

# METRO CENTRE

LIVE  
WORK **HERE**  
GO PLACES

[METROCENREOM.COM](http://METROCENREOM.COM)

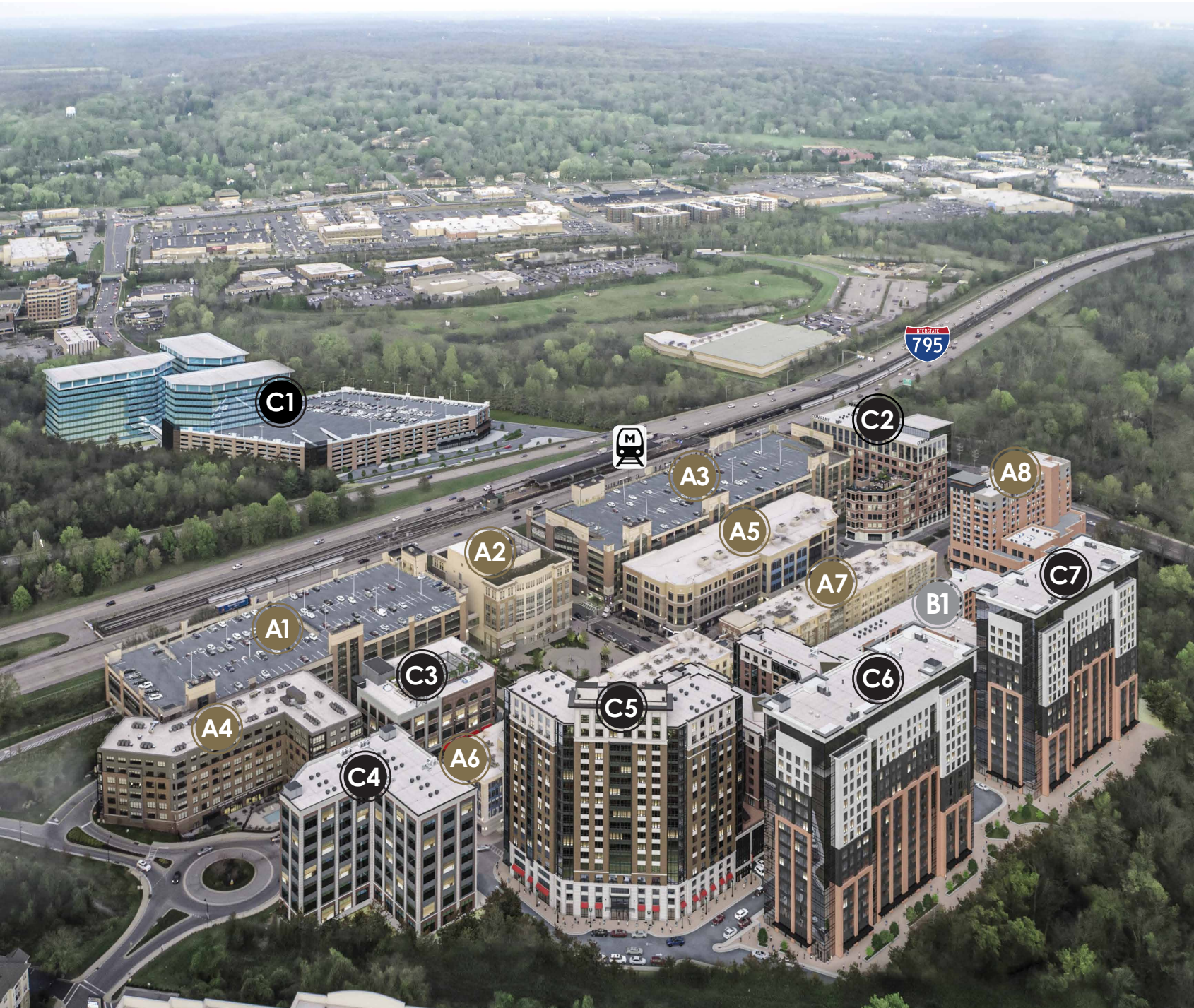


Grand Central Ave, Owings Mills, MD 21117

• 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: 137 Units
- A5** OFFICE AND RETAIL  
10200 GRAND CENTRAL AVENUE  
Office: 140,446 SF  
Retail: 42,466 SF
- A6** METRO CROSSING APARTMENTS  
10301 GRAND CENTRAL AVENUE  
Apartments: 116 Units  
Retail: 24,119 SF
- A7** METRO CROSSING APARTMENTS  
10201 GRAND CENTRAL AVENUE  
Apartments: 116 Units  
Retail: 23,937 SF
- A8** MARRIOTT  
10101 GRAND CENTRAL AVENUE  
Hotel: 229 Rooms

## 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: 93,000 SF  
Retail: 12,000 SF
- C4** 10501 GRAND CENTRAL AVENUE  
Apartments: 96 Units
- 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

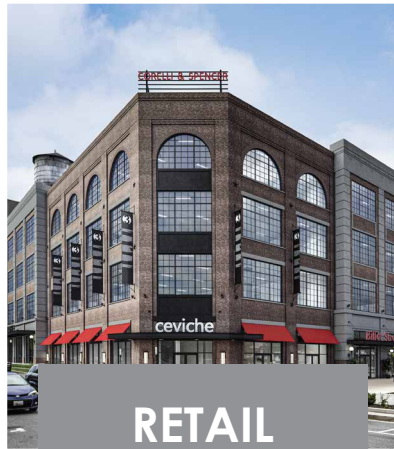
# METRO CENTRE



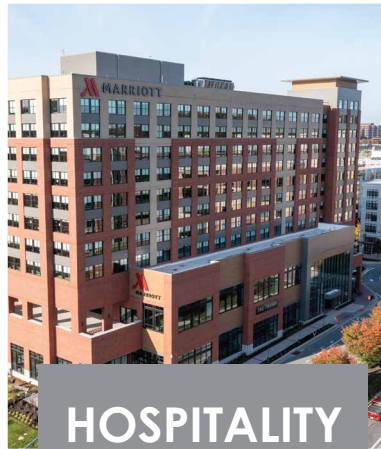
**RESIDENTIAL**



**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**

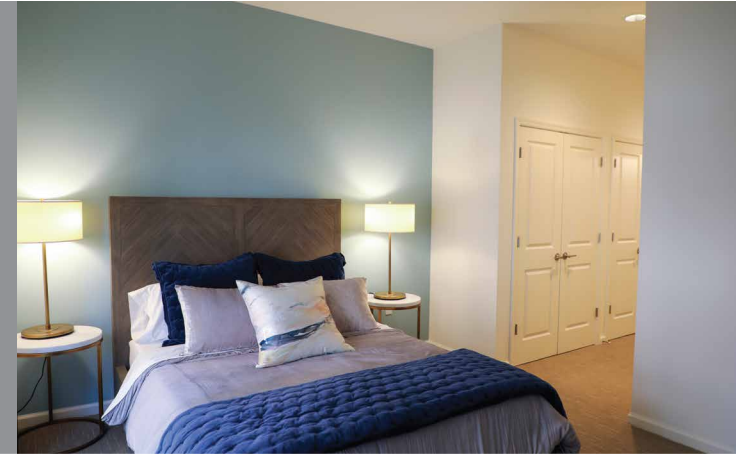


# UNIQUELY DESIGNED TO MAXIMIZE WORK LIFE BALANCE

LIVE  
WORK  
GO **HERE**  
PLACES

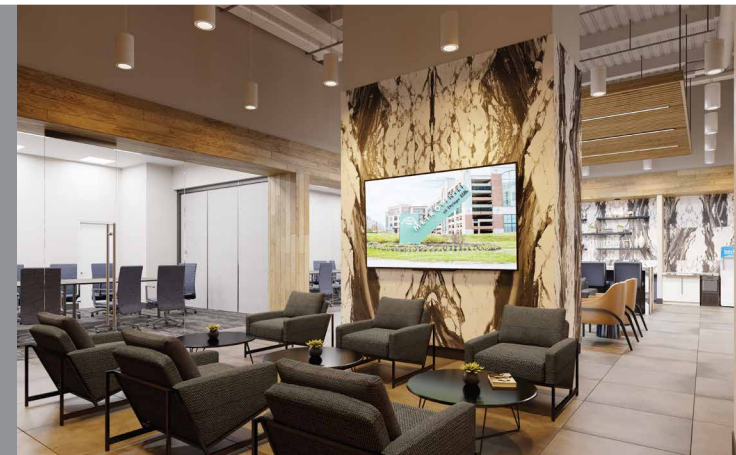
## LIVE HERE

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.



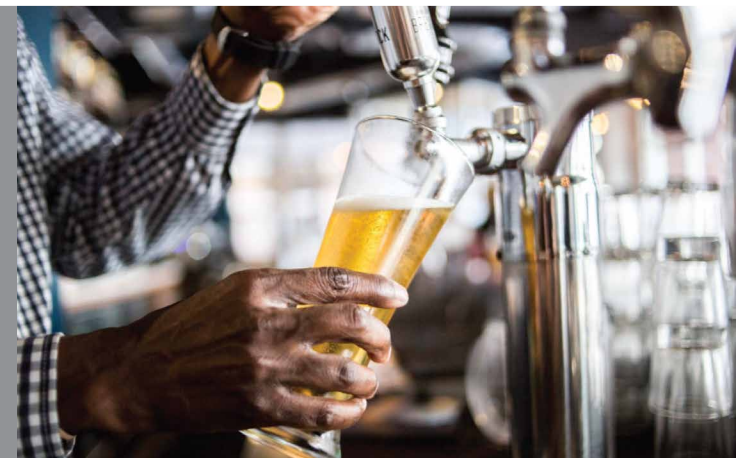
## WORK HERE

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.



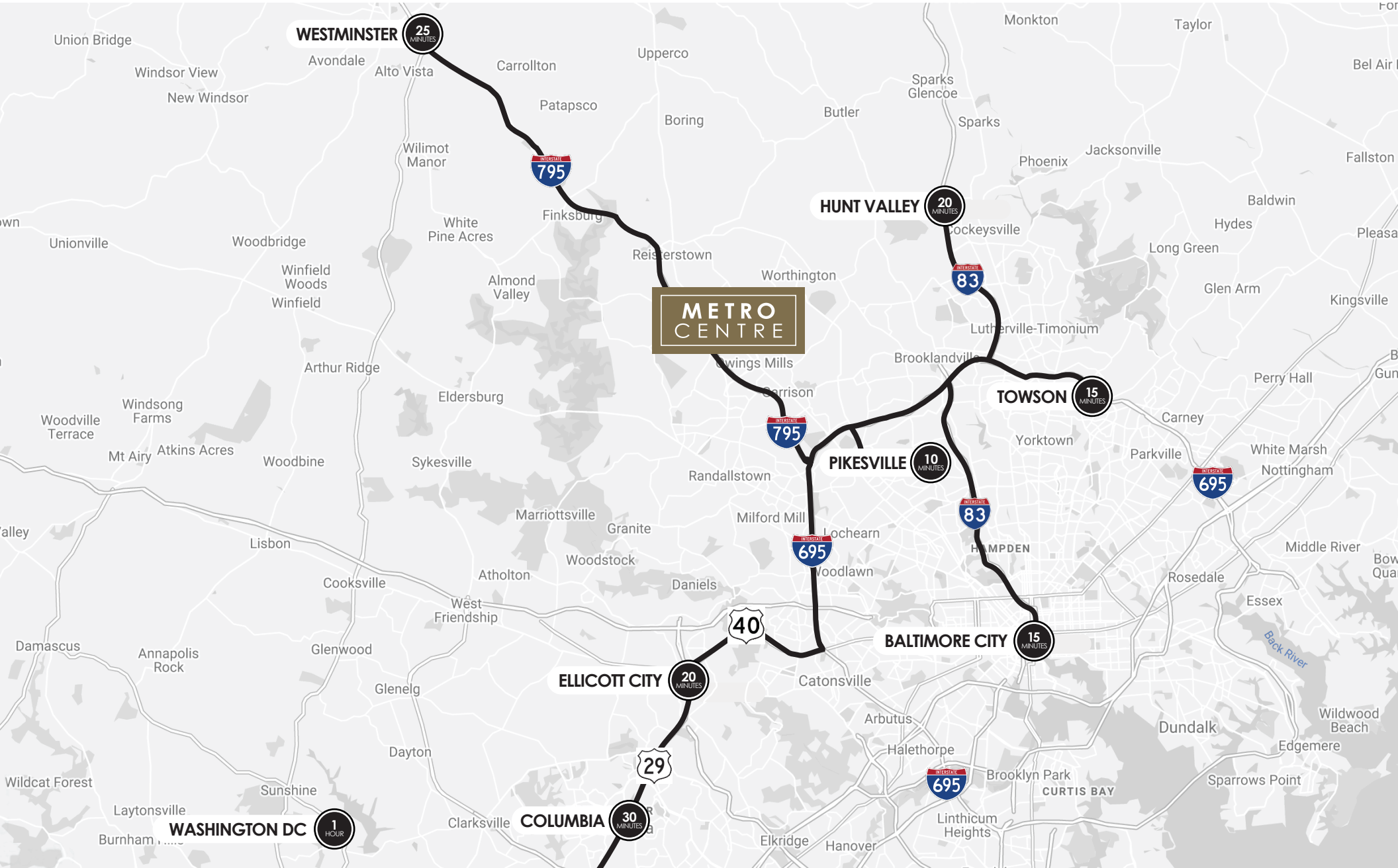
**WORK  
HERE**

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.

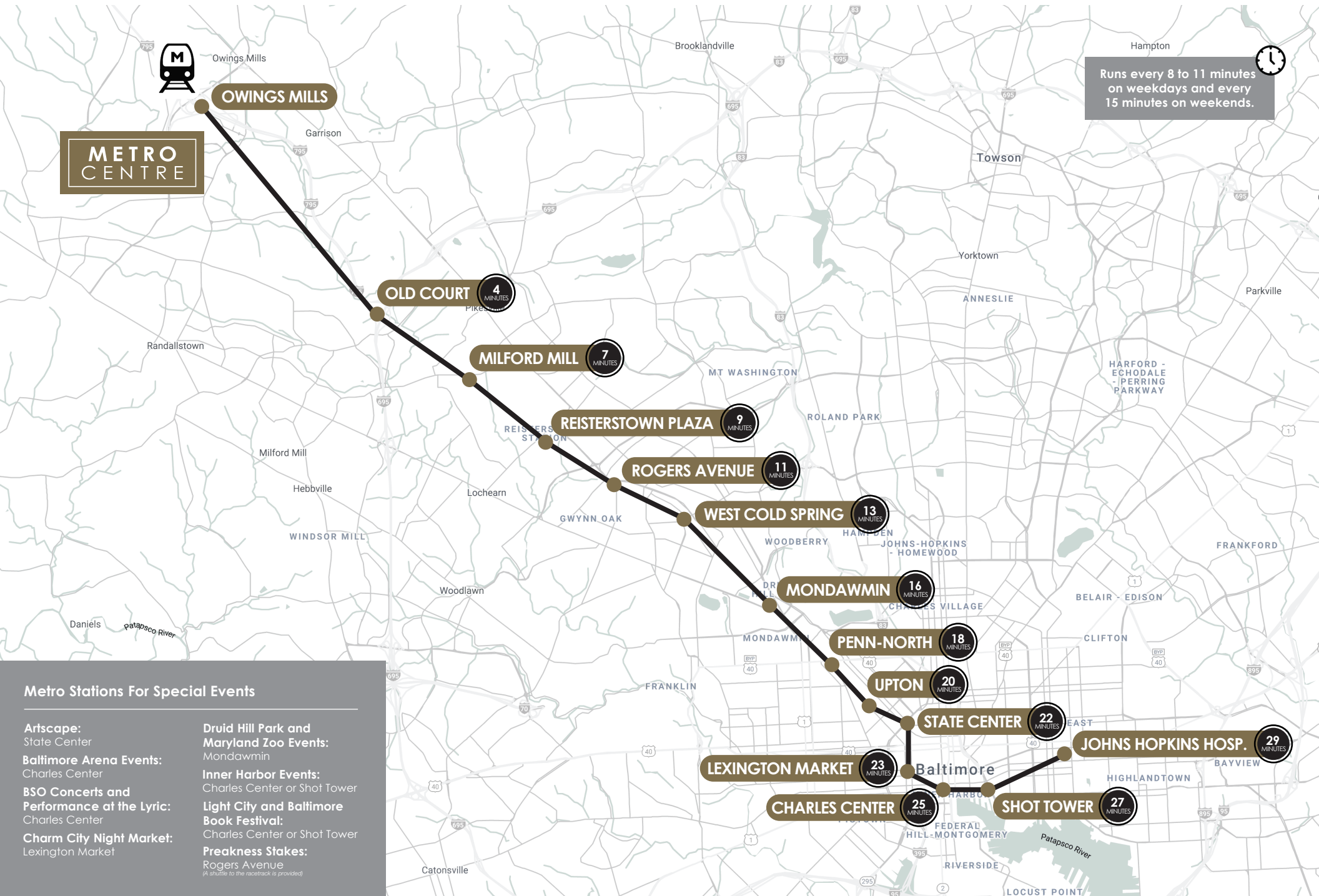




# TRANSPORTATION MAP



# 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



## KEY

- |  |  |                                |
|--|--|--------------------------------|
| <b>RO-1</b><br>266,000 sf office<br>18,000 sf retail | <b>RA-2</b><br>24,119 sf retail<br>116 apartments            | <b>RA-8</b><br>137 apartments  |
| <b>RO-2</b><br>140,446 sf office<br>42,466 sf retail | <b>RA-3 &amp; RA-4</b><br>227 apartments<br>401 space garage | <b>RH-1</b><br>229 hotel rooms |
| <b>RO-3</b><br>93,000 sf office<br>12,000 sf retail  | <b>RA-5 &amp; RA-6</b><br>375 apartments<br>401 space garage | <b>A-1</b><br>320 apartments   |
| <b>RA-1</b><br>23,937 sf retail<br>116 apartments    | <b>RA-7</b><br>96 apartments                                 | <b>A-2</b><br>320 apartments   |
|  | <b>LCC-1</b><br>80,000 sf library<br>40,000 sf comm. college |                                |

**METRO CENTRE**  
AT OWINGS MILLS  
SOUTH CAMPUS SITE PLAN

 - BUILT  - CONSTRUCTION  - PROPOSED

10200 Grand Central Ave,  
Owings Mills, MD 21117

BUILDING  
SPECS



**METRO  
CENTRE**

**KEN BERNSTEIN**

Senior Vice President  
of Retail Leasing  
410.581.2437

[kbernstein@davidsbrown.com](mailto:kbernstein@davidsbrown.com)

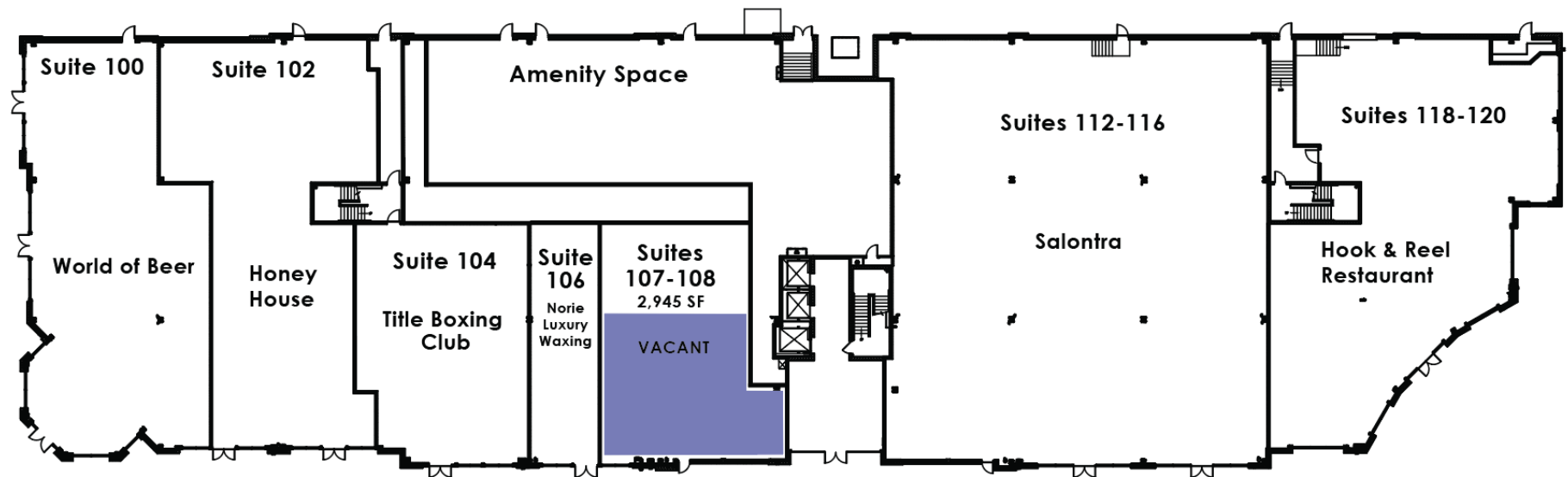


10200 Grand Central Ave,  
Owings Mills, MD 21117

SITE  
PLAN

**2,945 SF Available**

Revised March 2022



**METRO  
CENTRE**

**KEN BERNSTEIN**

Senior Vice President  
of Retail Leasing  
410.581.2437

kbernstein@davidbrown.com



10209 Grand Central Ave,  
Owings Mills, MD 21117

BUILDING  
SPECS



**METRO  
CENTRE**

**KEN BERNSTEIN**

Senior Vice President  
of Retail Leasing  
410.581.2437

[kbernstein@davidsbrown.com](mailto:kbernstein@davidsbrown.com)

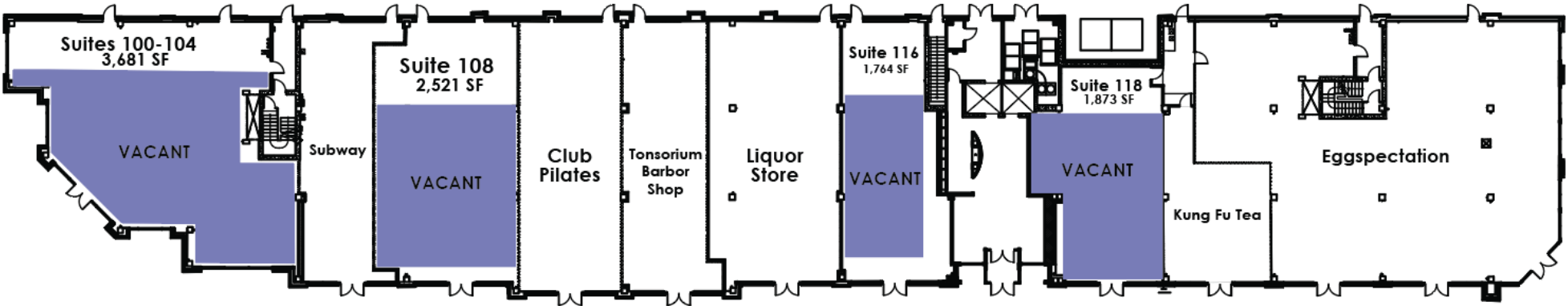


10209 Grand Central Ave,  
Owings Mills, MD 21117

SITE  
PLAN

1,761 SF to 3,681 SF Available

Revised August 2022



**KEN BERNSTEIN**  
Senior Vice President  
of Retail Leasing  
410.581.2437  
kbernstein@davidsbrown.com





10309 Grand Central Ave,  
Owings Mills, MD 21117

BUILDING  
SPECS



**METRO  
CENTRE**

**KEN BERNSTEIN**

Senior Vice President  
of Retail Leasing  
410.581.2437

[kbernstein@davidsbrown.com](mailto:kbernstein@davidsbrown.com)

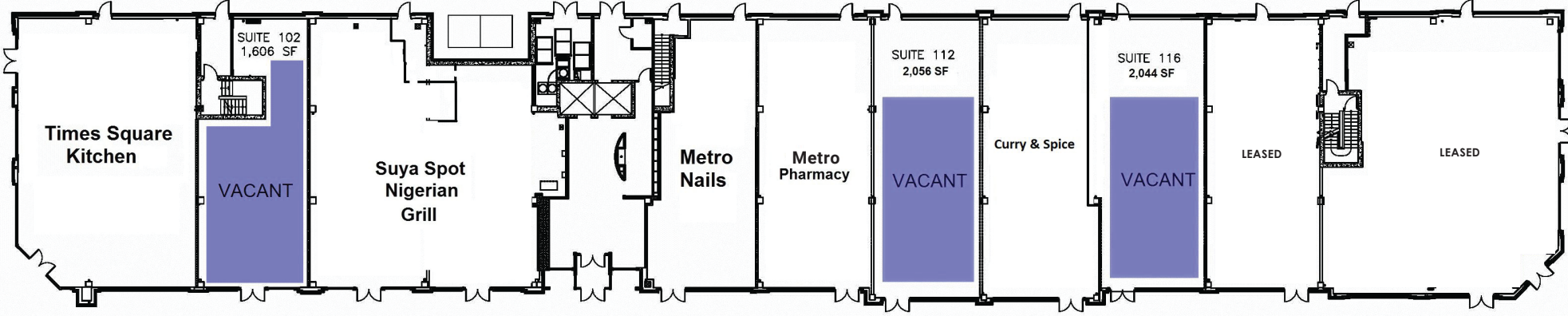


10309 Grand Central Ave,  
Owings Mills, MD 21117

SITE  
PLAN

1,606 SF to 2,056 SF Available

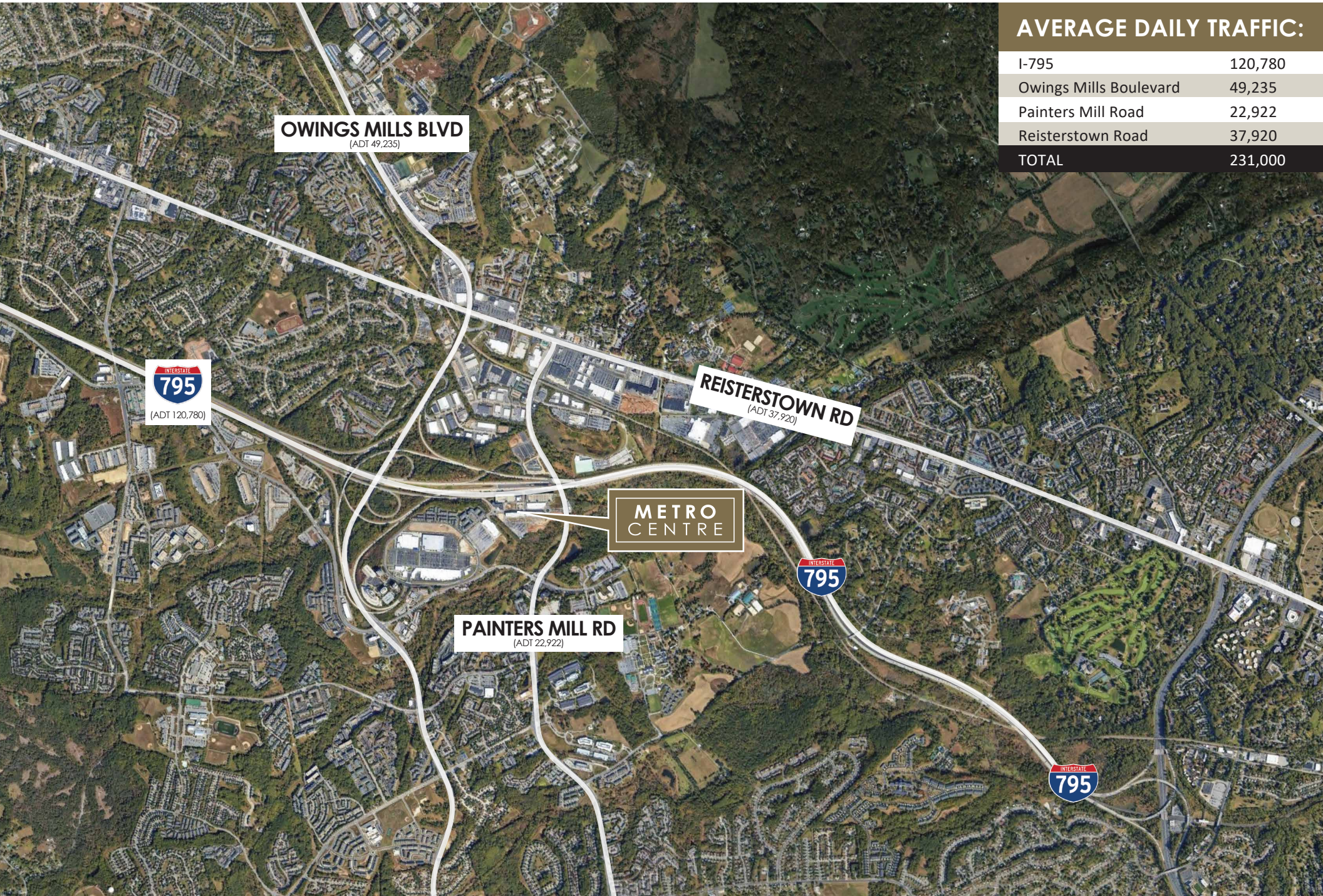
Revised July 2022



**KEN BERNSTEIN**  
Senior Vice President  
of Retail Leasing  
410.581.2437  
kbernstein@davidsbrown.com



# TRAFFIC COUNT

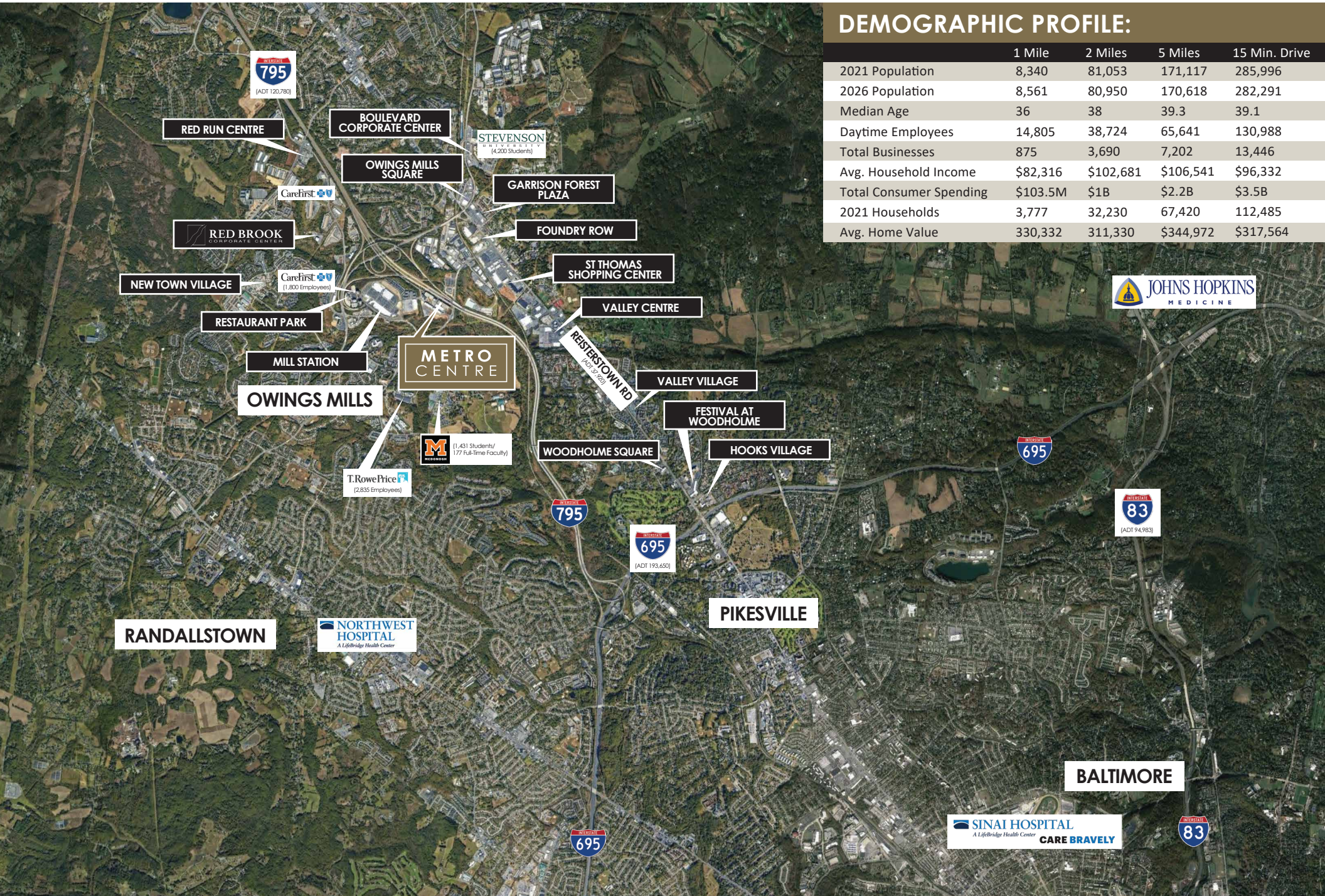


AVERAGE DAILY TRAFFIC:	
I-795	120,780
Owings Mills Boulevard	49,235
Painters Mill Road	22,922
Reisterstown Road	37,920
<b>TOTAL</b>	<b>231,000</b>

# 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





**Grand Central Ave, Owings Mills, MD 21117**

**KEN BERNSTEIN**

Senior Vice President of Retail Leasing

410.581.2437

kbernstein@davidsbrown.com

**MARK LADENSON**

Property Manager

410.581.2432

mark@davidsbrown.com

**David S. Brown Enterprises**

410.363.3434 tel

410.363.6758 fax

contact@davidsbrown.com

