

PROPERTY OVERVIEW

SCHILLING GREEN

230 SCHILLING CIRCLE, HUNT VALLEY, MD 21031



Building Information

- Major office building re-development located at 230 Schilling Circle in Hunt Valley
- Three-story, 106,208 SF Class A office building
- LEED® Platinum certified by the U.S. Green Building Council (USGBC)
- 2009 NAIOP Best LEED Office and Best Rehab Office Award Winner
- 2009 USGBC-MD Green Core & Shell Project of the Year
- I-83 visibility with easy access to Shawan Road and I-695
- Close proximity to light rail station and Hunt Valley Towne Centre
- New HVAC and fiber optics
- Comcast service available
- State-of-the-art fitness center
- 5/1,000 parking ratio with 522 surface parking spaces



Going Green at Schilling Green

- Redevelopment of an existing site, salvaging 77% of the building structure and maximizing resource conservation.
- Building envelope utilizing insulation with a greater R Value and Low-E glass, as well as energy-efficient boiler package and high-performance lighting. This decreases the building's energy consumption by more than 21%.
- 87% of the construction waste recycled, diverting construction debris from landfill disposal and reintroducing waste back into usable materials.
- Water-efficient restroom fixtures such as dual-flush toilets, water-free urinals and self-metering faucets, lessening the burden on municipal water supply by approximately 44%.
- 70% of the building's core energy use purchased from a renewable energy sources and photovoltaic panels installed.
- Carbon Dioxide monitoring system & increased ventilation, enhancing the indoor air quality.
- Low-VOC materials used for all adhesives, sealants, paints, coatings, carpet and composite wood used in the building.
- Preferred parking spaces for hybrid vehicles to promote the use of fuel-efficient vehicles in an attempt to reduce pollution from automobiles.
- Landscaping with native, drought-tolerant plant species, efficient irrigation heads and weather station, causing a 56% reduction in irrigation water use.

Site Plan

Schilling Green

230 Schilling Circle

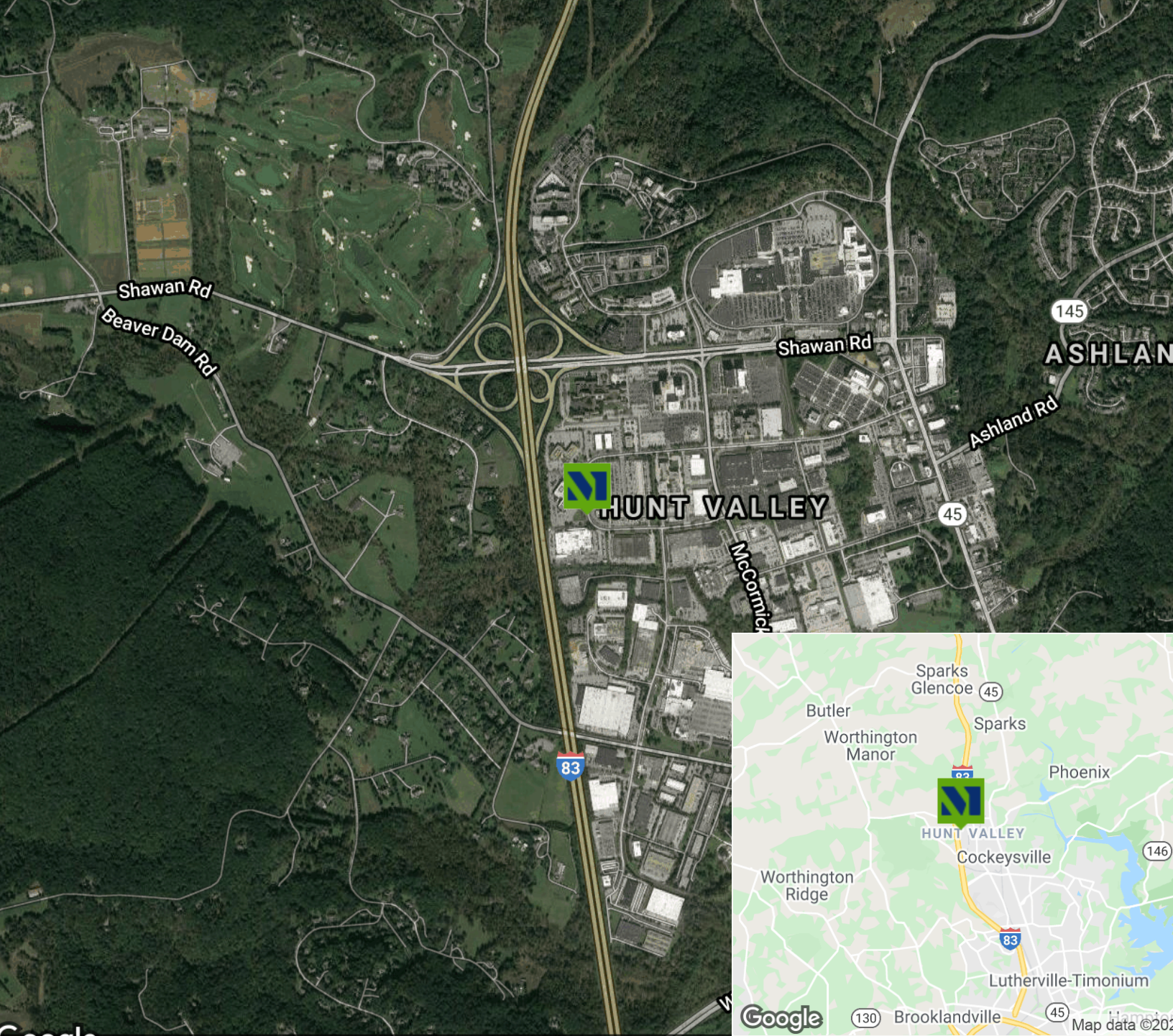
3 - Story Office

107,637 SF



Surrounding Amenities

- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Grabbagreen Food + Juice
- Green Leaf
- Holiday Inn Express
- HomeGoods
- Hunt Valley Towne Center
- Iron Rooster
- Ledo Pizza
- Light Rail – Hunt Valley
- M&T Bank
- Marshalls
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms
- Starbucks
- Subway
- SunTrust Bank
- Texas Roadhouse
- The Greene Turtle
- ULTA Beauty
- Wegman's Supermarket



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