

Property Overview

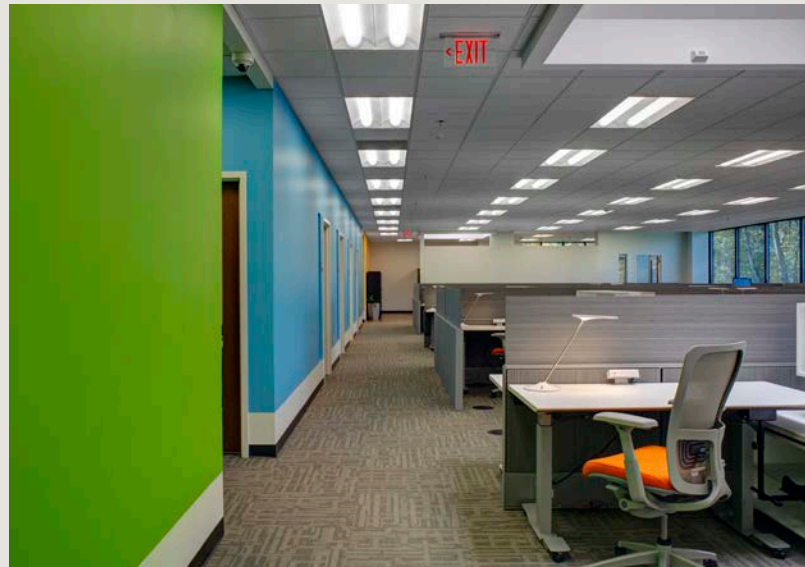
TIMONIUM TWO

1954 GREENSPRING DRIVE, TIMONIUM, MD 21093



Building Information

- » One of Baltimore County's finest Class A office buildings
- » 200,000 SF 7-story, Class A office building
- » Visibility from I-83 with easy access to I-695 and York Road
- » Efficient floor plans (up to 28,000 SF floor plans) accommodating up to 18 corner offices per floor
- » 9' clear ceiling height with premium parabolic light fixtures
- » Computerized state-of-the-art redundant HVAC system with variable air volume supply
- » Five high-speed gear/traction elevators
- » Card access security system
- » Ample parking ratio of 4/1000 SF with many spaces undercover
- » On-site owner management provided by our partner Bavar Properties Group, LLC
- » FiOS service available
- » Close proximity to the light rail system
- » Full-service deli and full access to fitness center located within the building



Surrounding Amenities

American Radiology
Baja Fresh
Baltimore Coffee & Tea
Basta Pasta
Bertucci's
BlueStone Restaurant
Burger King
Charred Rib
Chipotle
Columbia Bank
Core Fitness
Crowne Plaza Hotel
Dunkin Donuts
Earth Treks Climbing Centers
Edible Arrangements

Einstein Bros Bagels
Glarus
Hallmark
Holiday Inn
Kohl's
Loehmann's
M&T Bank
Mattress Giant
Michael's Arts & Crafts Store
Michael's Cafe
Mom's Organic Market
Nautilus Diner
Office Depot
Old Navy
Panera Bread

Pasta Blitz
PetSmart
Rebounders
Red Roof Inn
REI
Rite-Aid
Steak & Ale Restaurant
Subway
Superfresh Grocery
TCBY
Towson University Marriott
Conference Hotel
Victor's Cafe
Yamato Sushi

Site Plan

Timonium Two

1954 Greenspring Drive

7-story

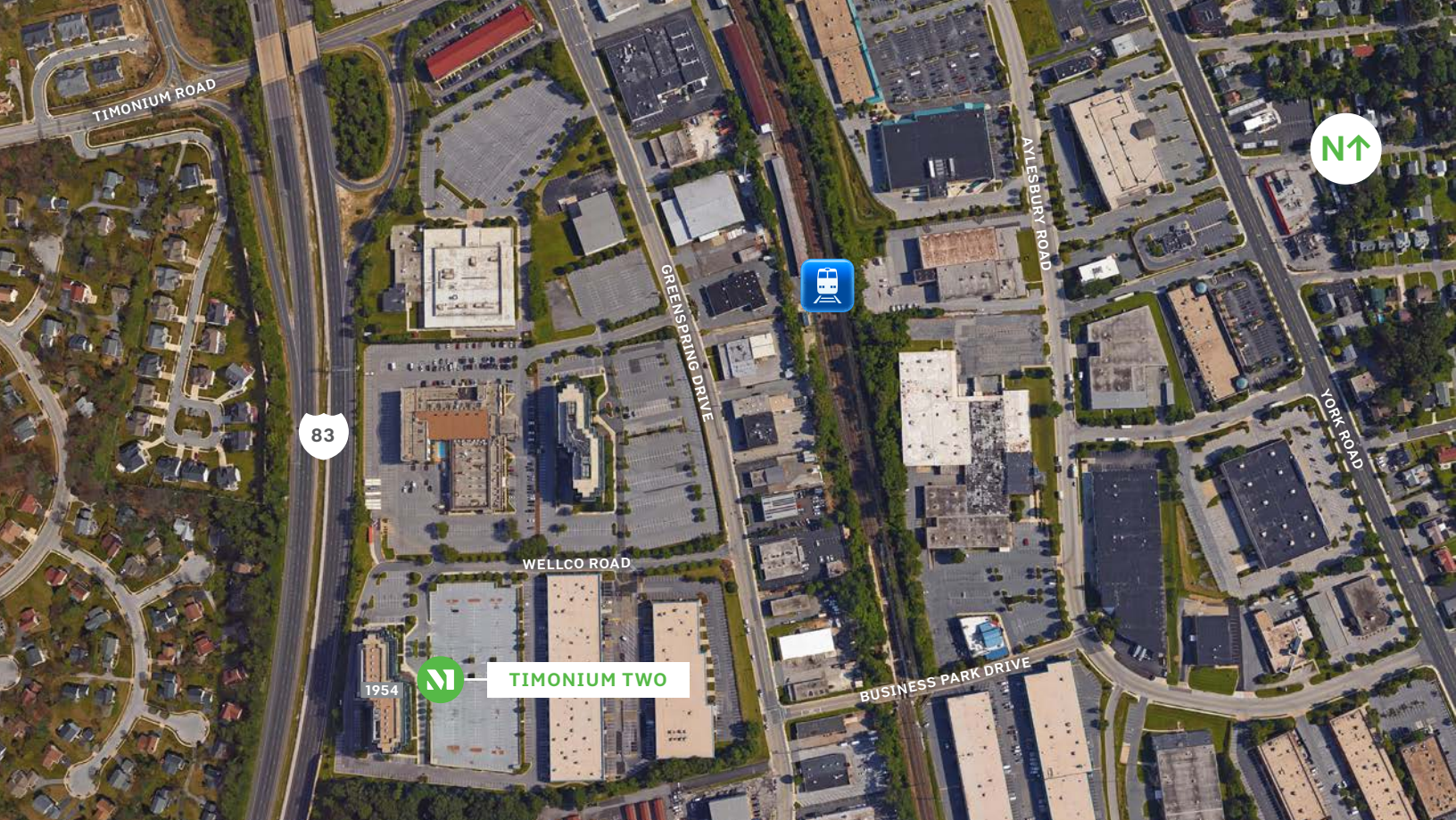
200,000 SF



“Merritt was incredibly accommodating. Doing business with a firm that - like ours - emphasizes integrity, quality and customer service was a pleasure.”

EDWARD J. NEMEC
MANAGING PARTNER, NEW YORK LIFE

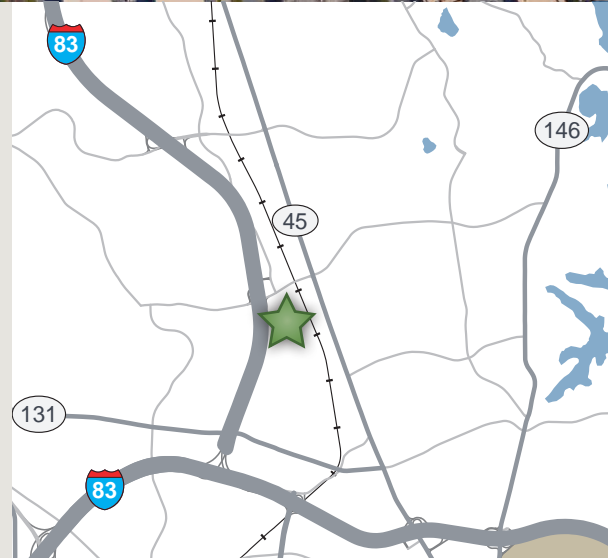




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Driving Directions:

- » I-695 to Exit 24 (I-83 North)
- » Take first exit, Timonium Road - East
- » At first light, **R** on Greenspring Drive
- » **R** on Wellco Road, follow to end, building on left



CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

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