

METRO CENTRE

at Owings Mills



*The New Transit Oriented
Town Center Development*





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The Center Of Excitement

Nostalgic yet trendy. Quaint yet vibrant.

An eclectic mix of residential, office and retail venues, Owings Mills Metro Centre combines old-fashioned charm with trendsetting excitement. Evoking images of small town main streets of yesteryear, the Centre offers a wide mix of home choices with myriad amenities within walking distance. Dining destinations, shops, offices and even a community library and college dot the tree lined streets of this unique hub. Owings Mills Metro Centre offers a wealth of diverse opportunities for both businesses and residents.

- A State Designated Transit Oriented Development
- Charming old-town ambiance
- Residential, office and retail establishments
- Community Library
- Community College
- Ample free structured parking
- Direct Access to I-795



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Owings Mills & Metro Centre

OVERVIEW

Owings Mills

- Baltimore County is home to approximately 800,000 people.
- 1.3 million commuters a year utilize the Metro
- 50,000 visitors a month currently visit CCBC/BC Library
- The average family income within a 5-mile radius of Owings Mills Town Center is \$85,000, which is rapidly increasing, due to an ongoing influx of affluent, young professionals.
- A highly skilled and educated workforce of approximately 75,000 people are employed within a 5-mile radius of Owings Mills Town Center
- The project is served by every major means of public transportation; Owings Mills Metro Station, MTA bus service and the commuter rail services
- 140,00 cars daily on I-795

Metro Centre

LOCATION:

45 acres of land in Owings Mills, MD at the intersection of I-795 & Painters Mill Road, directly adjacent to the Owings Mills Metro Station in Northwestern Baltimore County.

DEVELOPER :

Owings Mills Transit, LLC

LANDLORD'S AGENT:

David S. Brown Enterprises, LTD.

OFFICE LEASING:

Abeshouse Partners – Owings Mills, MD
Lynn Abeshouse – 410.581.2520

RETAIL LEASING:

David S. Brown Enterprises, LTD.
Ken Bernstein – 410.363.3434

PUBLIC PARTNERS:

Maryland Transit Authority and Baltimore County Dept. of Economic Development

Metro Centre Aerial

Owings Mills business community is diverse and engaged in a variety of industries including health care services, food products, paper goods, financial services, retail trade and telecommunications. Several companies have established corporate headquarters and regional operations centers in Owings Mills, taking advantage of the area's well educated, highly skilled labor force.

Select Employers in Owings Mills:

T. Rowe Price

Zurich Insurance

Baltimore Life

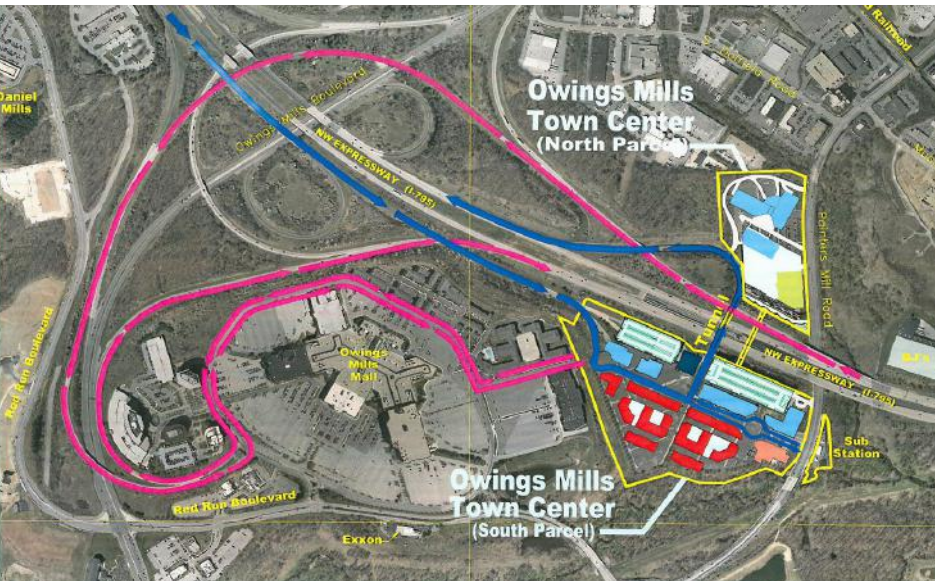
Automatic Data Processing

Euler Hermes ACI

Toyota Financial Services

eDaptive Systems

Carefirst Blue Cross Blue Shield



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Transportation

The Metro Centre is directly on the Owings Mills Metro stop – just a 22 minute ride to Downtown Baltimore

The Metro Centre is the first exit off I-795, only 7 minutes from I-695 both east and west which connects directly to I-83 and I-95

- Direct access from I-795 off-ramp

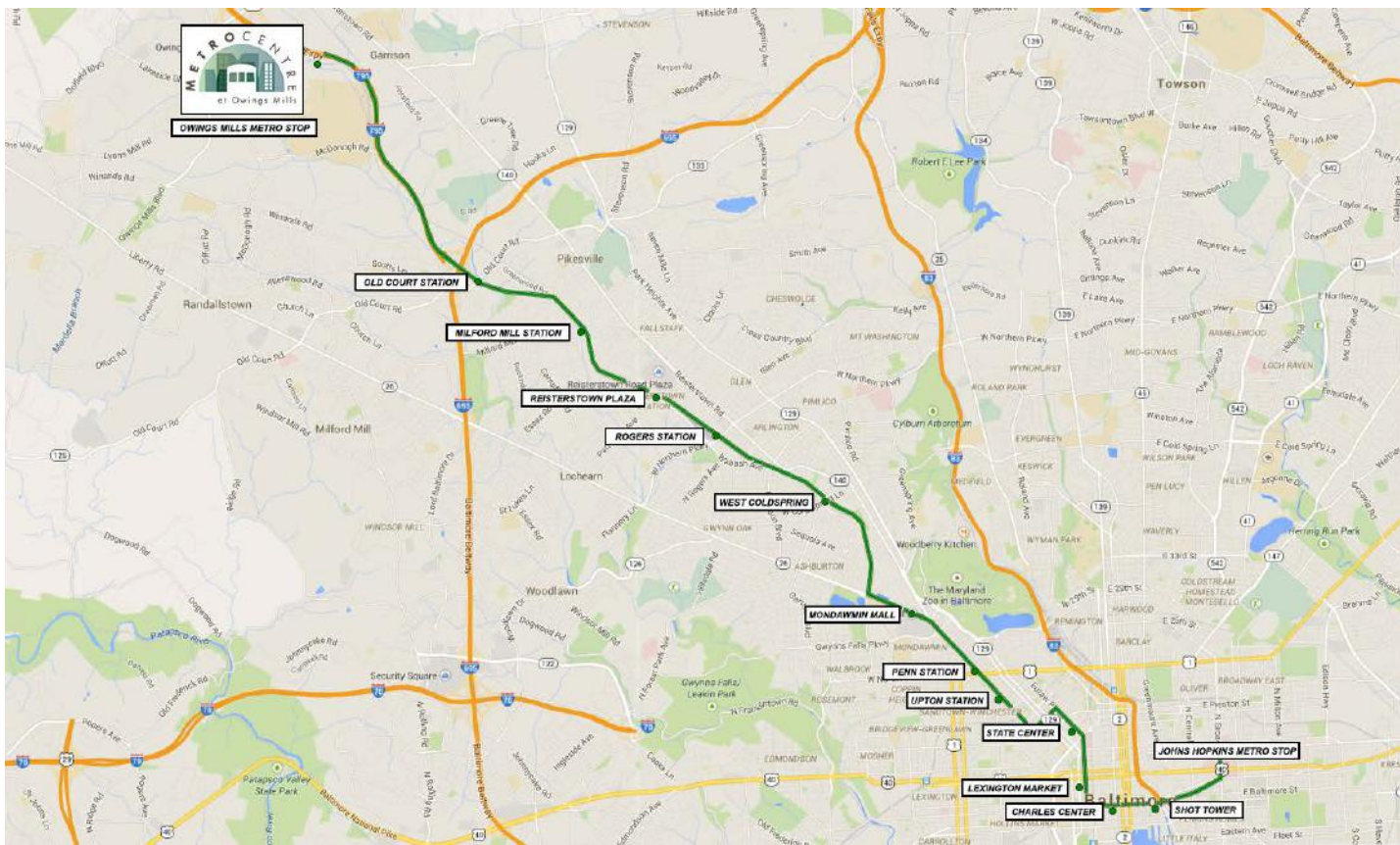
- Existing public transportation, including all main bus lines and the Metro Subway.

- 55,000 commuters ride the Metro Subway daily. 4,100 commuters board at Owings Mills

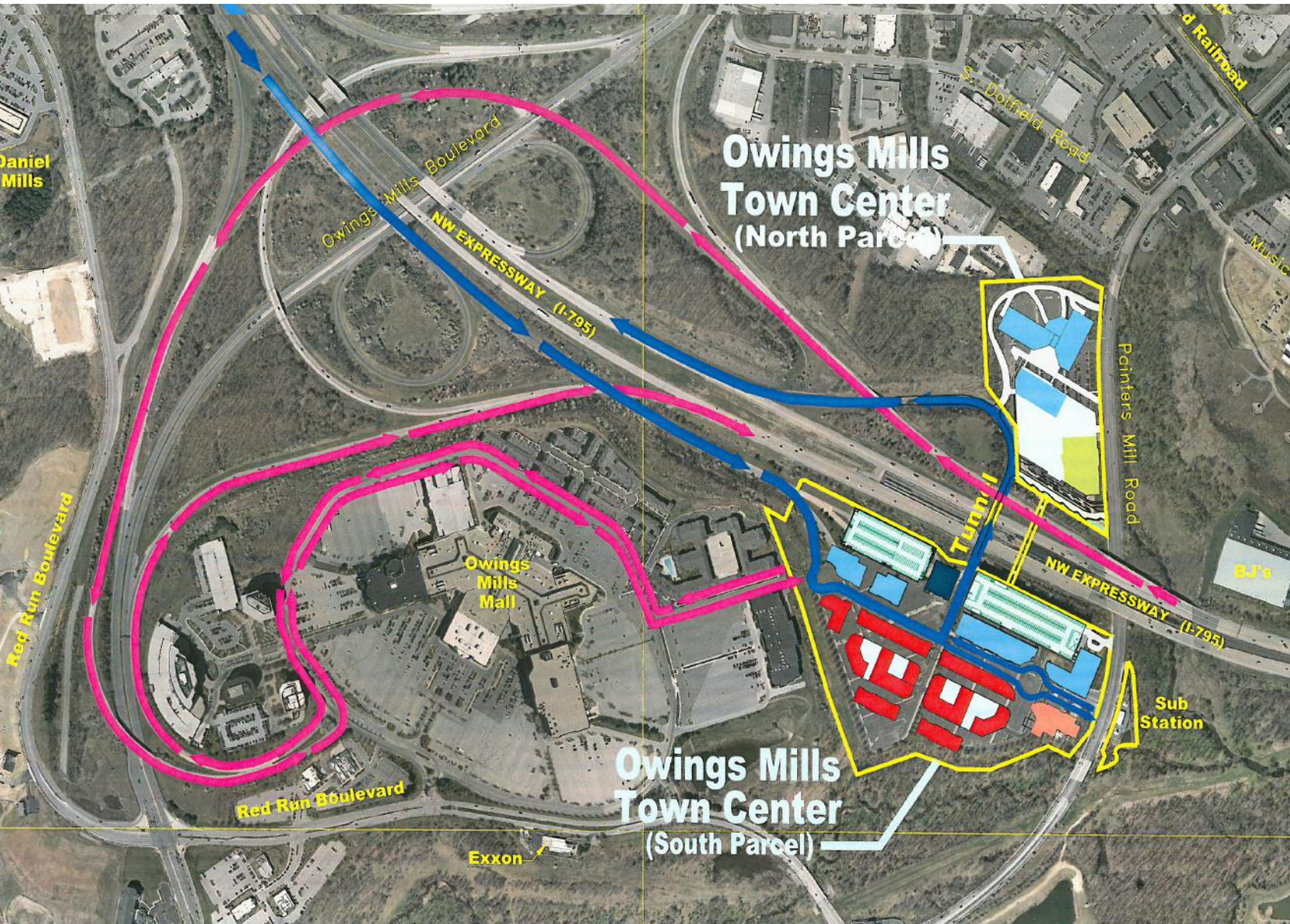
- 50,000 visitors minimum per month.

- Owings Mills is the single largest destination for commuters coming from Baltimore.

- 140,000 cars daily on I-795



Transportation



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Site Plan

OVERVIEW

Office:
Over 1.2 Million Square Feet

Residential:
1700 Apartments

Retail & Restaurants:
300,000 square feet

Public Library:
40,000 square feet

Community College:
80,000 square feet

Hotel:
235 Rooms, Full Service

Total Parking:
Over 11,000 spaces
5 parking garages



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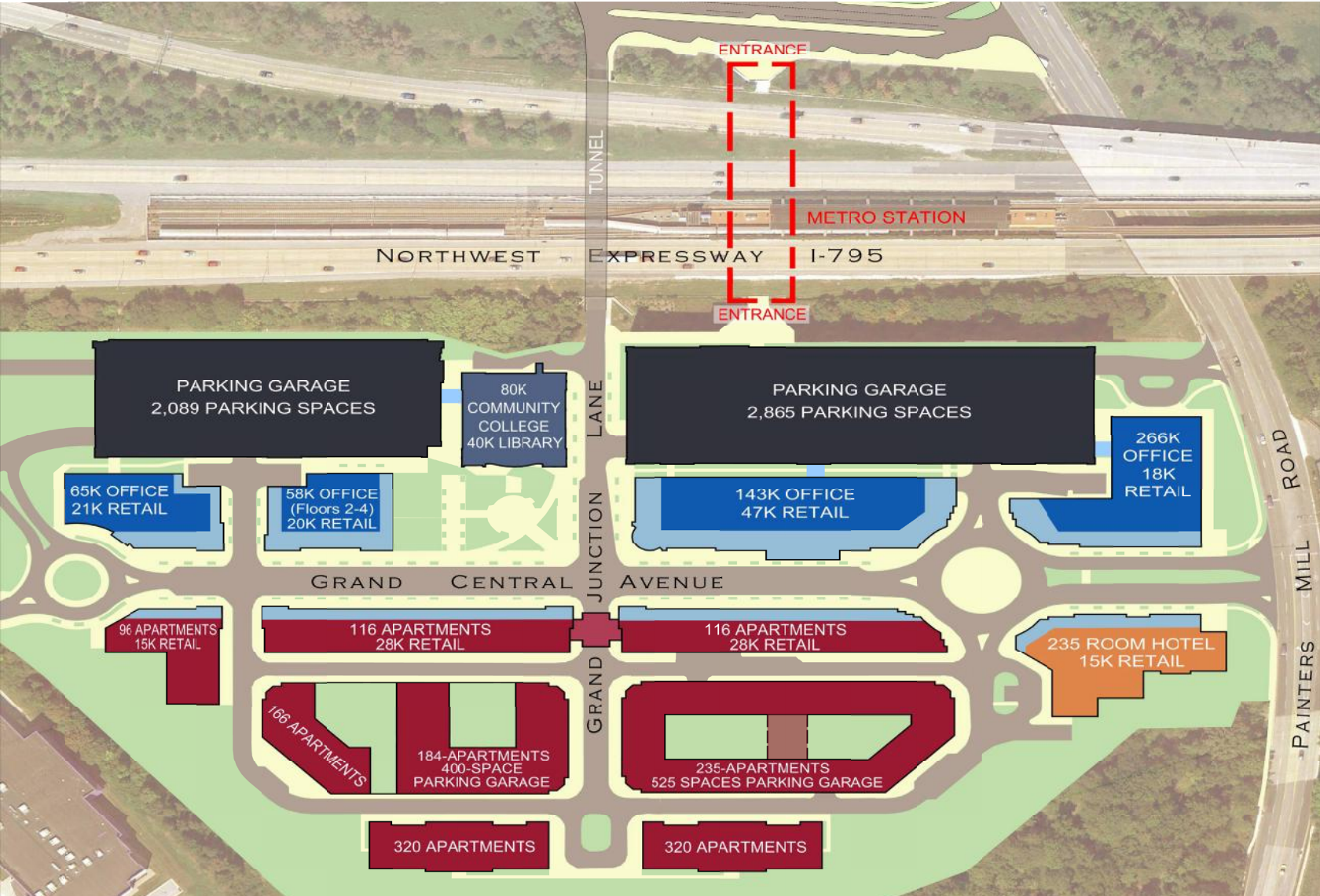
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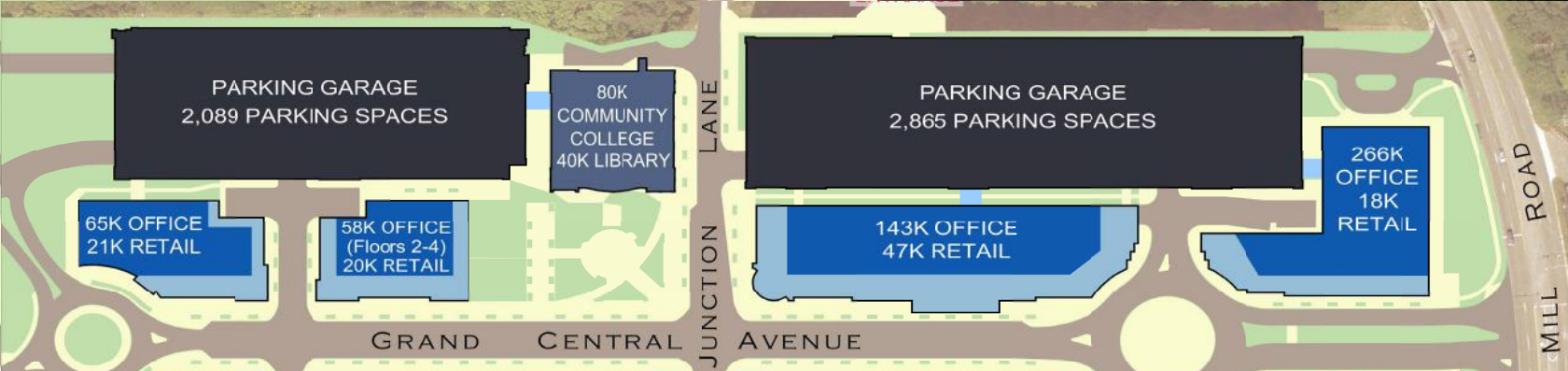
South Parcel Phase 1



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Class A Mid Rise Office Building

- Located on Metro Centre Main Street
- Three opportunities for Midrise Class A Office Building;
[Option A = 65,000 sq. ft.] [Option B = 60,000 sq. ft.] [Option C = 150,000 sq. ft.]
- Large floor plates easily divisible
- Generous tenant improvement packages
- Abundant, free attached garage parking available
- First floor retail amenities
- Direct access to all Metro amenities
- Opportunities for growth



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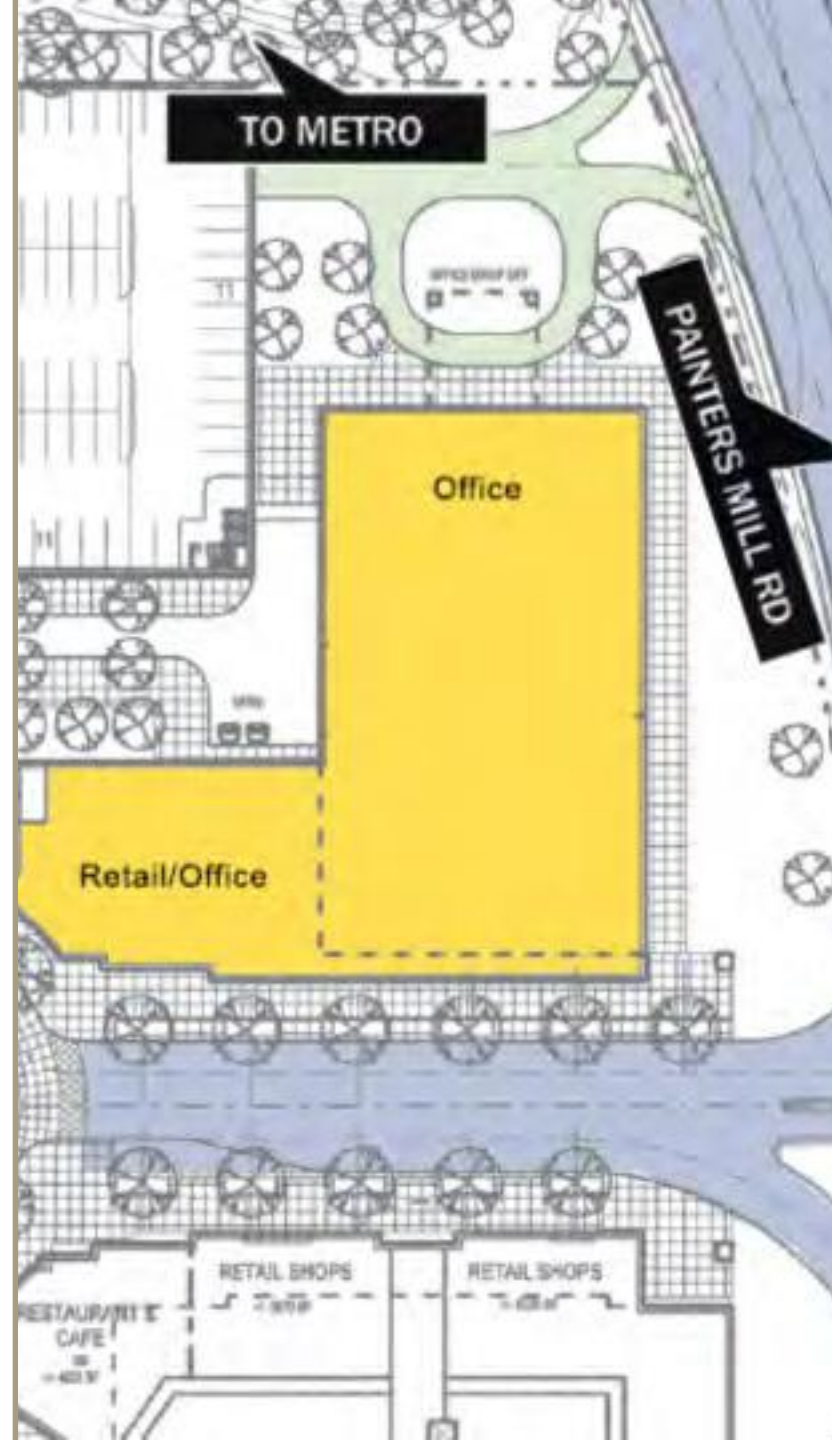


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Class A High Rise Office Building

- Office and/or Medical Space
- 10 story high-rise full service building
- 266,000 total rentable square feet – 24,000 - 40,000 square feet per floor
- Generous tenant improvement packages
- Flexible floor plates – easily divisible to smaller suites
- Opportunity for growth
- First floor retail amenities – 18,000 square feet
- Direct patient/visitor drop off and access
- Attached enclosed bridge entry directly to the building from garage
- Abundant, free attached garage parking available
- Gateway to main street landscaped courtyards



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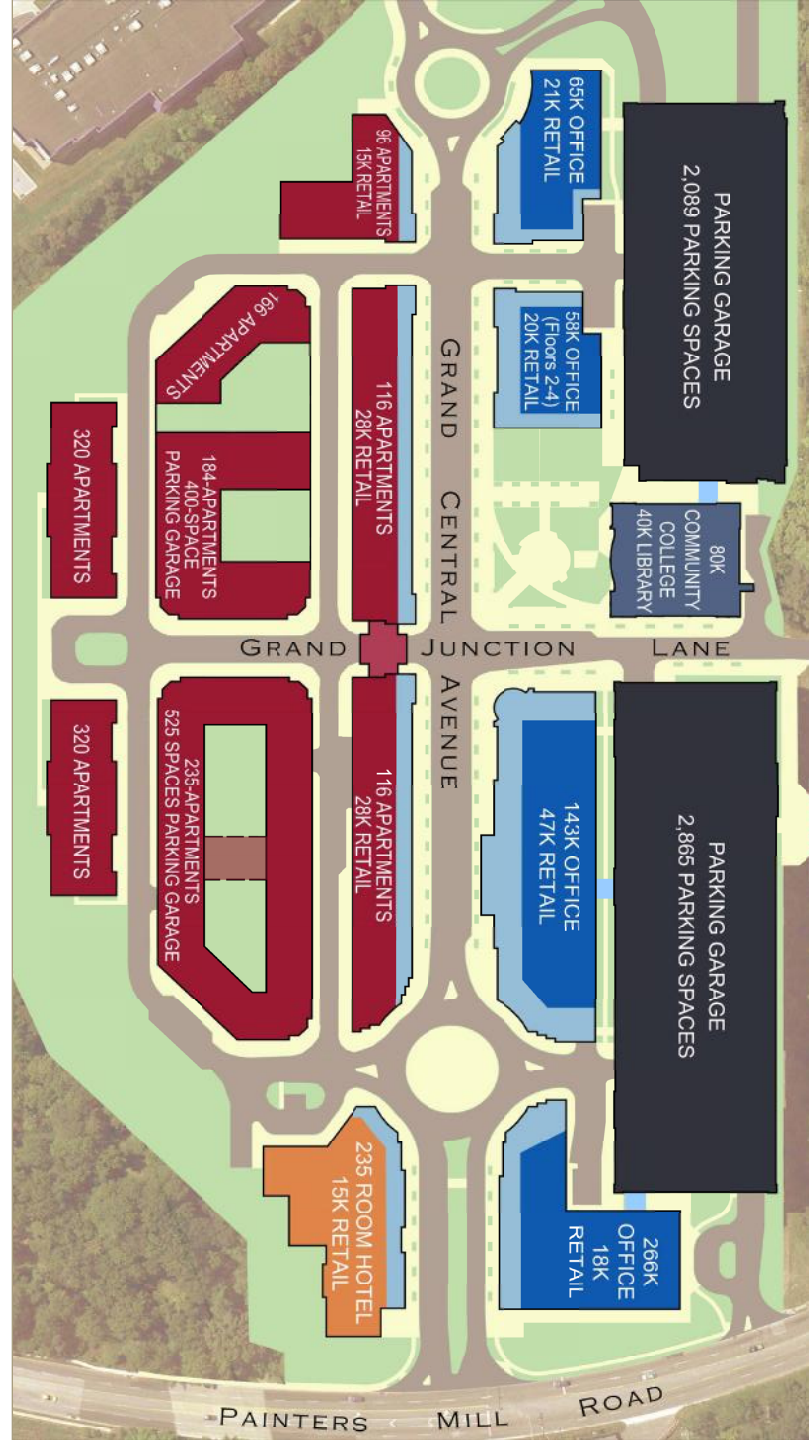


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Retail

- 300,000 SF of retail, dining, and entertainment space
- Phase 1 consisting of 103,000 square feet along Main Street
- Premiere lifestyle center in Owings Mills
- Prominent signage opportunities facing I-795
- Outdoor landscaped seating areas available
- Seven (7) available liquor licenses for tenant use
- Ample structured and surface parking available



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Owings Mills Retail Aerial



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College/Library

The six-story, 120,000 square foot building overlooking the Northwest Expressway (Interstate 795) has been designed to house a new branch of the Baltimore County Public Library, as well as an expanded location for the Community College of Baltimore County (CCBC). It will be stocked with a collection of nearly 140,000 items and feature individual study rooms, 70 computers for use by the general public, a magazine lounge, early learning activity center, teen area, café and a large quiet study area. The library will also be wired for complimentary WiFi service and contain a community room that will be shared by the Community College of Baltimore County.

The Owings Mills Learning Center features a complex skin of glass curtain wall, architectural pre-cast concrete, exterior insulation finishing system (EIFS) and architectural metal panel skin, and faces a public plaza within Metro Centre at Owings Mills. It is connected to the existing eight-level parking garage. The project is being constructed to achieve LEED-Silver certification.



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HOTEL METRO

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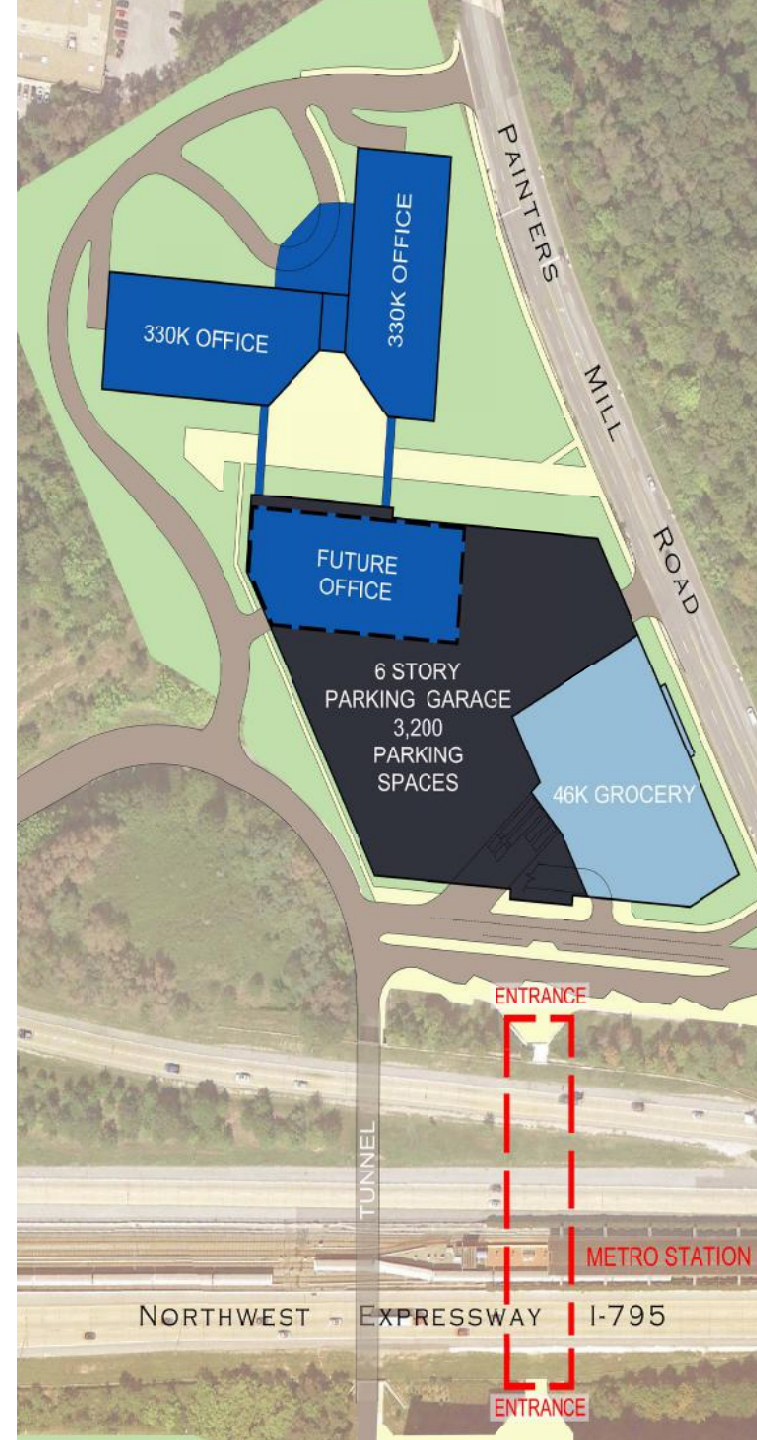
CURRY ARCHITECTS

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North Campus

- Class A Corporate Campus within Mixed-Use Development
- Four office buildings with potential service retail space - Over 670,000 square feet
- Flexible floor plates – 30,000 square feet, easily divisible
- Generous tenant improvement packages
- Structured free parking attached
- Direct Access to all Metro Centre amenities
- Directly adjacent to the Owings Mills Metro Station -22 minutes to downtown



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North Campus Site Plan



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play
live
work

connect



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