

NOW PRE-LEASING!

MEADOWRIDGE IV

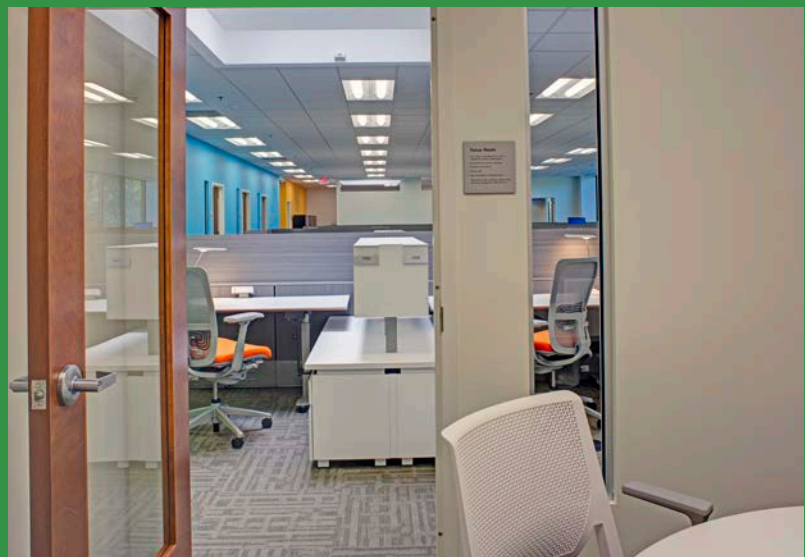
6510 MEADOWRIDGE ROAD, ELKRIDGE, MD 21075



DigitalFlight, Inc.

Building Information

- » Two-story, 75,955 SF Class A office building with I-95 visibility and signage opportunity currently under development
- » Onsite amenities include a cafe and fitness center located in 6514 Meadowridge Road
- » Intended for LEED® Silver certification by the U.S. Green Building Council
- » Easy access to Route 100, Route 175 and I-95
- » Brick facade with continuous ribbon glass
- » Park to consist of up to six buildings upon completion
- » FiOS service available
- » 4:1 parking ratio, more potentially available
- » Less than 9 miles from Fort Meade and BWI Airport
- » 15 minutes to downtown Baltimore
- » Howard County, CCT zoning: office, related services
- » Signature tower and water feature at park entry
- » Less than 5 miles to Arundel Mills shopping, restaurants, hotels and casino



Going Green at Meadowridge

- » Specialized building envelope and energy-efficient HVAC system decreases the building's energy consumption by more than 15%.
- » Water-efficient restroom fixtures and drought-tolerant landscaping lessen the burden on municipal water supply by approximately 25%.
- » 100% of the building's core energy use purchased from a renewable energy source, such as solar or wind power with a net-zero pollution basis.
- » Low VOC building materials, and CO2 monitors enhance indoor air quality of the building, which directly impacts worker health and productivity.
- » Preferred parking for hybrid vehicles, which promotes the use of fuel-efficient vehicles.
- » More than 75% of the construction waste will be recycled, diverting construction debris from landfill disposal and reintroducing waste back into usable materials.
- » Green housekeeping reduces the possibility of indoor air pollutants that are potentially odorous and irritating to building occupants.
- » More than 20% of all building materials manufactured within a radius of 500 miles of the jobsite which supports the regional economy and reduces the environmental impacts resulting from transportation.

Site Plan

Meadowridge

Meadowridge II
Meadowridge III
Meadowridge IV

6514 Meadowridge Road
6518 Meadowridge Road
6510 Meadowridge Road

2-story
2-story
2-story

+/- 66,920 SF
+/- 67,654 SF
+/- 75,955 SF



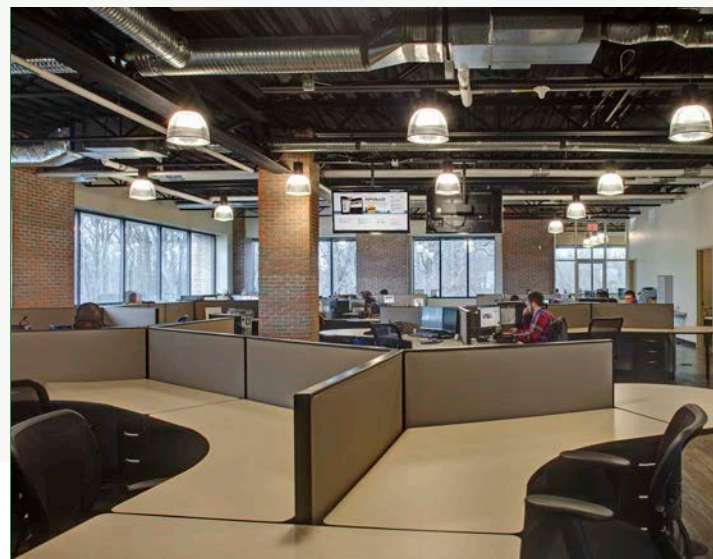
Surrounding Amenities

GATEWAY OVERLOOK SHOPPING CENTER

(2.4 Miles South)
Houlihan's
On the Border Mexican Grill
Costco
Trader Joe's
Five Below
Ulta
Best Buy
Lowe's

ARUNDEL MILLS MALL

(4 Miles East)
DuClaw Brewing Co.
Cheesecake Factory
The Prime Rib
Bobby's Burgers
Safeway
Residence Inn Marriott
Hampton Inn & Suites
Dunkin' Donuts
And many more shops...

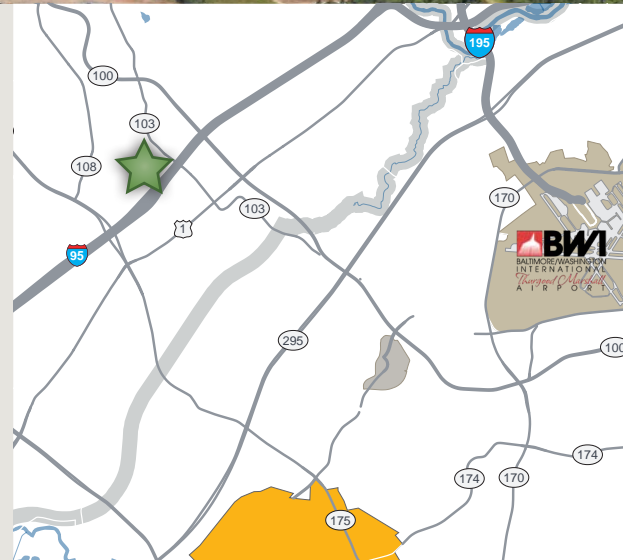




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Driving Directions:

- » I-95 to Route 100 east
- » To Route 1/Washington Boulevard south
- » **R** on Meadowridge Road
- » Park entrance on left



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For additional information or to schedule a tour, contact:

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