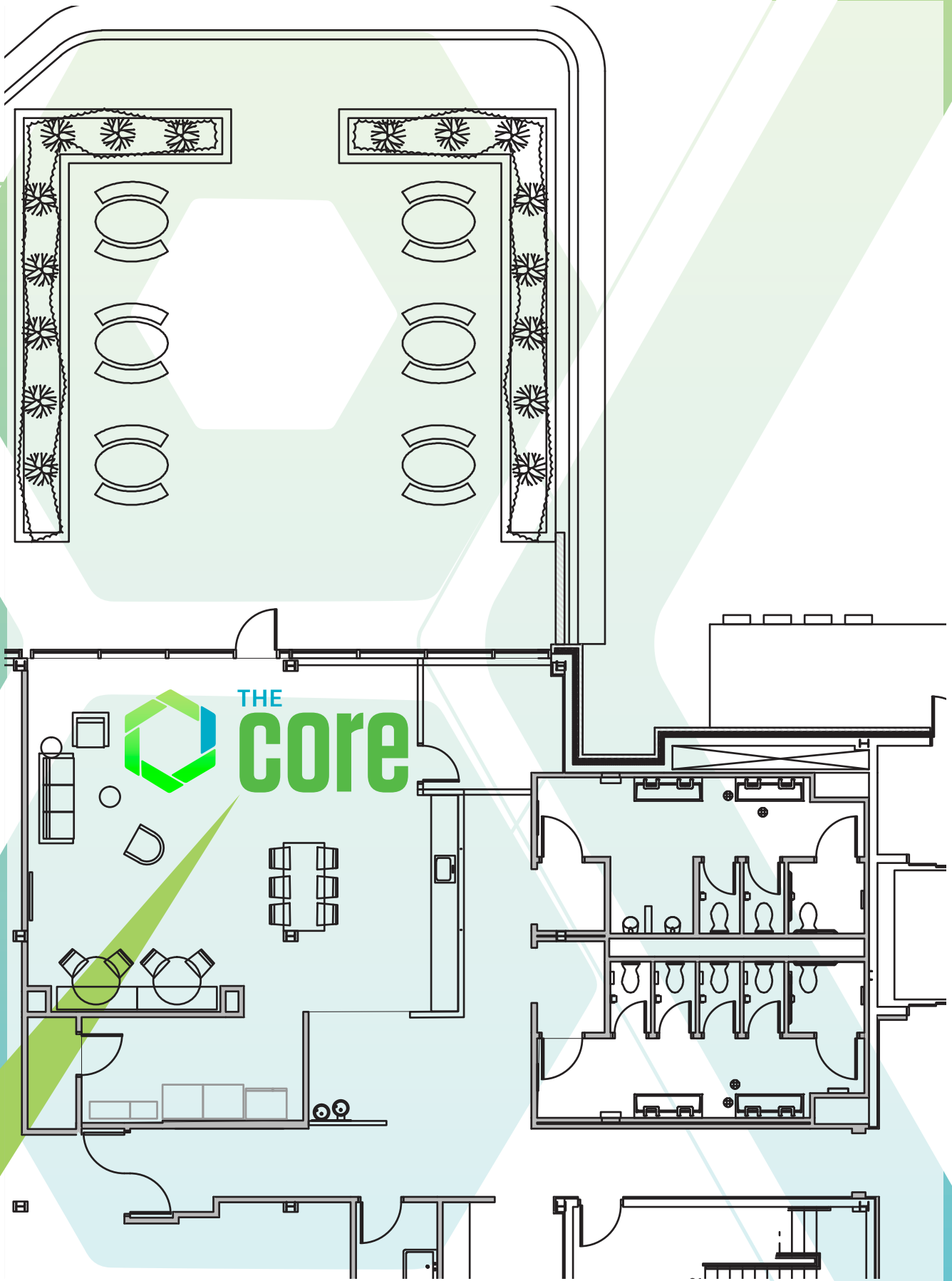
FEATURING:

- » The Core community lounge
- » access to on-demand content with our mobile app
- » connection to various concierge services
- » on-site fitness center in 225 & 230 Schilling Circle
- » virtual wellness and professional development programming



THE CORE COMMUNITY LOUNGE

Step away from your desk and into The Core with indoor and outdoor seating areas, mircomarket, kitchenette and huddle room



LOCATION



Crawford's Cafe

Hunt Valley Towne Center

- Bar Louie
- California Pizza Kitchen
- CARRABBA'S ITALIAN GRILL
- Chick-fil-A
- CHIPOTLE MEXICAN GRILL
- IRON ROOSTER
- the Grubbe Turtle
- noodles & COMPANY
- OUTBACK STEAKHOUSE
- Peet's COFFEE
- Panera BREAD
- Wegmans

COURTYARD BY MARRIOTT

EMBASSY SUITES by Hilton

Light Rail-Hunt Valley
Shawan Rd

Giant Ledo Pizza Starbucks SUBWAY

DELTA HOTELS MARRIOTT

BURGER KING MCDONALD'S

SCHILLING GREEN III

TEXAS ROADHOUSE

Residence INN BY MARRIOTT

DUNKIN'

VALLEY FRESH

Holiday Inn Express & Suites

Arby's

Mccormick & Co

CREATING HOMES FOR BUSINESSES

With 53 years of full-service commercial real estate experience, Merritt Properties owns and operates over 19 million square feet of space across four states. We design, build, lease, and manage our properties. Our portfolio includes flex/light industrial, office, bulk and retail product. Merritt's founder, Leroy Merritt, often completed deals on a handshake, and that level of trust and respect continues at our company today. We're committed to honest and fair business dealings that grow customer relationships into long-term partnerships.



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CONTACT US:

410-298-2600

Whit Levering

wlevering@merrittproperties.com

Lauren Lindsay

llindsay@merrittproperties.com

Ashley Reimer

areimer@merrittproperties.com

