

303 INTERNATIONAL CIRCLE

Hunt Valley, MD
LEED® Certified Silver





Our **PHILOSOPHY**. We believe if you do the right thing, your business will prosper. Leroy Merritt, who founded our company more than four decades ago, often completed deals on a handshake and that level of trust and respect continues at our company today.

303 INTERNATIONAL CIRCLE

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303 International Circle

PROPERTY OVERVIEW

Along with stunning views of Shawan Valley and a prime hilltop location along I-83, 303 International Circle offers contemporary office space, tremendous access and first-class amenities to regional companies seeking the sophistication of downtown with the ease of a suburban location.



“Each and every person at Merritt with whom we have worked has performed their job in a totally professional and conscientious manner and has been a pleasure to work with. We could not be more pleased to be your partner and tenant and look forward to our partnership for many years to come.”

– CHARLES L. BURMAN
CEO, BAKERY EXPRESS

Since purchasing the building in 2005, Merritt has transformed 303 International Circle into a showcase for modern Class A office redevelopment. Certified LEED®-EB: O&M (LEED-Existing Building: Operating & Maintenance) Silver by the U.S. Green Building Council, the building utilizes sustainability practices and eco-friendly building systems to conserve resources, reduce energy consumption and provide a healthier, more enhanced working environment.

This LEED designation means a workplace that is healthier for the environment, healthier for employees and healthier for a company's bottom line.

The building's state-of-the-art operating systems are complemented by warm, contemporary interior finishes throughout the common areas, as well as high-speed glass elevators, covered parking and flexible floor plates.

Surrounded by a thriving business district, 303 International Circle provides close proximity to hotels, light rail and the Hunt Valley Towne Centre. Within the building itself, employees have free use of the fitness center, and a full-service restaurant is located on the first-floor.

Offering an ideal combination of sophistication, innovation and accessibility, 303 International Circle provides intelligent space to leading-edge companies with corporate commitments to sustainability and improved working environments for employees.



303 International Circle BUILDING SPECIFICATIONS:

- Quick access to I-83 and Shawan Road, minutes from I-695
- Five-story Class A office building totaling 137,074 SF
- Certified LEED®-EB: O&M Silver
- Prime hilltop location within Longview Office Park
- Located in a federal HUB Zone
- State-of-the-art HVAC systems, fiber optics and high-speed elevators
- Attractive lobby with glass elevator cabs
- Full-service deli and exercise facility with showers
- Parking ratio: 4.32/1000
- 138 surface parking spaces, 256 covered deck parking spaces & 118 exposed deck parking spaces
- Less than one mile to both the Hunt Valley Light Rail Station and Hunt Valley Towne Centre
- Baltimore County, ML zoning
- Comcast cable and Verizon DSL available onsite



SITE PLAN

303 International Circle, Hunt Valley, MD 21030





“We consider the team at Merritt Properties to be a valuable partner in our success. We have found Merritt to be responsive, fair, and honorable in all of our dealings with them.

- Norman J. Loverde, Executive Vice-President, Baltimore Coffee & Tea



Merritt Building Green

BENEFITS OF GOING **GREEN**

With numerous studies now substantiating the long-held assumption that green buildings improve worker productivity, more and more companies are factoring this return into their real estate decisions.



“It would be reasonable to assume a productivity gain of between 2 and 10% when moving from an average building to a green building that incorporates high quality natural light, exceptional ventilation, and possibly user controls.”¹

How does increased productivity impact your bottom line? As the example to the right demonstrates, **even the most conservative estimate of a 1% increase in productivity can dramatically offset leasing costs** in a green building.

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.

Having received Energy Star certification for the building earlier this year, Merritt chose to pursue the higher standards of LEED®-EB: O&M Silver.

To achieve this, 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

THE BOTTOM LINE

Standard Employee Base Pay:	\$50,000
Benefit/Overhead Burden (50%):	+\$25,000
Annual Employee Cost:	\$75,000

Square Feet/Employee:	300 SF
Annual Employee Cost/SF:	\$250/SF
1% Increased Productivity Value (IPV)/SF:	\$2.50/SF

- 1% IPV on a rent of \$25 PSF = **10% rent reduction**
- 2% IPV on a rent of \$25 PSF = **20% rent reduction**
- 10% IPV on a rent of \$25 PSF = **100% rent reduction**



LEED SCORE CARD FOR EB: O&M



Yes No

2	10	Sustainable Sites		12 Points
Y		Prereq 1	Construction Activity Pollution Prevention	Required
	1	Credit 1	Site Selection	1
	1	Credit 2	Development Density & Community Connectivity	1
	1	Credit 3	Brownfield Redevelopment	1
	1	Credit 4.1	Alternative Transportation: Public Transportation Access	1
	1	Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
	1	Credit 4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	1
	1	Credit 4.4	Alternative Transportation: Parking Capacity	1
	1	Credit 5.1	Site Development: Protect or Restore Habitat	1
	1	Credit 5.2	Site Development: Maximize Open Space	1
	1	Credit 6.1	Stormwater Design: Quantity Control	1
	1	Credit 6.2	Stormwater Design: Quality Control	1
	1	Credit 7.1	Heat Island Effect, Non-Roof	1
	1	Credit 7.2	Heat Island Effect, Roof	1
	1	Credit 8	Light Pollution Reduction	1
	1	Credit 9	Tenant Design & Construction Guidelines	1

Yes No

9	1	Water Efficiency		10 Points
Y		Prereq 1	Minimum Indoor Plumbing Fixture & Fitting Efficiency	1
	1	Credit 1.1	Water Performance Measurement, Whole Building Metering	1
	1	Credit 1.2	Water Performance Measurement, Submetering	1
	1	Credit 2.1	Additional Indoor Plumbing Fixture & Fitting Efficiency, 10% Reduction	1
	1	Credit 2.2	Additional Indoor Plumbing Fixture & Fitting Efficiency, 20% Reduction	1
	1	Credit 2.3	Additional Indoor Plumbing Fixture & Fitting Efficiency, 30% Reduction	1
	1	Credit 3.1	Water Efficient Landscaping, 50% Reduction	1
	1	Credit 3.2	Water Efficient Landscaping: 75% Reduction	1
	1	Credit 3.2	Water Efficient Landscaping: 100% Reduction	1
	1	Credit 4.1	Cooling Tower Water Mgmt, Chemical Management	1

Yes No

14	16	Energy & Atmosphere		30
Y		Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y		Prereq 2	Minimum Energy Performance	Required
Y		Prereq 3	Fundamental Refrigerant Management	Required

**Note for EAc1: All LEED for Core and Shell projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.*

5	Credit 1	Optimize Energy Performance	1 to 8
		<input type="checkbox"/> 10.5% New Buildings or 3.5% Existing Building Renovations	1
		<input type="checkbox"/> 14% New Buildings or 7% Existing Building Renovations	2
		<input type="checkbox"/> 17.5% New Buildings or 10.5% Existing Building Renovations	3
		<input type="checkbox"/> 21% New Buildings or 14% Existing Building Renovations	4
		<input checked="" type="checkbox"/> 24.5% New Buildings or 17.5% Existing Building Renovations	5
		<input type="checkbox"/> 28% New Buildings or 21% Existing Building Renovations	6
		<input type="checkbox"/> 31.5% New Buildings or 24.5% Existing Building Renovations	7
		<input type="checkbox"/> 35% New Buildings or 28% Existing Building Renovations	8
2	Credit 2.1	Existing Building Commissioning, Investigation and Analysis	2
2	Credit 2.2	Existing Building Commissioning, Implementation	2
1	Credit 3	Enhanced Commissioning	1
2	Credit 4	Renewable Energy	2
1	Credit 5.1	Measurement & Verification - Base Building	1
1	Credit 5.2	Measurement & Verification - Tenant Sub-metering	1
1	Credit 6	Emissions Reduction Reporting	1

Yes No

5	9	Materials & Resources	14 Points
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Y	Prereq 1	Sustainable Purchasing Policy	Required
Y	Prereq 2	Solid Waste Management Policy	Required
1	Credit 1.1	Building Reuse: Maintain 25% of Existing Walls, Floors & Roof	1
1	Credit 1.2	Building Reuse: Maintain 50% of Existing Walls, Floors & Roof	1
1	Credit 1.3	Building Reuse: Maintain 75% of Existing Walls, Floors & Roof	1
1	Credit 2.1	Sustainable Purchasing, Durable Goods, Electric	1
1	Credit 2.2	Sustainable Purchasing, Durable Goods, Furniture	1
1	Credit 3	Materials Reuse: 1%	1
1	Credit 4.1	Sustainable Purchasing, Reduced Mercury in Lamps, 90 pg/lum-hr	1
1	Credit 4.2	Sustainable Purchasing, Reduced Mercury in Lamps, 70 pg/lum-hr	1
1	Credit 5.1	Regional Materials: 10% Extracted, Processed & Manufactured Regionally	1
1	Credit 5.2	Regional Materials: 20% Extracted, Processed & Manufactured Regionally	1
1	Credit 6	Solid Waste Management, Waste Stream Audit	1
1	Credit 7		1
1	Credit 8	Solid Waste Management, Durable Goods	1

Yes No

9	10	Indoor Environmental Quality	19 Points
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Y	Prereq 1	Minimum IAQ Performance	Required
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
Y	Prereq 3	Green Cleaning Policy	Required
1	Credit 1.1	IAQ Best Management Practices, IAQ Management Program	1
1	Credit 2	Increased Ventilation	1

LEED SCORE CARD (CONTINUED)

1	Credit 3.1	Green Cleaning, Green Cleaning, High Performance Cleaning Program	1
1	Credit 3.2	Green Cleaning, Custodial Effective Assessment, Score of ≤ 3	1
1	Credit 3.3	Green Cleaning, Custodial Effective Assessment, Score of ≤ 2	1
1	Credit 3.4	Green Cleaning, Sustainable Cleaning Products and Materials, 30% of Purchases	1
1	Credit 3.5	Green Cleaning, Sustainable Cleaning Products and Materials, 60% of Purchases	1
1	Credit 3.6		1
1	Credit 3.7	Green Cleaning, Sustainable Cleaning Equipment	1
1	Credit 3.8	Green Cleaning, Entryway Systems	1
1	Credit 3.9	Green Cleaning, Indoor Integrated Pest Management	1
1	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1	Credit 4.2	Low-Emitting Materials: Paints & Coatings	1
1	Credit 4.3	Low-Emitting Materials: Carpet Systems	1
	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1	Credit 6	Controllability of Systems: Thermal Comfort	1
1	Credit 7	Thermal Comfort: Design	1
1	Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1	Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

Yes No

6	1	Innovation in Operations	7 Points
1		Credit 1.1 Innovation in Operation: Exemplary Performance MRc8 100%	1
1		Credit 1.2 Innovation in Operation: Green Public Education	1
1		Credit 1.3 Innovation in Operation: Exemplary Performance WEc2 40%	1
1		Credit 2 LEED® Accredited Professional	1

Yes No

50	11		61
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Certified: 23 to 27 points, Silver: 28 to 33 points, Gold: 34 to 44 points, Platinum: 45 to 61 points



303 International Circle AERIAL & SURROUNDING AMENITIES

- Hunt Valley Towne Centre is approximately 0.6 miles away and houses a variety of retail stores and restaurants including: Burlington Coat Factory, California Pizza Kitchen, Calvert Wine & Spirits, Caribou Coffee, Carmine's New York Pizzeria, Carraba's Italian Grill, Carvel Ice Cream, Champion Billiards & Barstools, Cheeburger Cheeburger, Chesapeake Bay Gourmet, Chipotle Mexican Grill, Cingular Wireless, Damon's Grill, Dick's Sporting Goods, Gelato Factory, Good 4 U Smoothies, Greystone Grill, Jesse Wong's Kitchen, M&T Bank, Noodles and Company, Outback Steakhouse, Panera Bread, Pearle Vision, Quiznos Sub, Regal Cinemas, Sakura, Sears, Spa in the Valley, Sun Trust Bank, Ulta, Wal-Mart, Wegmans Market
- Nalley Fresh - 1.2 miles away.
- Courtyard Baltimore - 0.2 miles away.
- Embassy Suites - 0.3 miles away.
- Residence Inn - 0.9 miles away.
- Hampton Inn - 1.1 miles away.
- Chase Suite Hotel - 1.7 miles away.
- Light Rail Station - 0.7 miles away.



DIRECTIONS

- I-695 to Exit 24 (I-83 North)
- Exit 20 A/Shawan Road East
- Left on McCormick Road
- Left on International Circle
- 303 International Circle is on the left

McCormick Road

Hunt Valley
Towne Centre



Light Rail
Station

York Road

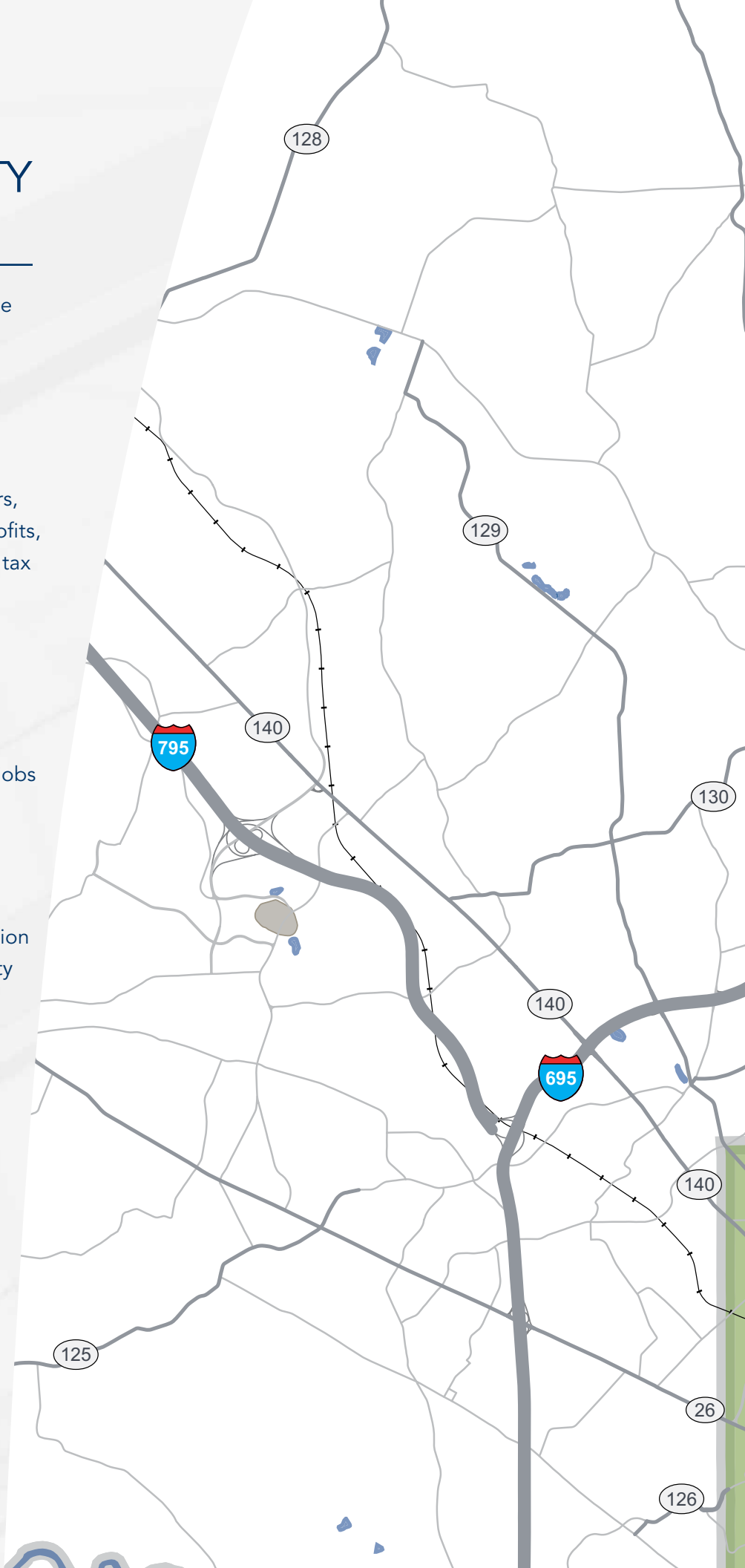
Shawan Road

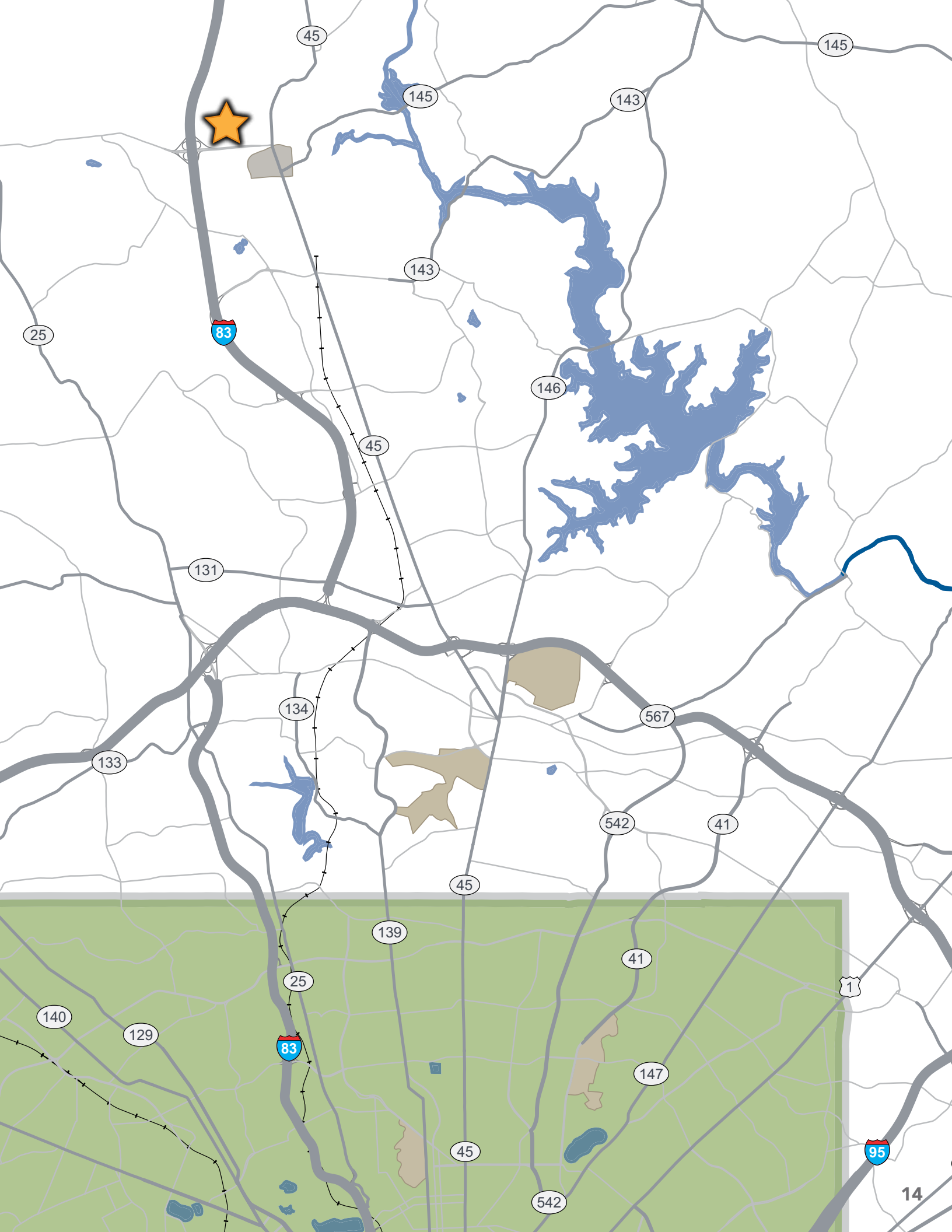
McCormick Road

BALTIMORE COUNTY QUICK FACTS:

- Twenty-four years since the last income tax rate increase
- Less than 1% of U.S. counties share Baltimore County's AAA rating from Moody's, S&P and Fitch
- No gross receipts tax on manufacturers, corporate franchise tax, unitary tax profits, separate school tax, sales or property tax on R&D equipment
- Population: 805,029
- Households: 315,542
- Largest job center in seven-county Baltimore Metro region with 393,997 jobs
- Exceptional workforce strength in information technology, engineering and scientific talent.
- 20 colleges and universities in the region including Johns Hopkins and University of Maryland.

Baltimore County Department of
Economic Development, 410.887.8000,
businesshelp@baltimorecountymd.gov





Tenant Improvement Standard WORK LETTER

Tenant spaces will be constructed per the following standards:

Partitions: ½" sheetrock over 3⅝" metal studs at 16" on center with batt insulation. Finish will be two coats of flat latex, Sherwin Williams low-VOC paint with one painted accent wall per office.

Ceilings: Suspended grid system with Armstrong 2'x4' second look tegular fissured acoustical ceiling tiles. Laid in a white metal grid. The ceiling height will be approximately 9'.

Lighting: T-8 parabolic fixtures - 3 tube, 277 volt 2'x4' lay-in. Lighting will provide approximately 50-foot candles at 30" above finished floor. Lights will be controlled by a combination of switches and occupancy sensors.



“We could not be more pleased to be Merritt’s tenant and look forward to our partnership for many years to come.”

– STEVE BORSCH VP & GM OF BAKERY EXPRESS MID ATLANTIC

Floor Covering: Mohawk or Patcraft Green Label Plus 28-ounce broadloom with a 4" vinyl cove wall base. Adhesives will meet low-VOC requirements set by LEED.

Interior Doors: Mohawk Green Series 3'x8' urea formaldehyde-free solid core with wood veneer. Hardware and hinges will be brushed aluminum. Handle will be lever style. 1'6"x6' sidelight in offices.

Entrance Doors: Mohawk Green Series 3'x8' urea formaldehyde-free solid core doors with sidelights and mortise locksets. Spaces 5,000 SF or greater will be 3'x8' double frameless glass doors with polished chrome hardware and semi-concealed hinges.

Kitchen Area: Spaces 5,000 SF or greater will have 8' of base and overhead cabinets with stainless steel sink. Cabinet finish will be standard oak. One plumbing connection provided for a coffee maker. All kitchen flooring will be solid vinyl or VCT. Adhesives will meet low-VOC requirements set by LEED.

Fire Protection: Complete system provided per code with chrome semi-concealed sprinkler heads.

Electrical: Convenience outlets provided throughout the space. Three outlets per private office along with one outlet every 15 LF of open area partitioning.

HVAC: The tenant area HVAC system utilizes an overhead air distribution. Cooling is provided through variable air volume (VAV) rooftop units in combination with fan-powered VAV terminal units. Heating is supplied through the fan-powered VAV terminal units with a hydronic heating loop.



Heating, Ventilation and AIR CONDITIONING SYSTEM

The heating, ventilation and air conditioning (HVAC) system at 303 International Circle provides the building with the quality comfort necessary to perform well in an office environment.

Air conditioning is accomplished via a central water cooled plant, eleven packaged floor air handler units (AHU) and one constant volume AHU. The AHUs provide cooled air to all of the office spaces, as well as the deli and gym. Each AHU discharges into a medium pressure duct that branches to single-duct Variable Air Volume (VAV) terminal units above the suspended ceiling in order to distribute air to respective zones. Heating for the building is provided via electric heating elements in the perimeter VAV boxes. Ceiling mounted diffusers are used to directly supply tempered air to the spaces and can be arranged in various configurations to meet the tenant's requirements.



“We gave Merritt an opportunity to deliver a first-class project on a short schedule and that is what was delivered. In short, Merritt delivers what they promise.”

– TED D’ANNA
EXECUTIVE VICE PRESIDENT, MARS SUPER MARKETS, INC.

SINGLE-STREAM RECYCLING SERVICE

Each AHU is equipped with an economizer condenser coil to reduce energy costs during cooling. The coil is served by a closed building hydro loop that displaces heat through a heat exchanger to a roof top cooling tower, therefore eliminating the need for a chiller. Make-up air fans are used to bring outside air into the building, assuring a fresh indoor environment.

The building's heating, ventilation and air conditioning is monitored and controlled by a direct digital computer-based control system that automatically coordinates the function of all mechanical components to assure economical and reliable operation. The system may be monitored within the building and remotely for failures of equipment or operating criteria outside of the pre-set levels.

The HVAC system is designed to maintain a 72° Fahrenheit temperature (+/- 4°). The building has a night set-back mode whereby interior temperatures will seasonally vary outside the target temperature in order to reduce energy cost when the building is unoccupied.

The single-stream recycling service allows you to add commingled recyclables to your cardboard and paper container. Once collected, the material is taken to a recycling site where it is sorted and processed appropriately.

Acceptable Recycling Items

- Cans (aluminum, tin, steel, empty aerosol, etc.)
- Brown paper bags
- Cardboard
- Catalogs, magazines and phone books
- Chipboard (cereal boxes, shoe boxes, etc.)
- Paper (colored, computer, white ledger, etc.)
- Newspapers, envelopes and junk mail
- Plastic bottles and jugs
- Glass bottles and jars

Non-Acceptable Recycling Items

- Aluminum foil
- Paper towels
- Plastic grocery bags (please return to your supermarket)
- Plastic wrap
- Light bulbs
- Porcelain or ceramics
- Batteries
- Film canisters
- Styrofoam
- Painted or treated wood



“You are faced with many options
in today’s market, but after we
moved into our new offices at
Merritt we felt like we were home!”

– MARC D. KANTROWITZ, MANAGING DIRECTOR
PHS LIMITED, TOWSON, MARYLAND





**FOR ADDITIONAL INFORMATION OR TO SCHEDULE
A TOUR, CALL 410.298.2600 OR EMAIL:**

Pat Franklin | pfranklin@merrittproperties.com
Whit Levering | wlevering@merrittproperties.com
Ashley Reimer | areimer@merrittproperties.com
Lauren Lindsay | llindsay@merrittproperties.com



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CORPORATE OFFICE
2066 Lord Baltimore Drive
Baltimore, MD 21244
410 298 2600 phone
410 298 9644 fax

VIRGINIA OFFICE
20116 Ashbrook Place, Suite 160
Ashburn, VA 20147
703 858 2725 phone
703 858 7239 fax

www.MerrittProperties.com