

The National Business Park

**THE NATIONAL
BUSINESS PARK**
ANNAPOLIS
JUNCTION,
MARYLAND



The Stats



Park Location:
Opposite Fort Meade with
direct gate access



Building Uses:
Class A office, SCIF, ATFP,
data center



Site:
500 acres; 4.2M SF currently
built out; 2M SF of future development



Ultimate Access to the Missions on Fort Meade

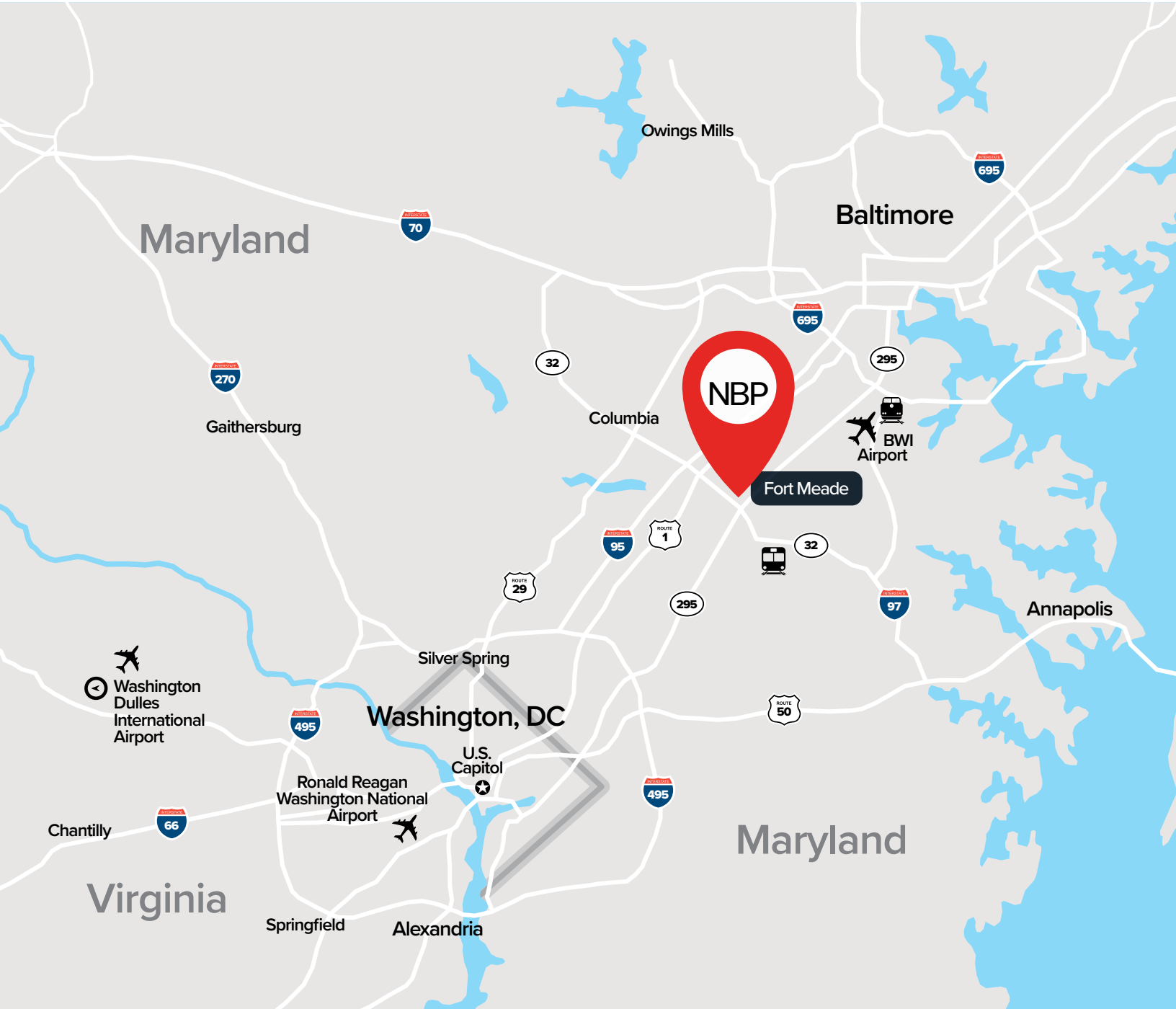
The National Business Park (NBP) is a commercial office and technology park outside one of the main entryways to Fort Meade, the nation's preeminent center for information, intelligence and cyber. COPT Defense Properties has been developing NBP since 1985 designed specifically for the U.S. Government (USG) and Defense Contractors serving the country's Defense/IT missions on Fort Meade.

Located directly across I-295 (Baltimore-Washington Parkway) from Fort Meade, NBP provides tenants with unmatched proximity and access to 120 federal agencies and commands on post, including U.S. Cyber Command, Defense Information Systems Agency and others. NBP is the nexus for contractors that support these federal customers.



Advantages + Key Benefits

From Convenient Commutes + Prime Proximity, to Credentialed Facility Teams + Specialized Sites that Meet Your Requirements





Easy Access

MD Routes 32, 175, 295, I-95,
Baltimore and DC beltways

MARC station – 5 minutes

Amtrak Station – 10 minutes

Thurgood Marshall BWI
Airport – 10 minutes



Proximity

Closest to the commands
on Fort Meade with direct
24/7 gate access



Specialized Services + Operations

Credentialed team is dedicated
to servicing special requirements
in design, development, interior
improvements, mission critical/
SCIF and data facilities

Credentialed Property
Management team ensures
operational efficiency and supports
24/7 emergency engineer
response

USG shuttle service that operates
between NBP and the main campus
on Fort Meade

Park security – Anne Arundel
County and USG patrols, and COPT
Defense after hours



Sites + Building Systems

Sites that meet ATRP
requirements

State-of-the-art energy
management systems

Upgraded BGE electrical
service: Reliable high-
capacity electrical power
service (34 KVA) with
multiple feeders to park

Fiber optics available





The NBP Community

NBP Has a Critical Mass of Government Entities + Contractors Working to Secure Our Nation's Future

By locating your company in close proximity to other contractors supporting the missions on Fort Meade, you'll join an environment where collaborative and partnering relationships develop.

Take your spot among these well-respected companies (and others) located in NBP:

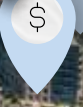
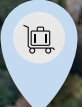
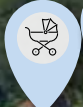
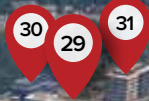


← TO COLUMBIA + I-95N

↑ TO BALTIMORE



NORTH
1



NATIONAL BUSINESS PARKWAY



DIRECT ACCESS
TO FORT MEADE

TECHNOLOGY DRIVE



FORT MEADE



BALTIMORE-WASHINGTON PARKWAY

295



← TO COLUMBIA + I-95S

NBP Properties + Onsite Amenities

- | | | | |
|----|-------------------------------|---|----------------------------------|
| 1 | 2730 Hercules Road | 21 | 316 Sentinel Way |
| 2 | 2691 Technology Drive | 22 | 318 Sentinel Way |
| 3 | 2701 Technology Drive | 23 | 320 Sentinel Way |
| 4 | 2711 Technology Drive | 24 | 322 Sentinel Way |
| 5 | 2721 Technology Drive | 25 | 324 Sentinel Way |
| 6 | 2720 Technology Drive | 26 | 410 National Business Parkway |
| 7 | 131 National Business Parkway | 27 | 420 National Business Parkway |
| 8 | 132 National Business Parkway | 28 | 430 National Business Parkway |
| 9 | 133 National Business Parkway | 29 | 540 National Business Parkway |
| 10 | 134 National Business Parkway | 30 | 550 National Business Parkway |
| 11 | 135 National Business Parkway | 31 | 560 National Business Parkway |
| 12 | 140 National Business Parkway | 32 | 610 Guardian Way |
| 13 | 141 National Business Parkway | 33 | 161 acres // 1.8M developable SF |
| 14 | 300 Sentinel Drive |  | Hotels |
| 15 | 302 Sentinel Drive |  | Restaurants |
| 16 | 304 Sentinel Drive |  | Day Care Center |
| 17 | 306 Sentinel Drive |  | Fitness Center |
| 18 | 308 Sentinel Drive |  | Credit Union |
| 19 | 310 Sentinel Way |  | Food Trucks |
| 20 | 312 Sentinel Way |  | Pavilion |

Excludes a retail/amenity center and the visitor control center, which total 15,000 SF.

Amenities

Onsite Amenities:



140-key Marriott Courtyard with indoor pool, fitness center, bistro
95-key TownePlace Suites by Marriott with fully equipped kitchens in all studios and one- or two-bedroom suites for extended stays; also with fitness center, outdoor pool, onsite guest laundry



Restaurants – Fiero Mexican Grill, Subway Café, Joe's Café



Center for Creative Children Day Care



Fitness Center – Kicked Up Fitness



Tower Federal Credit Union branch office



Food Trucks – Weekly rotating selection



Pavilion – Power available + ability to reserve



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