

METRO CENTRE

LIVE
WORK **HERE**
GO PLACES

METROCENTREOM.COM



Grand Central Ave, Owings Mills, MD 21117

• 410.581.2520

TRANSIT-ORIENTED DEVELOPMENT

LIVE WORK GO
HERE PLACES



BUILT

- A1** GARAGE 2
10450 GRAND CENTRAL AVENUE
Parking Garage: 2,089 Spaces
- A2** CCBC AND BCPL
10300 GRAND CENTRAL AVENUE
Community College: 40,000 SF
Library: 80,000 SF
- A3** GARAGE 1
5048 PAINTERS MILL ROAD
Parking Garage: 2,865 Spaces
- A4** THE MET AT METRO CENTRE
10500 GRAND CENTRAL AVENUE
Apartments: 114 Units
- A5** OFFICE AND RETAIL
10200 GRAND CENTRAL AVENUE
Office: 143,000 SF
Retail: 47,500 SF
- A6** METRO CROSSING APARTMENTS
10309 GRAND CENTRAL AVENUE
Apartments: 116 Units
Retail: 28,000 SF
- A7** METRO CROSSING APARTMENTS
10209 GRAND CENTRAL AVENUE
Apartments: 116 Units
Retail: 28,000 SF
- A8** MARRIOTT
10101 GRAND CENTRAL AVENUE
Hotel: 247,400 SF with 229 Rooms
Restaurant: 12,600 SF

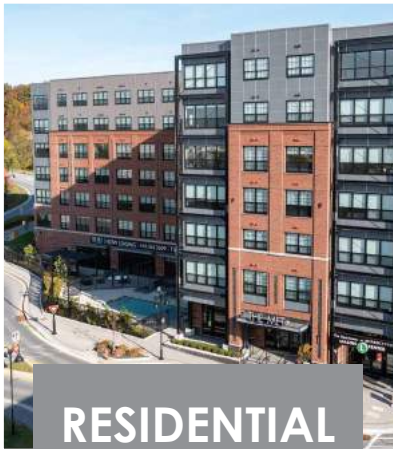
CONSTRUCTION

- B1** THE WILLARD
4800-5000 WAVERLY LANE
Apartments: 227 Units
Parking Garage: 401 Spaces

PROPOSED

- C1** 5018 PAINTERS MILL (NORTH CAMPUS)
Grocery Store: 46,000 SF
Office: 660,000 SF
Parking Garage: 4,517 Spaces
- C2** 10100 GRAND CENTRAL AVENUE
Office: 266,000 SF
Retail: 18,000 SF
- C3** 10400 GRAND CENTRAL AVENUE
Office: 93,700 SF
Retail: 10,000 SF
- C4** 10501 GRAND CENTRAL AVENUE
Apartments: 140 Units
Retail: 1,000-6,000 SF
- C5** 5100-5200 WAVERLY AVENUE
Apartments: 375 Units
Parking Garage: 401 Spaces
- C6** 5101 WAVERLY AVENUE
Apartments: 320 Units
- C7** 5001 WAVERLY AVENUE
Apartments: 320 Units

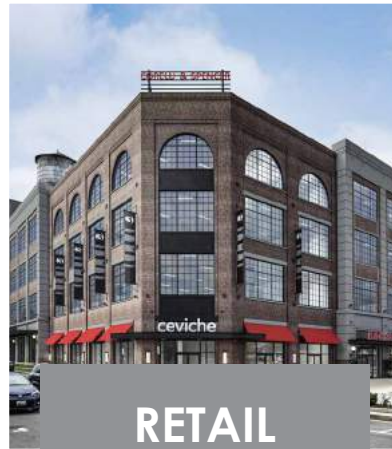
METRO CENTRE



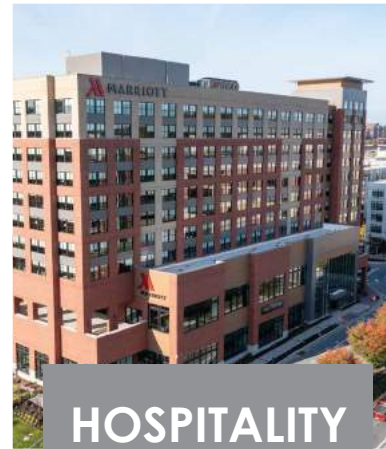
RESIDENTIAL



OFFICE



RETAIL



HOSPITALITY

METRO CENTRE STATS

Retail SQ FT
300k

Office SQ FT
1.2M

Residential Units
1,700

Daily Riders
3,500

Hotel Rooms
229



UNIQUELY DESIGNED TO MAXIMIZE WORK LIFE BALANCE

LIVE
WORK
GO **HERE**
PLACES

LIVE HERE

The Apartments at Metro Centre offer the best of both worlds; a city-living communal vibe with the convenience and privacy you can only find in the suburbs.



WORK HERE

The Offices at Metro Centre offer newly built, Class "A" flexible designs to suit your modern businesses' every need. Plus, you have the ability to host your own visitors, conferences, and corporate events at the on-site Marriott Hotel.



GO PLACES

Extensive retail space keeps Metro Centre buzzing with activity and excitement, as it offers residents, employees, and visitors plenty of dining, beauty, and shopping options along Grand Central Avenue.



LIVE
HERE

The Apartments at Metro Centre offer luxuriously modern 1-bedroom and 2-bedroom apartments featuring: walk-in closets, wood grain flooring, and eye-catching floor-to-ceiling windows. Residents have access to several convenient amenities including free garage parking, a state-of-the-art fitness center, pool with pergola and fire pit, catering kitchen and party room, theatre room, and computer lounge.



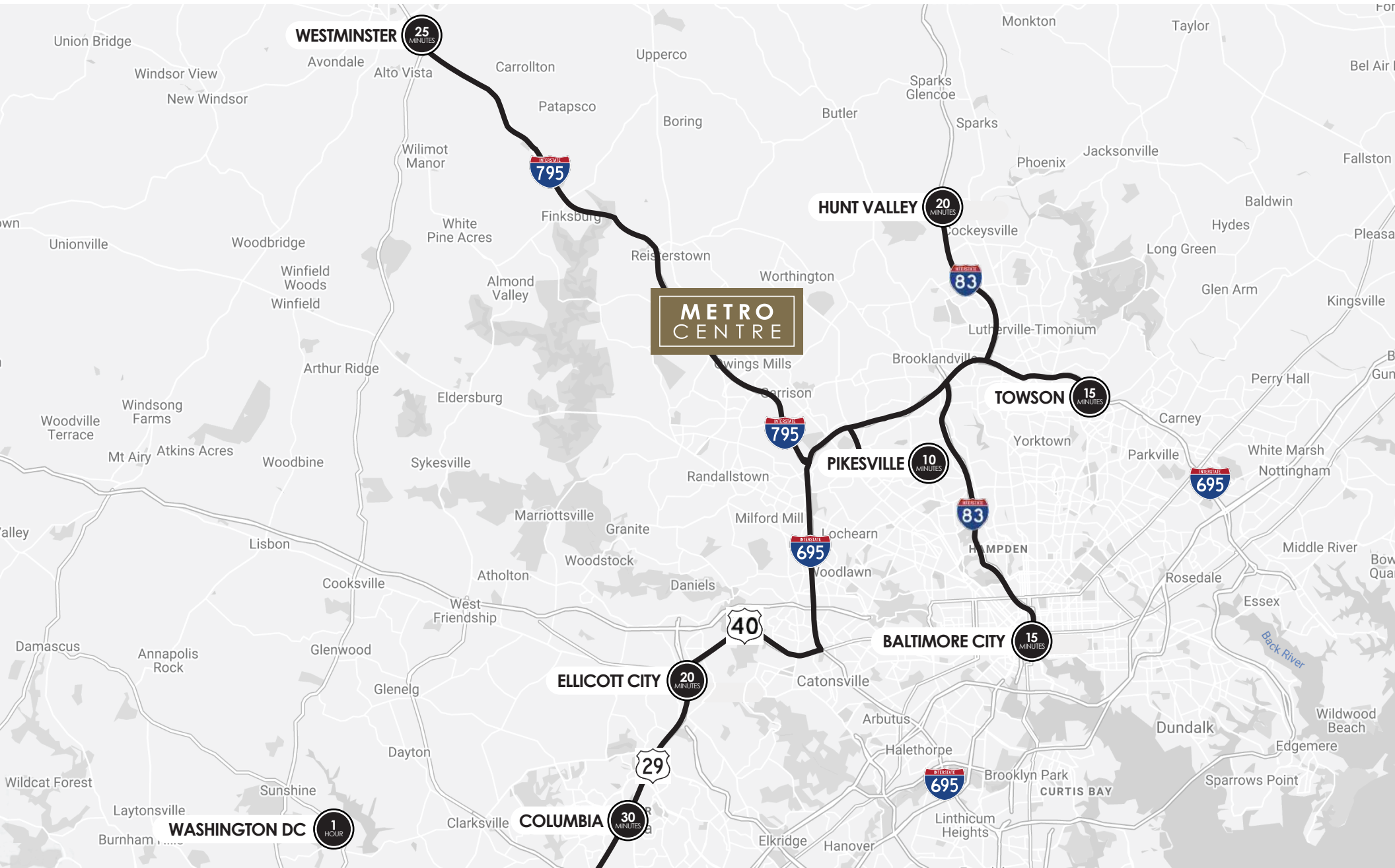
**WORK
HERE**

Totaling 1.2 million square feet, the commercial office space in Metro Centre is suitable for a wide variety of industries. The 1,700 residential apartments, diverse dining and retail options, and free connected-garage parking allow businesses residing within The Offices at Metro Centre to hire and retain top talent in their respective industries, who are looking to optimize their work life balance which can best be done in a dynamic mixed-use transit oriented development such as Metro Centre at Owings Mills.





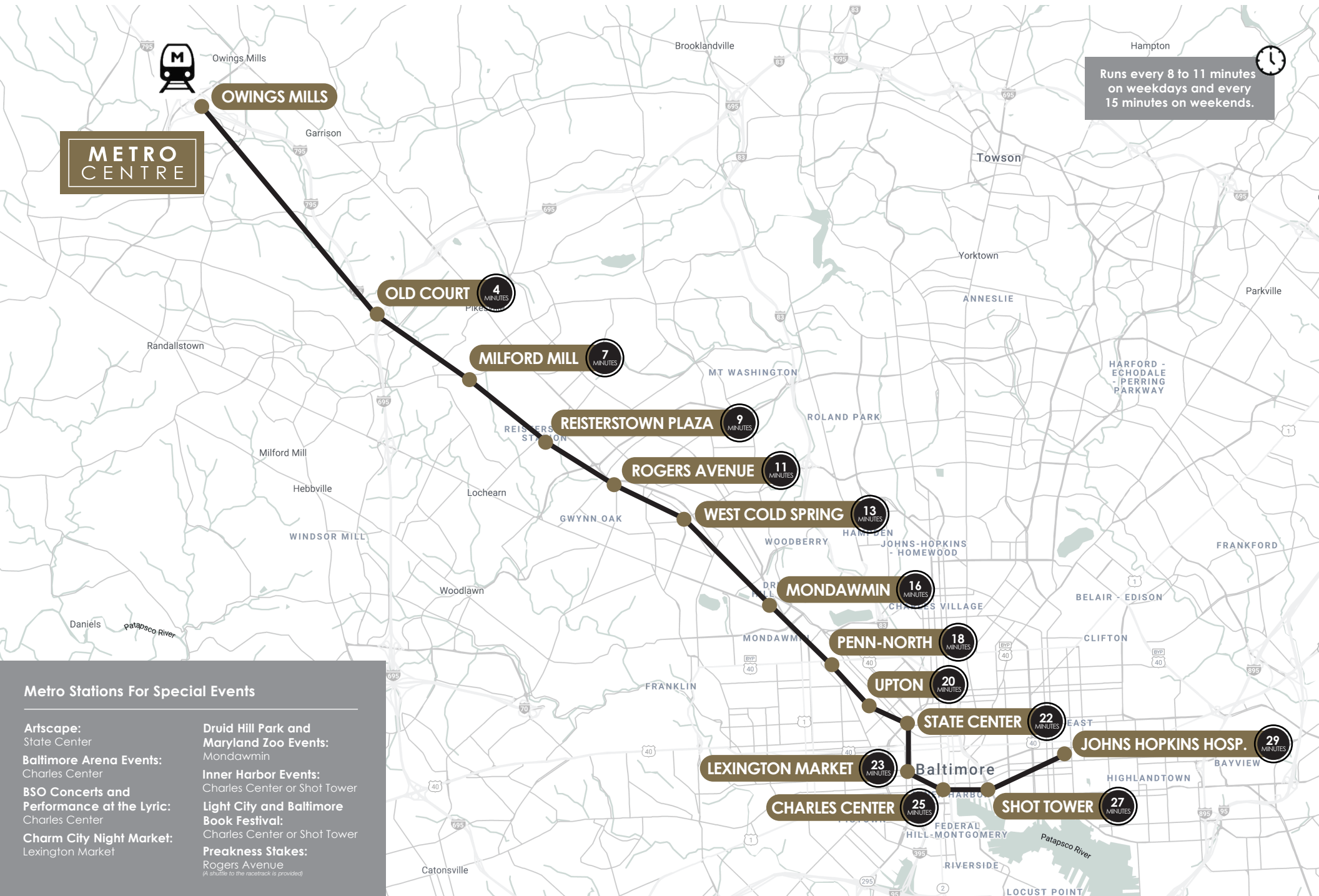
Metro Centre's centralized location and easy access to several major transportation hubs is unparalleled. Take the Metro downtown to catch an O's or Ravens game, hop on I-795 and make your way to Towson or Ellicott City in less than 20 minutes, or turn onto Painters Mill Road to access Reisterstown Road. The possibilities are endless -- GO PLACES at Metro Centre.



TRANSPORTATION MAP



METRO RAIL TRANSIT MAP



Metro Stations For Special Events

- Artscape:** State Center
- Baltimore Arena Events:** Charles Center
- BSO Concerts and Performance at the Lyric:** Charles Center
- Charm City Night Market:** Lexington Market
- Druid Hill Park and Maryland Zoo Events:** Mondawmin
- Inner Harbor Events:** Charles Center or Shot Tower
- Light City and Baltimore Book Festival:** Charles Center or Shot Tower
- Preakness Stakes:** Rogers Avenue
(A shuttle to the racetrack is provided)

SOUTH CAMPUS OVERVIEW

South Campus at Metro Centre sits directly along Painters Mill Road, highlighted by the Grand Central Avenue streetscape and diverse, street-level retail and dining establishments. A serene, landscaped public plaza serves as the ideal backdrop for relaxing during lunch or after work with friends and colleagues. South Campus is bookended by the impressive Met at Metro Centre and the newly constructed, 229-room Marriott Hotel and Conference Center.

Also located within South Campus are branches of the Community College of Baltimore County and the Baltimore County Public Library.

Upon completion, South Campus will contain over 1,700 apartments, 560,000+ SF of office space, 150,000+ SF of retail space, and 5,700+ parking spaces.



SOUTH CAMPUS SITE PLAN

 I-795 NORTH BOUND

 OWINGS MILLS METRO STATION

 I-795 SOUTH BOUND

Connection to proposed North Campus

Direct connection from garage to Metro Station



10100 Grand Central Ave,
Owings Mills, MD 21117

BUILDING
SPECS



**METRO
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Overview

- Proposed Class A office building
- 270,000 total RSF
- 260,000 SF of office space
- 12,000 SF of street-level retail space
- Located directly along Painters Mill Road
- Directly across the street from 229-room full-service Marriott Hotel and The Tillery Restaurant & Lounge
- 2,900 attached garage parking spaces
- Exterior signage available. Visible to 140k cars daily
- Direct access to all Metro Centre Amenities

Total RSF - 270,000 RSF

LEVEL 1	12,000 SF RETAIL/ 15,000 SF OFFICE
LEVEL 2	34,000 SF OFFICE
LEVEL 3	34,000 SF OFFICE
LEVEL 4	34,000 SF OFFICE
LEVEL 5	28,500 SF OFFICE
LEVEL 6	28,500 SF OFFICE
LEVEL 7	28,500 SF OFFICE
LEVEL 8	28,500 SF OFFICE
LEVEL 8	28,500 SF OFFICE
LEVEL 9	28,500 SF OFFICE

Column spacing
30'

Celing Height
10'-0" AFF

Delivery
Proposed

Owner/Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,865 Spaces

Architect
Curry Architects

General Contractor
David S Brown Enterprises

Transportation
Direct access to I-795
Direct access to Owings Mills Metro Station



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Overview

- Existing four-story mid-rise Class A mixed-use office/retail building
- 178,000 total RSF
- 142,000 SF of office space
- 36,000 SF of street-level retail space
- Attached, enclosed bridge entry directly into the building from the free, parking garage
- Fitness Center within building
- Exterior signage available. Visible to 140k cars daily
- Direct access to Metro subway station

Total RSF - 178,000 RSF

LEVEL 1	8,139 SF RETAIL - AVAILABLE
LEVEL 2	1,777 SF OFFICE - AVAILABLE
LEVEL 3	28,478 SF OFFICE - AVAILABLE (Divisible)
LEVEL 4	47,000 SF OFFICE - AVAILABLE (Divisible)

Column spacing
35'

Celing Height
10'-0" AFF

Delivery
Available Now

Owner/Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,865 Spaces

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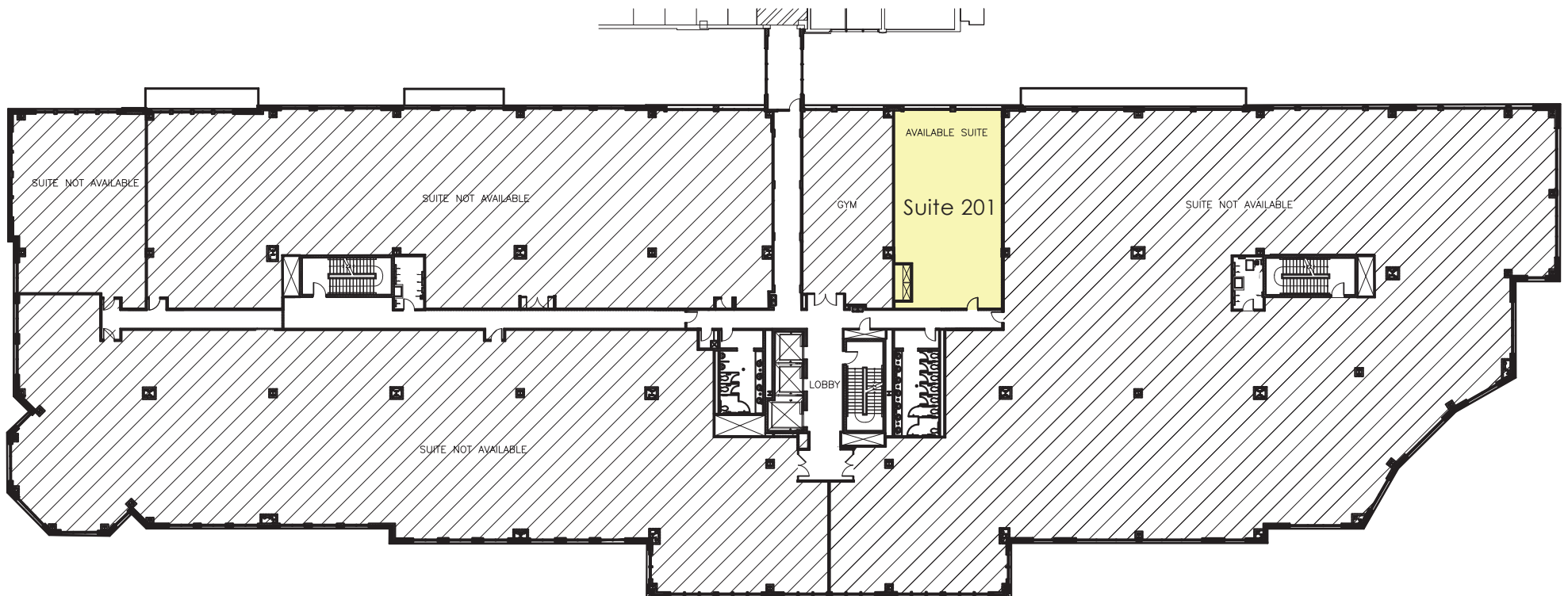


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LEVEL
2

Available

Suite 201: 1,777 SF



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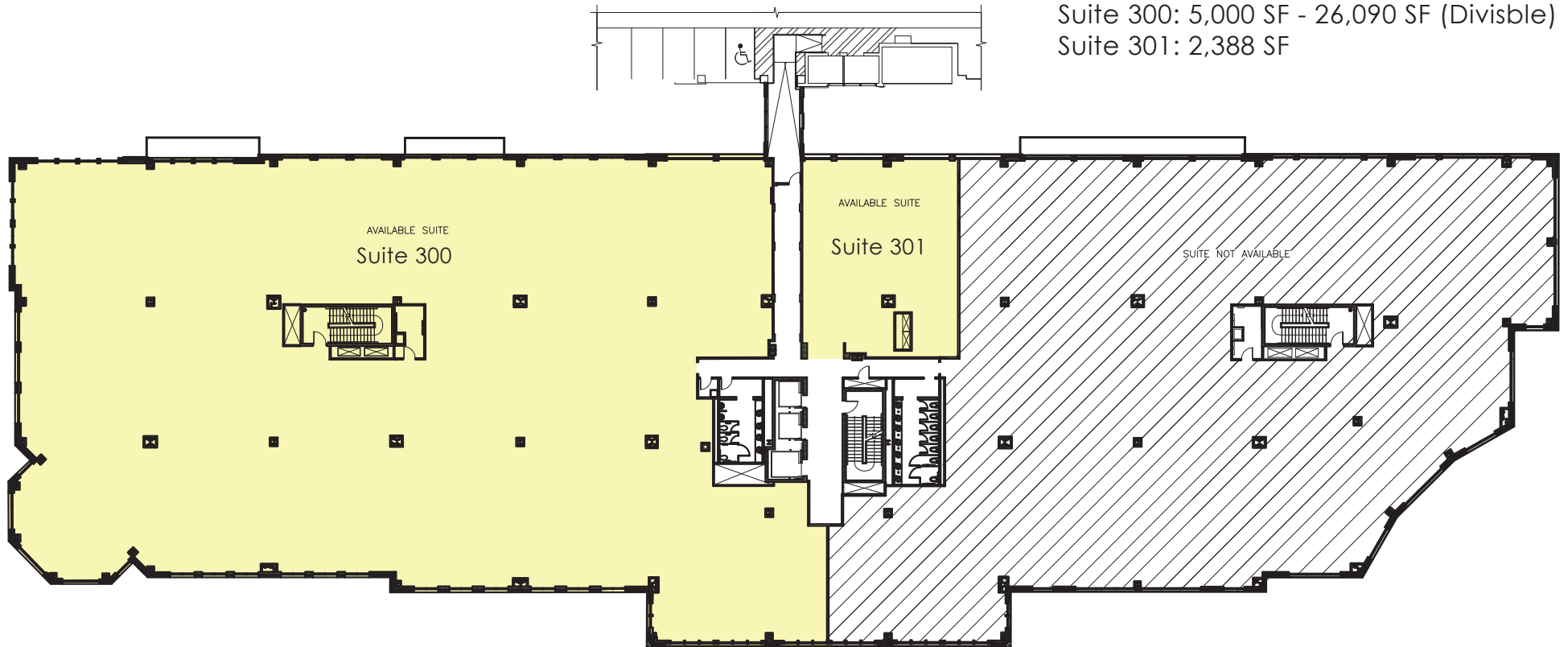


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LEVEL
3

Available

Suite 300: 5,000 SF - 26,090 SF (Divisible)
Suite 301: 2,388 SF



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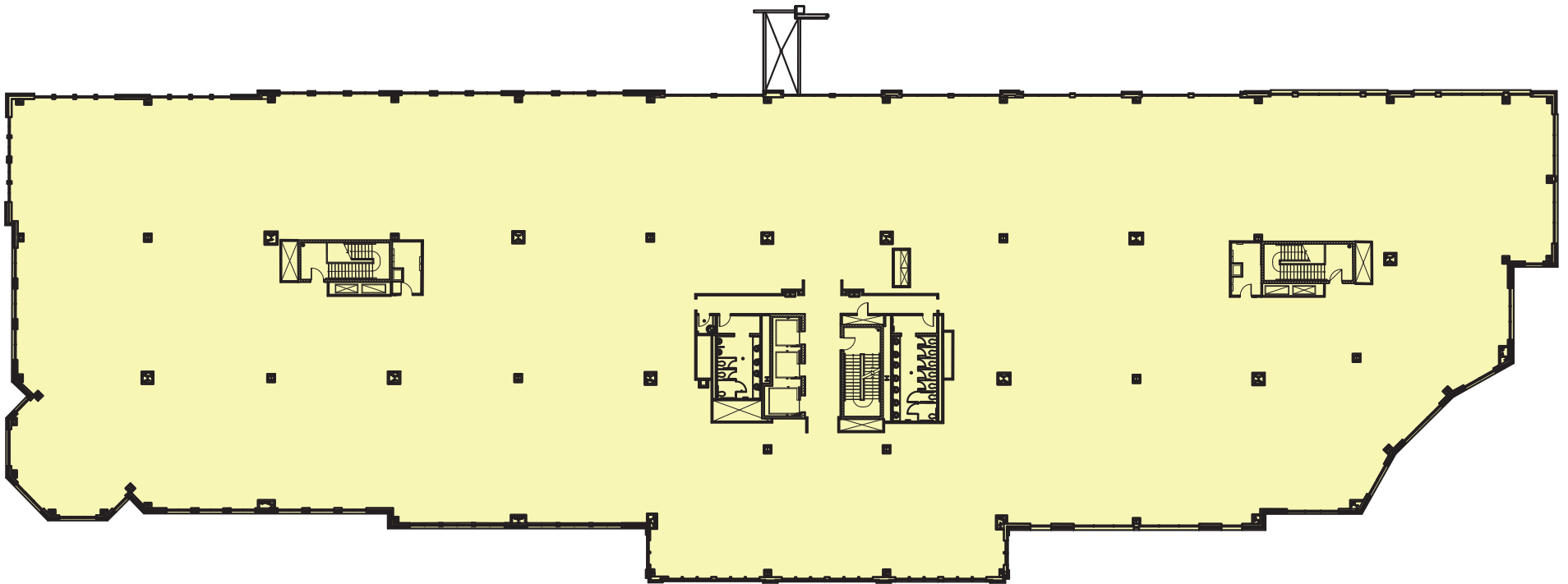


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LEVEL
4

Available

Entire Floor: 47,000 SF



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Overview

- Proposed Class A office building
- 122,000+ total RSF
- 110,000 SF of office space
- 12,000 SF of street-level retail space
- Abundant free garage parking connected to building
- Up to 14' clear ceiling heights, 10' finished ceiling
- "Green" design and system/program cost effective components
- Generous Tenant Improvement Packages
- Exterior signage available. Visible to 140k cars daily
- Direct access to all Metro Centre Amenities

Total RSF - 93,194 RSF

LEVEL 1	12,035 SF RETAIL/ 8,258 SF OFFICE
LEVEL 2	25,318 SF OFFICE
LEVEL 3	25,318 SF OFFICE
LEVEL 4	25,318 SF OFFICE

Column spacing
34'

Celing Height
14' Clear 10'-0" AFF

Delivery
Proposed

Owner/Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,089 Spaces

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NORTH CAMPUS OVERVIEW

North Campus at Metro Centre is a proposed, Class A Corporate Campus located at 5018 Painters Mill Road directly adjacent to the existing Owings Mills Metro Station.

The project is slated to include up to three high-rise office buildings with potential retail space along Painters Mill Road with direct access to I-795 northbound. Free garage parking will allow residents, employees, and visitors alike to enjoy all of Metro Centre's amenities with ease.

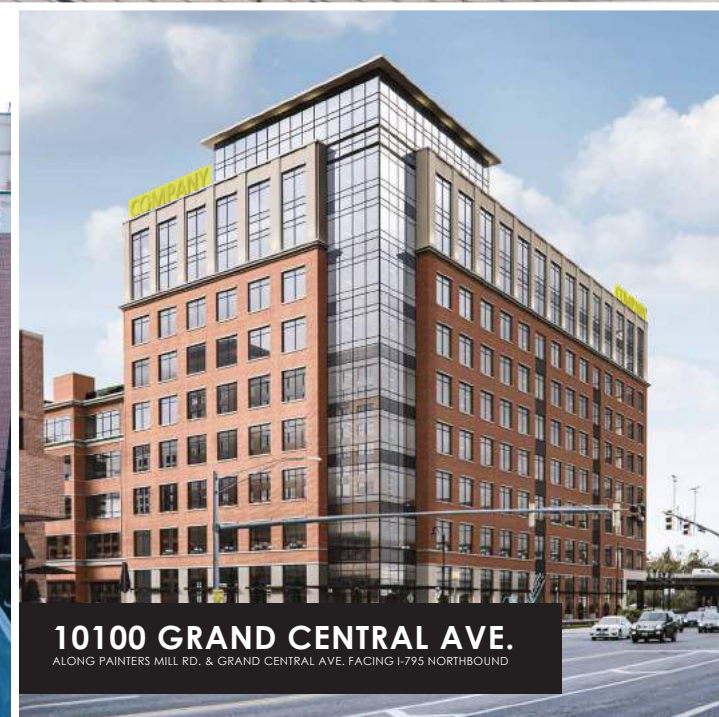
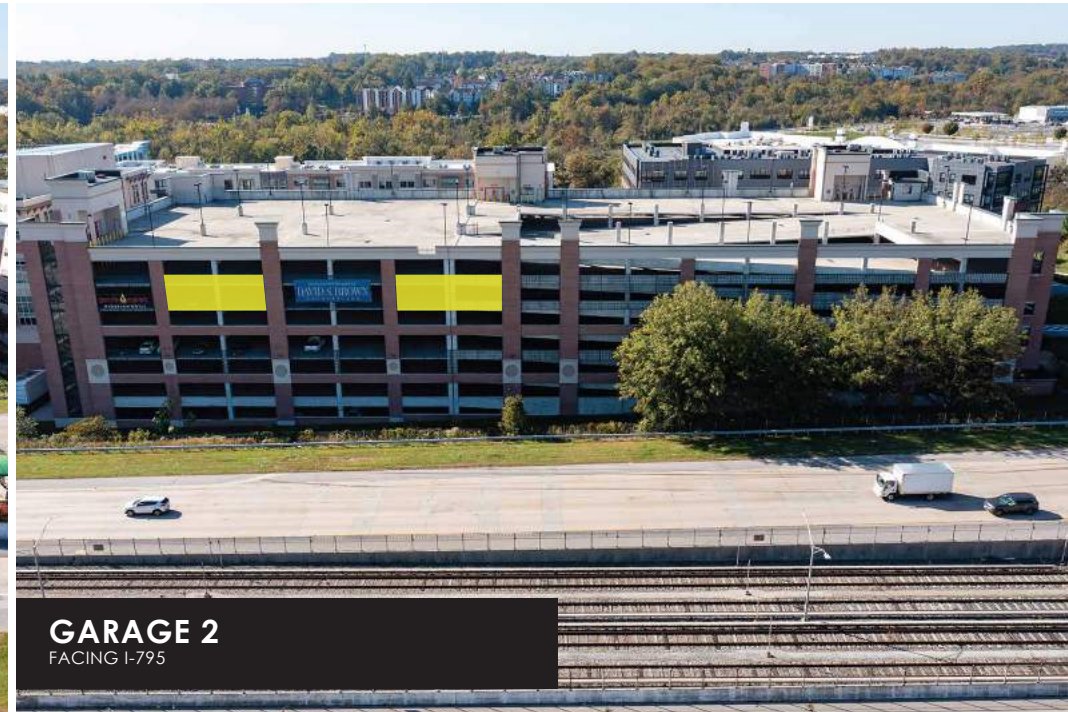
Upon completion, North Campus will contain 660,000+ SF of office space, 46,000+ SF of retail space, and 4,500+ parking spaces.



NORTH CAMPUS SITE PLAN



SIGNAGE OPPORTUNITY



TRAFFIC COUNT



AVERAGE DAILY TRAFFIC:	
I-795	120,780
Owings Mills Boulevard	49,235
Painters Mill Road	22,922
Reisterstown Road	37,920
TOTAL	231,000

INTERSTATE
795
(ADT 120,780)

OWINGS MILLS BLVD
(ADT 49,235)

REISTERSTOWN RD
(ADT 37,920)

METRO CENTRE

PAINTERS MILL RD
(ADT 22,922)

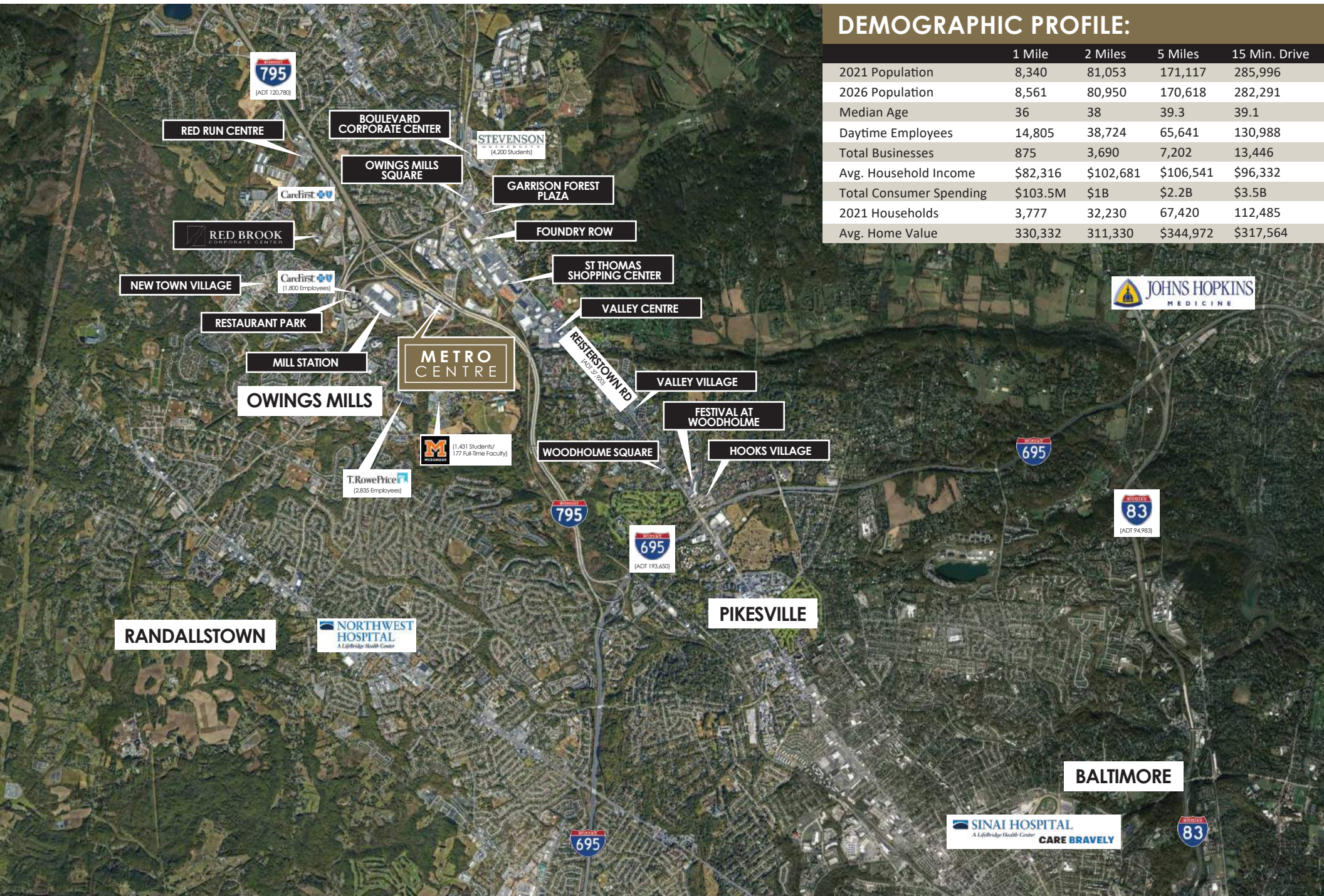
INTERSTATE
795

INTERSTATE
795

IMMEDIATE AREA MAP



EXPANDED AREA MAP



DEMOGRAPHIC PROFILE:

	1 Mile	2 Miles	5 Miles	15 Min. Drive
2021 Population	8,340	81,053	171,117	285,996
2026 Population	8,561	80,950	170,618	282,291
Median Age	36	38	39.3	39.1
Daytime Employees	14,805	38,724	65,641	130,988
Total Businesses	875	3,690	7,202	13,446
Avg. Household Income	\$82,316	\$102,681	\$106,541	\$96,332
Total Consumer Spending	\$103.5M	\$1B	\$2.2B	\$3.5B
2021 Households	3,777	32,230	67,420	112,485
Avg. Home Value	330,332	311,330	\$344,972	\$317,564



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