

Property Overview

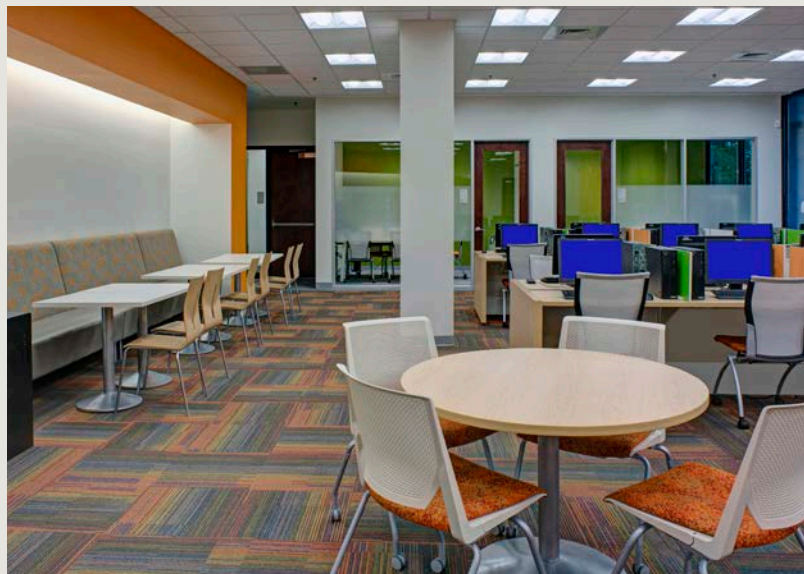
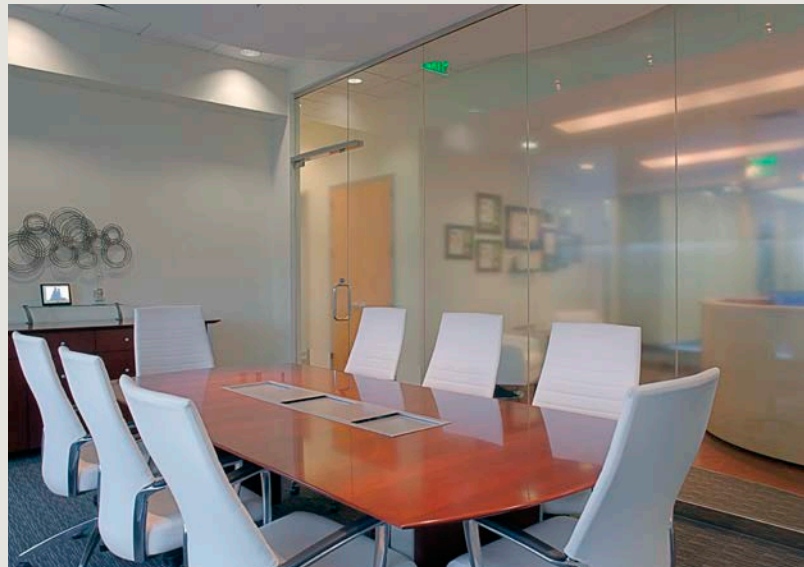
COLUMBIA CORPORATE PARK 100

6000-6031 UNIVERSITY BOULEVARD, ELLICOTT CITY, MD 21043



Building Information

- » 5 buildings totaling 301,851 SF
- » Located at the Route 100 Snowden River Parkway interchange
- » 3 minutes to I-95
- » 26-acre park featuring Class A office and mixed use retail
- » Parking ratio of 4/1,000 with 306 covered parking spaces
- » 10' finished ceiling height
- » FiOS service available
- » Loading dock capability
- » High speed gear traction elevators
- » Premium parabolic lighting fixtures
- » Computerized state-of-the-art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat. HVAC system allows for an infinite number of cooling zones
- » Daycare center located within the park
- » Over one million SF of business support and service retail facilities, as well as restaurants and hotels, surround the park



Surrounding Amenities

Aida Bistro & Wine Bar
Azul 17 Mexican Cuisine
Baja Fresh Mexican Grill
Bertucci's Brick Oven
Restaurant
Bob Evans
Bon Fresco
Boston Market
California Tortilla
Cha Ya Sushi N Thai
Cheeburger Cheeburger
Chick-fil-A
Chipotle Mexican Grill
Comfort Suites Columbia
Gateway
Cosi

Courtyard Columbia
Donna's
Don Pablo's
Dunkin Donuts
Eggspectations*
Famous Dave's Bar-B-Que
Five Guys Burger and Fries
Fuddruckers
Hanamura Japense
Restaurant
Hobby Lobby
Homewood Suites by
Hilton
Houlihan's
House of India
Jason's Deli

Ledo Pizza
Life Time Fitness
LongHorn Steakhouse
Marriott Courtyard Hotel
Marshalls
Noodles & Co
Nottingham's
Olive Garden
Orinoca Coffee House
Panera Bread
Party City
Pasta Blitz*
Pub Dog
Qdoba Mexican Grill
Red Lobster
Red Robin Gourmet

Burgers
Residence Inn Columbia
Romano's Macaroni Grill
Royal Taj
Shanghai Tokyo Cafe
Smoothie King
Stanford Grill
Starbucks
Subway*
Target
TGI Friday's
The Greene Turtle
Tropical Smoothie Cafe
Victoria Gastro Pub

*** in the park**

Site Plan

Columbia Corporate Park 100

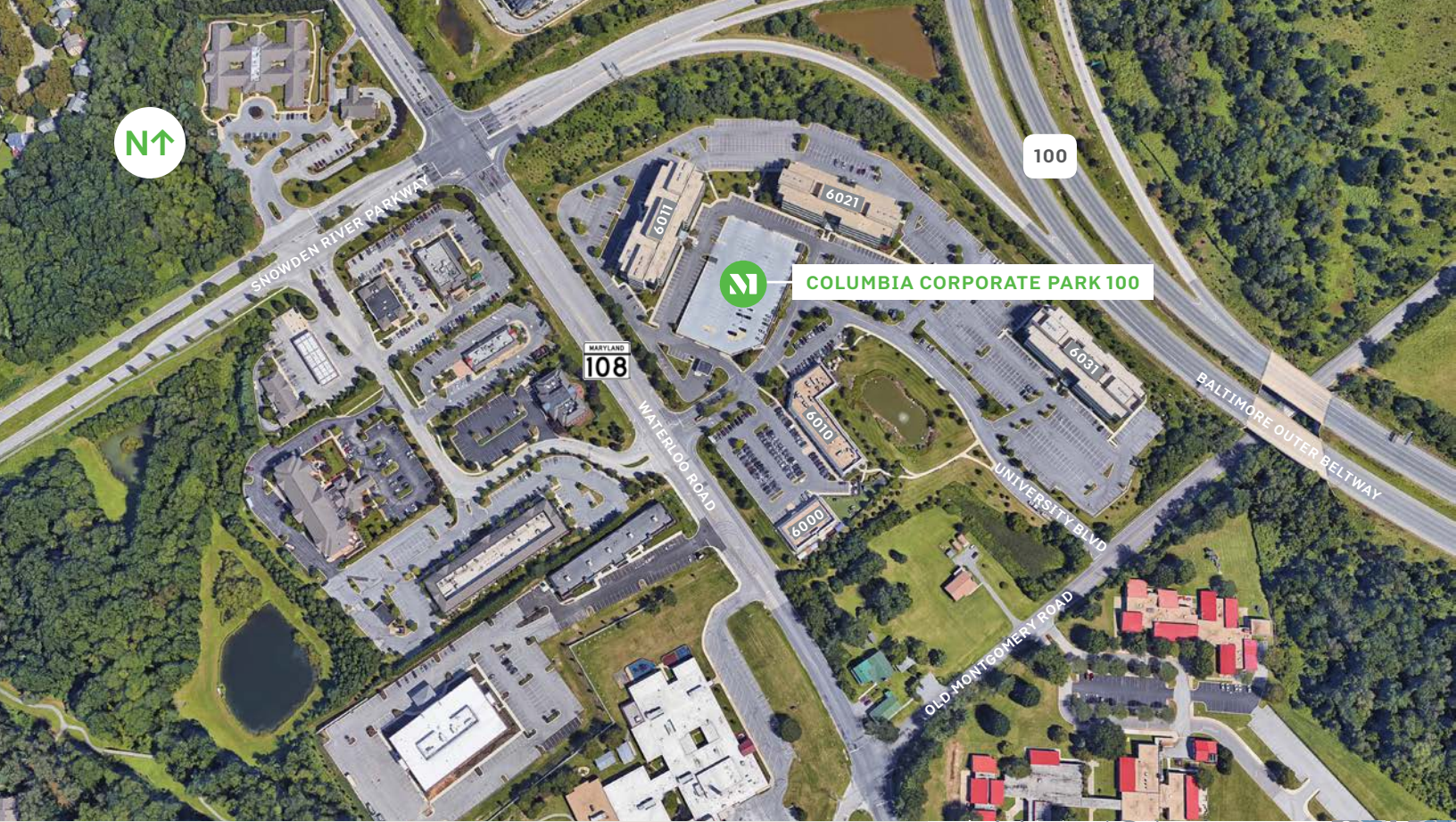
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|-----------------------|----------------|------------|
| 6000 University Blvd. | 1-story retail | 77,658 SF |
| 6010 University Blvd. | 1-story retail | 15,900 SF |
| 6011 University Blvd. | 4-story office | 95,560 SF |
| 6021 University Blvd. | 5-story office | 107,300 SF |
| 6031 University Blvd. | 3-story office | 74,400 SF |



“The dedication to meeting our needs has been evident in each and every project...the end result has been nothing short of spectacular.”

BRIAN HUDKINS
PRESIDENT, GRAMAPHONE

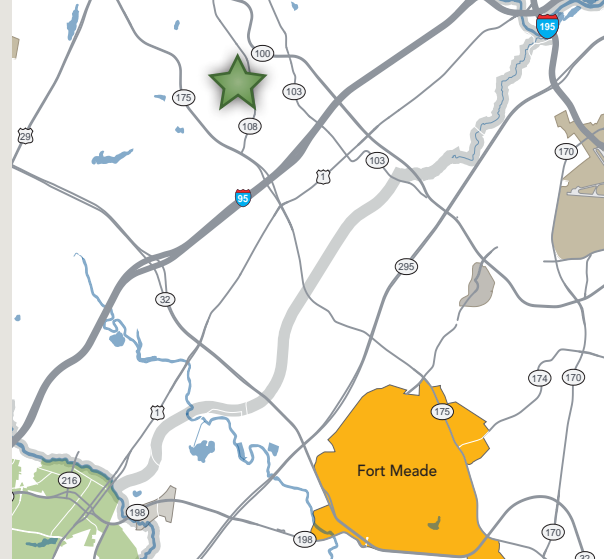




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Driving Directions

- » Route 29 to Route 100 East
- » Exit 3 - Snowden River Parkway
- » **L** at first light on Route 108-Waterloo Road
- » **L** on University Boulevard into park



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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