

METRO CENTRE

LIVE
WORK
GO **HERE**
PLACES

METROCENTREOM.COM



Grand Central Ave, Owings Mills, MD 21117

• 410.581.2520

METRO CENTRE

AT OWINGS MILLS

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
- A9** 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: 220,000 SF
- C3** 10100 GRAND CENTRAL AVENUE
Hotel: 84,000 SF
Retail: 4,000 SF
- C4** 10400 GRAND CENTRAL AVENUE
Office: 93,000 SF
Retail: 12,000 SF
- C5** 10501 GRAND CENTRAL AVENUE
Apartments: 165 Units
- C6** 5100-5200 WAVERLY AVENUE
Apartments: 375 Units
Parking Garage: 401 Spaces
- C7** 5101 WAVERLY AVENUE
Apartments: 250 Units
- C8** 5001 WAVERLY AVENUE
Apartments: 250 Units



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.





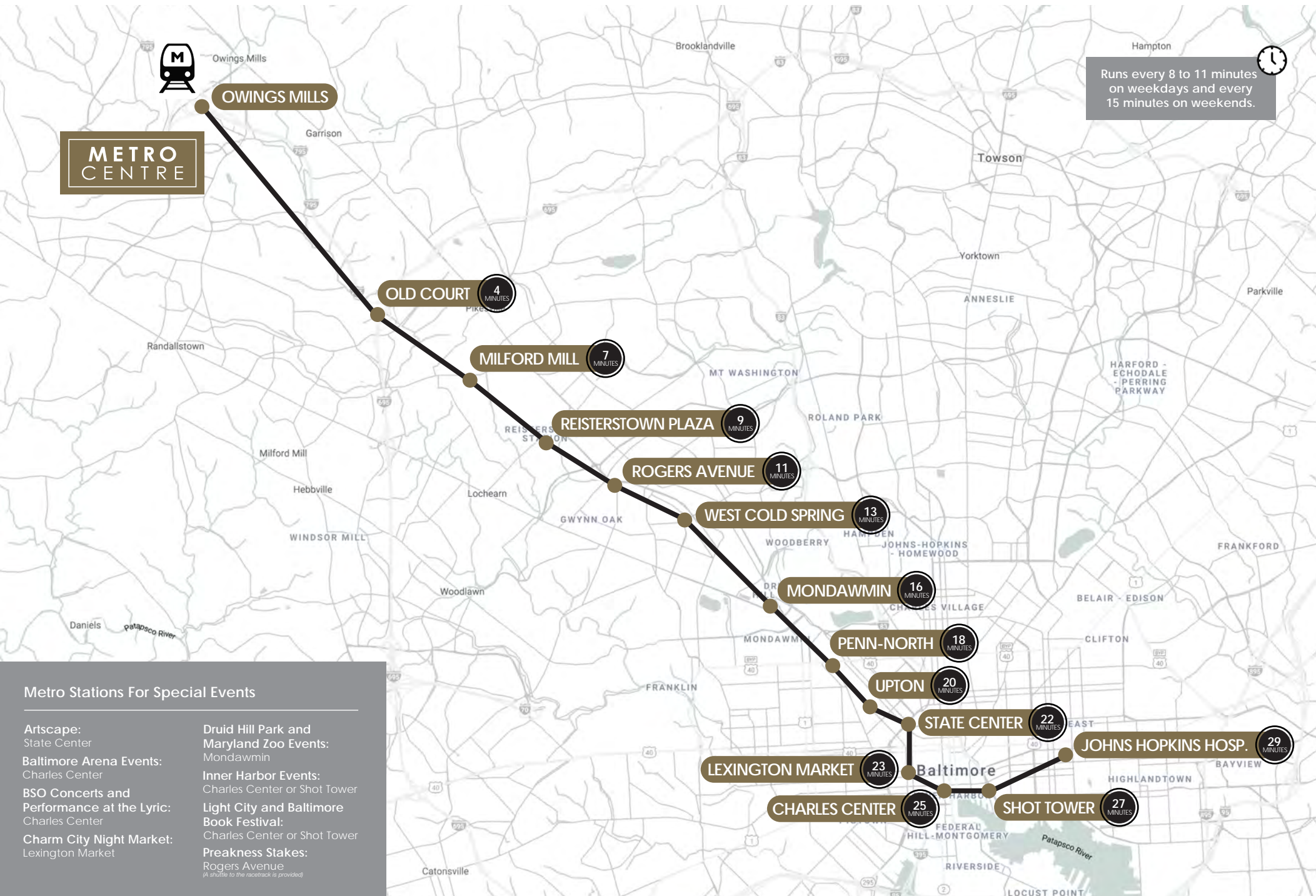
Metro Centre's centralized location and easy access to several major transportation hubs is unparalleled. Take the Metro downtown to catch an O's or Ravens game, hop on I-795 and make your way to Towson or Ellicott City in less than 20 minutes, or turn onto Painters Mill Road to access Reisterstown Road. The possibilities are endless -- GO PLACES at Metro Centre.



TRANSPORTATION MAP



METRO RAIL TRANSIT MAP



SOUTH CAMPUS OVERVIEW

METRO CENTRE STATS

Retail SQ FT
300k

Office SQ FT
1.2M

Residential Units
1,700

Daily Riders
3,500

Hotel Rooms
229

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



10101 Grand Central Ave,
Owings Mills, MD 21117

THE MARRIOTT
HOTEL



**METRO
CENTRE**

JOEL WEISS

General
Manager
410.363.0660
joel.weiss@marriott.com

RENEE UHLMAN

Director of Sales
& Marketing
443.940.8822
renee.uhlman@marriott.com



NEW EXTENDED STAY HOTEL IN DEVELOPMENT



THE APARTMENTS AT METRO CENTRE



THE MET
AT METRO CENTRE

THE WILLARD



www.TheApartmentsAtMetroCentre.com



5000 Waverly Ln,
Owings Mills, MD 21117

THE WILLARD APARTMENTS
Newest Addition to Apartments at Metro Centre



www.TheApartmentsAtMetroCentre.com



THE OFFICES AT METRO CENTRE



METRO OFFICE I
10100 Grand Central Ave

METRO OFFICE II
10200 Grand Central Ave



METRO OFFICE III
10400 Grand Central Ave



10100 Grand Central Ave,
Owings Mills, MD 21117

BUILDING
SPECS



METRO
CENTRE

KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com



10100 Grand Central Ave,
Owings Mills, MD 21117

BUILDING SPECS

Overview

- Proposed Class A office building
- 270,000 total RSF
- 260,000 SF of office space
- 12,000 SF of street-level retail space
- Located directly along Painters Mill Road
- Directly across the street from 229-room full-service Marriott Hotel and The Tillery Restaurant & Lounge
- 2,900 attached garage parking spaces
- Exterior signage available. Visible to 140k cars daily
- Direct access to all Metro Centre Amenities

Total RSF - 270,000 RSF

| | |
|---------|------------------------------------|
| LEVEL 1 | 12,000 SF RETAIL/ 15,000 SF OFFICE |
| LEVEL 2 | 34,000 SF OFFICE |
| LEVEL 3 | 34,000 SF OFFICE |
| LEVEL 4 | 34,000 SF OFFICE |
| LEVEL 5 | 28,500 SF OFFICE |
| LEVEL 6 | 28,500 SF OFFICE |
| LEVEL 7 | 28,500 SF OFFICE |
| LEVEL 8 | 28,500 SF OFFICE |
| LEVEL 8 | 28,500 SF OFFICE |
| LEVEL 9 | 28,500 SF OFFICE |

Column spacing
30'

Celing Height
10'-0" AFF

Delivery
Proposed

Owner/Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,865 Spaces

Architect
Curry Architects

General Contractor
David S Brown Enterprises

Transportation
Direct access to I-795
Direct access to Owings Mills Metro Station



KEVIN KEANE
Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM
Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER
Leasing Associate
410.581.2510
nadler@davidsbrown.com



10200 Grand Central Ave,
Owings Mills, MD 21117

BUILDING
SPECS



KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com



10200 Grand Central Ave,
Owings Mills, MD 21117

BUILDING SPECS

Overview

- Existing four-story mid-rise Class A mixed-use office/retail building
- 178,000 total RSF
- 142,000 SF of office space
- 36,000 SF of street-level retail space
- Attached, enclosed bridge entry directly into the building from the free, parking garage
- Fitness Center within building
- Exterior signage available. Visible to 140k cars daily
- Direct access to Metro subway station

Total RSF - 178,000 RSF

| | |
|---------|-----------------------------|
| LEVEL 1 | RETAIL - ALL LEASED |
| LEVEL 2 | 1,460 SF OFFICE - AVAILABLE |
| LEVEL 3 | 2,388 SF OFFICE - AVAILABLE |
| LEVEL 4 | OFFICE - ALL LEASED |

Column spacing
35'

Celing Height
10'-0" AFF

Delivery
Available Now

Owner/Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,865 Spaces

Architect
Curry Architects

General Contractor
David S Brown Enterprises

Transportation
Direct access to I-795
Direct access to Owings Mills Metro Station



KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com

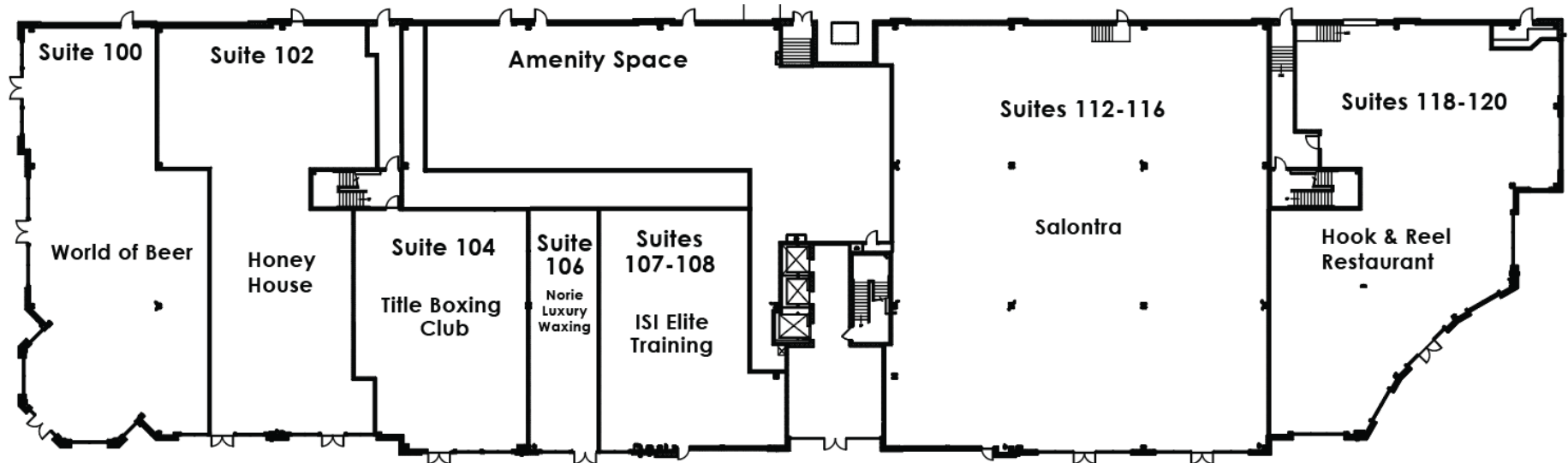


10200 Grand Central Ave,
Owings Mills, MD 21117

SITE PLAN

No Vacancy

Revised November 2022



**METRO
CENTRE**

KEN BERNSTEIN

Senior Vice President
of Retail Leasing
410.581.2437

kbernstein@davidbrown.com

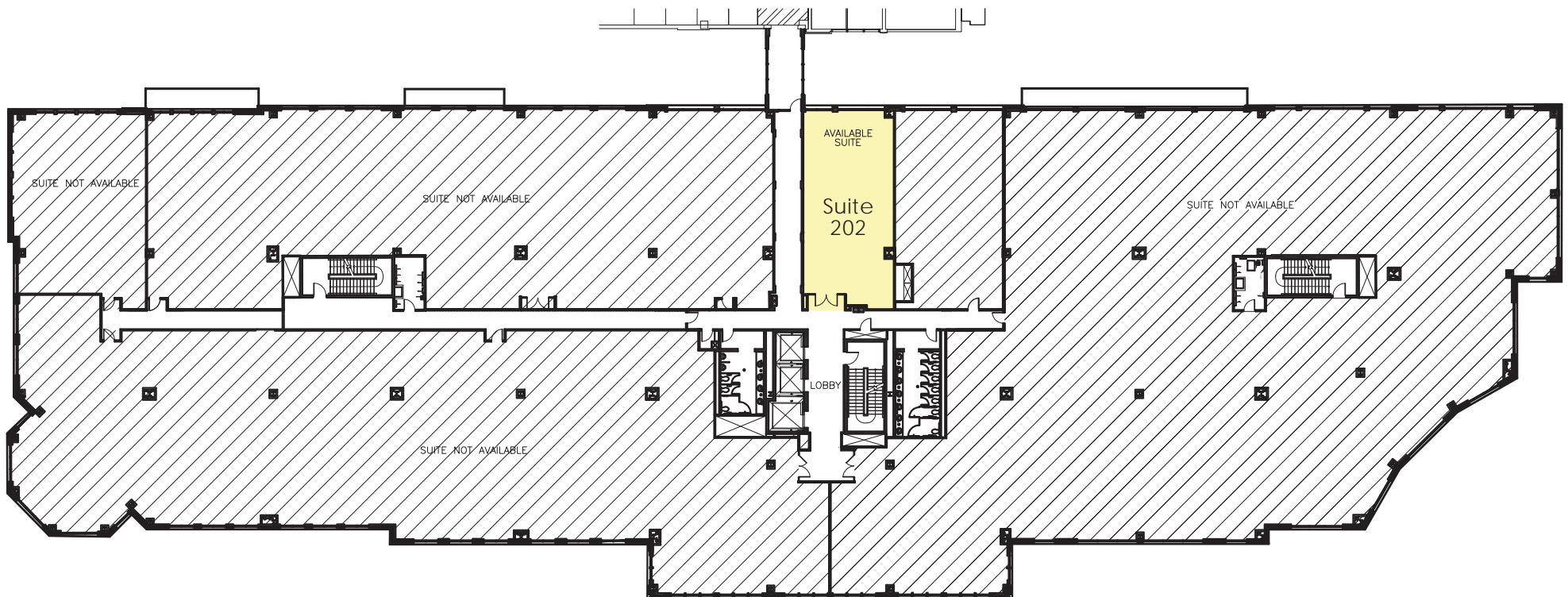


10200 Grand Central Ave,
Owings Mills, MD 21117

LEVEL
2

Available

Suite 202: 1,460 SF



**METRO
CENTRE**

KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com

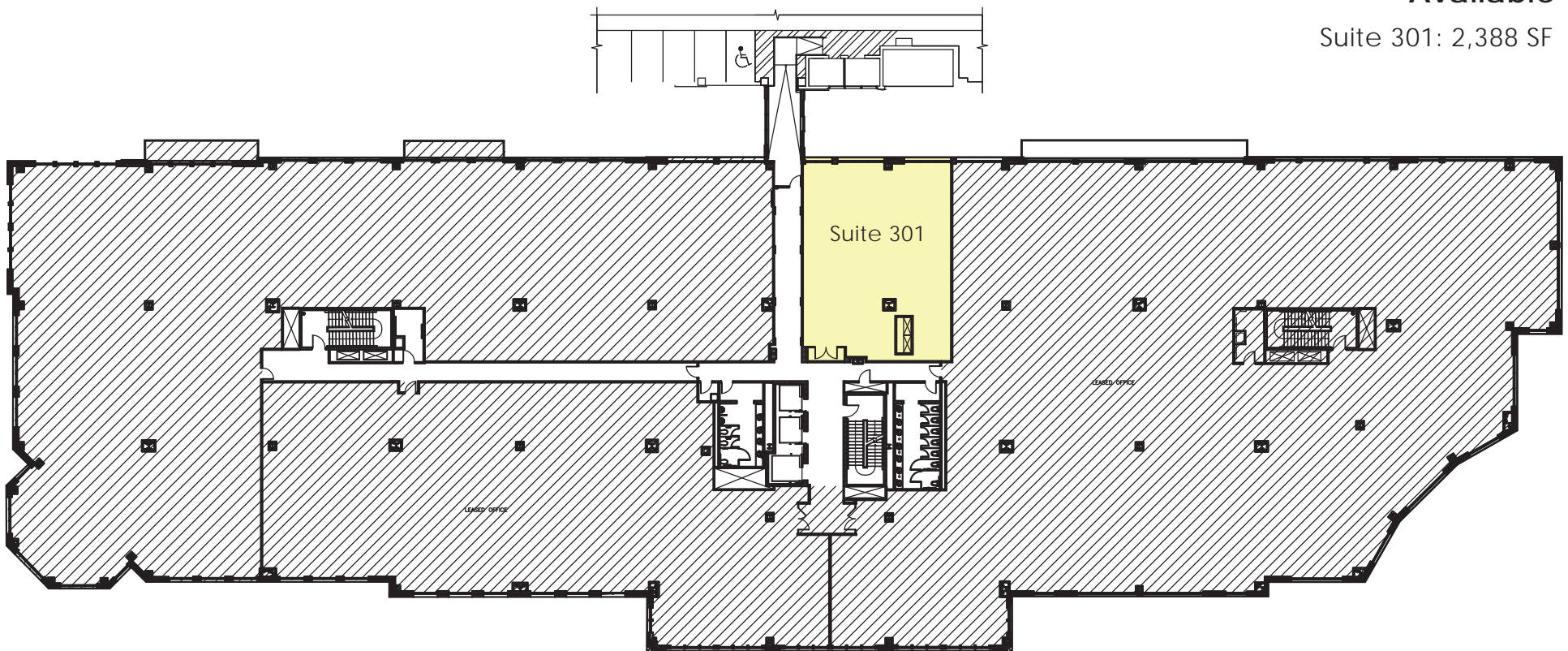


10200 Grand Central Ave,
Owings Mills, MD 21117

LEVEL
3

Available

Suite 301: 2,388 SF



KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

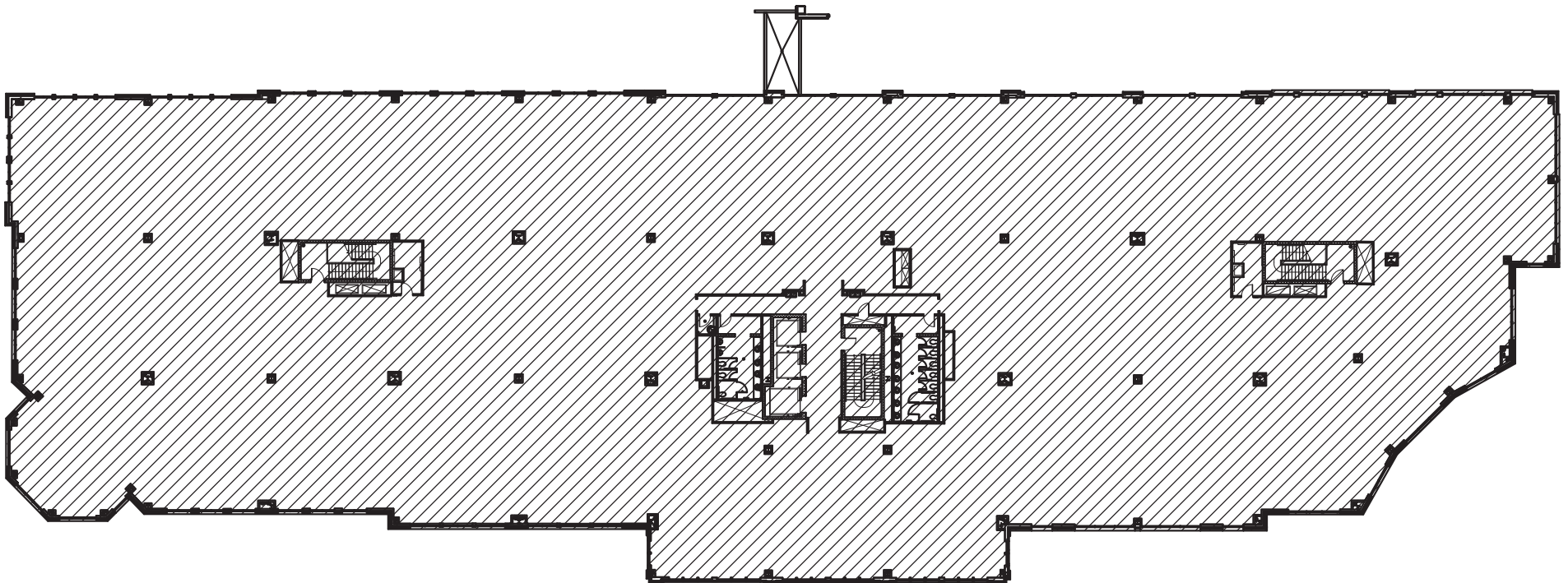
Leasing Associate
410.581.2510
nadler@davidsbrown.com



10200 Grand Central Ave,
Owings Mills, MD 21117

LEVEL
4

Entire Floor: LEASED



KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.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

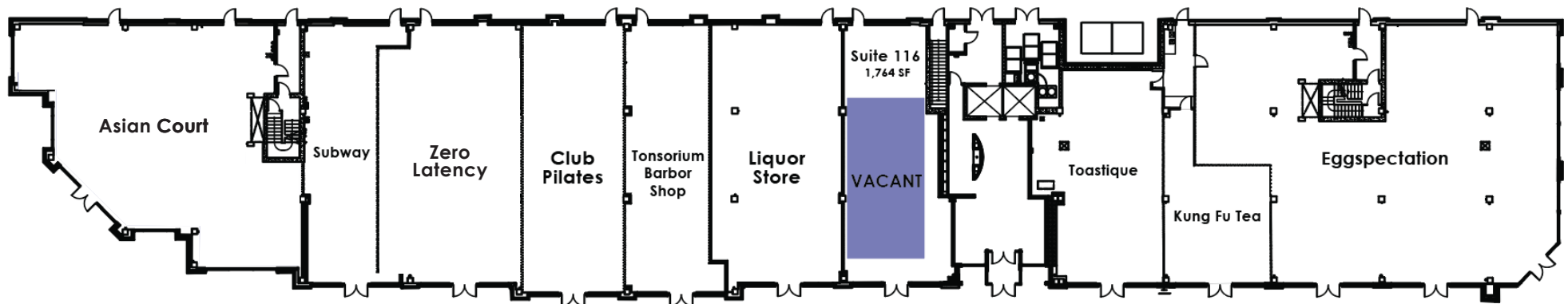


10209 Grand Central Ave,
Owings Mills, MD 21117

**SITE
PLAN**

1,764 SF Available

Revised November 2023



**METRO
CENTRE**

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

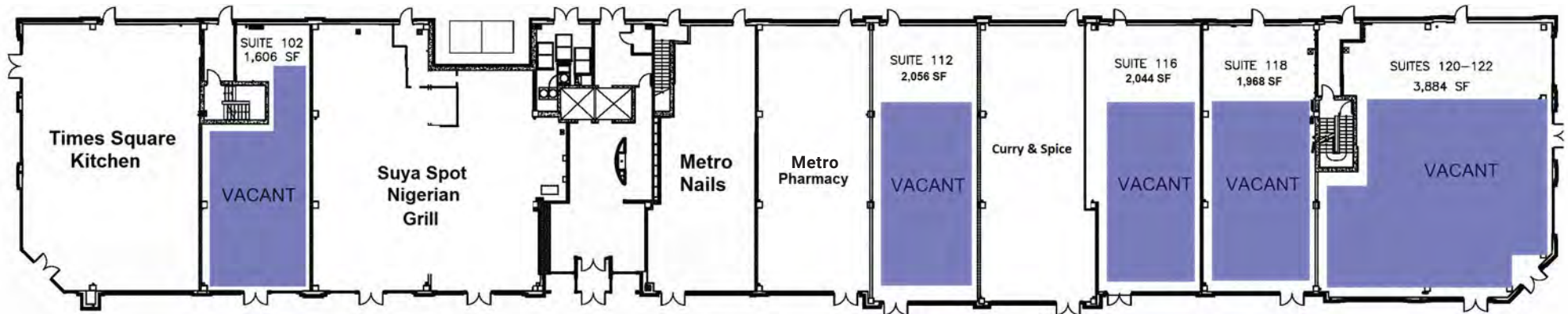


10309 Grand Central Ave,
Owings Mills, MD 21117

SITE
PLAN

1,606 SF to 3,884 SF Available

Revised August 2023



METRO
CENTRE

KEN BERNSTEIN

Senior Vice President

of Retail Leasing

410.581.2437

kbernstein@davidsbrown.com



10400 Grand Central Ave,
Owings Mills, MD 21117

RENDERING



METRO
CENTRE

KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com



10400 Grand Central Ave,
Owings Mills, MD 21117

BUILDING SPECS

Overview

- Proposed five-story mid-rise Class A mixed-use office/retail building.
- Total RSF - Up to 105,676 SF
- Total Office - Up to 89,521 SF
- Street Level Retail - 16,155 SF
- Free, garage parking with enclosed bridgeway. Connection to building on two floors.
- Green design and system/program cost effective components.
- Exterior signage available. Visible to 140k cars daily.
- Owings Mills Metro Station is on-site.

Total RSF - 105,676 RSF

| | |
|---------|------------------------------|
| LEVEL 1 | 16,155 SF RETAIL - AVAILABLE |
| LEVEL 2 | 22,538 SF OFFICE - AVAILABLE |
| LEVEL 3 | 22,538 SF OFFICE - AVAILABLE |
| LEVEL 4 | 22,490 SF OFFICE - AVAILABLE |
| LEVEL 5 | 21,955 SF OFFICE - AVAILABLE |

Column spacing
35'

Celing Height
Floors 1 & 5: 12'
Floors 2 - 4: 10'

Delivery
September 2024

Developer/Property Managers
David S Brown Enterprises

Parking - Office
Attached Garage - 2,089 Free Spaces
EV Charging Stations

Architect
Curry Architects

General Contractor
David S Brown Enterprises

Transportation
Accessible to/from I-795 with zero traffic signals
Direct connection to Owings Mills Metro Station



KEVIN KEANE
Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

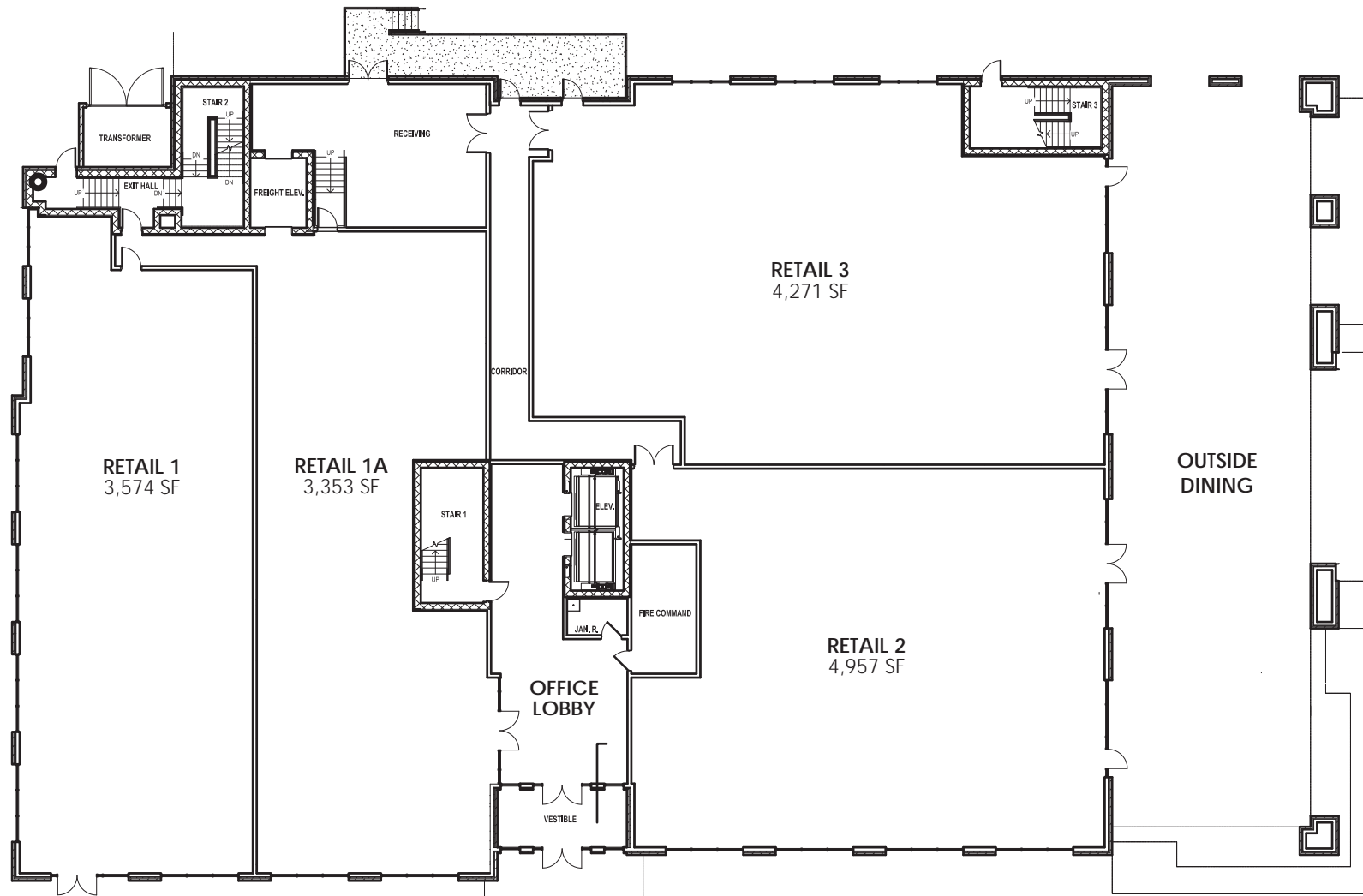
BRENT MANGUM
Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER
Leasing Associate
410.581.2510
nadler@davidsbrown.com



10400 Grand Central Ave,
Owings Mills, MD 21117

STREET LEVEL RETAIL LEVEL 1



Available
16,155 SF

**METRO
CENTRE**

KEN BERNSTEIN

Senior Vice President
of Retail Leasing

410.581.2437

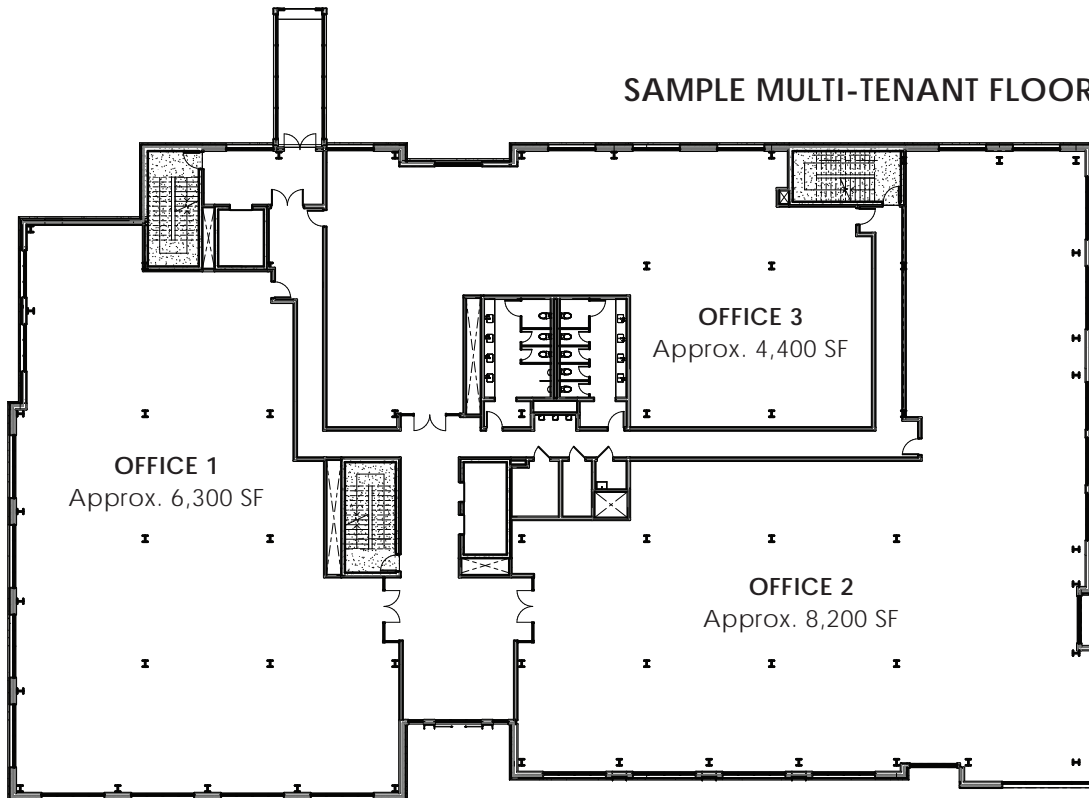
kbernstein@davidsbrown.com



10400 Grand Central Ave,
Owings Mills, MD 21117

SAMPLE FLOOR PLAN LEVELS 2-5

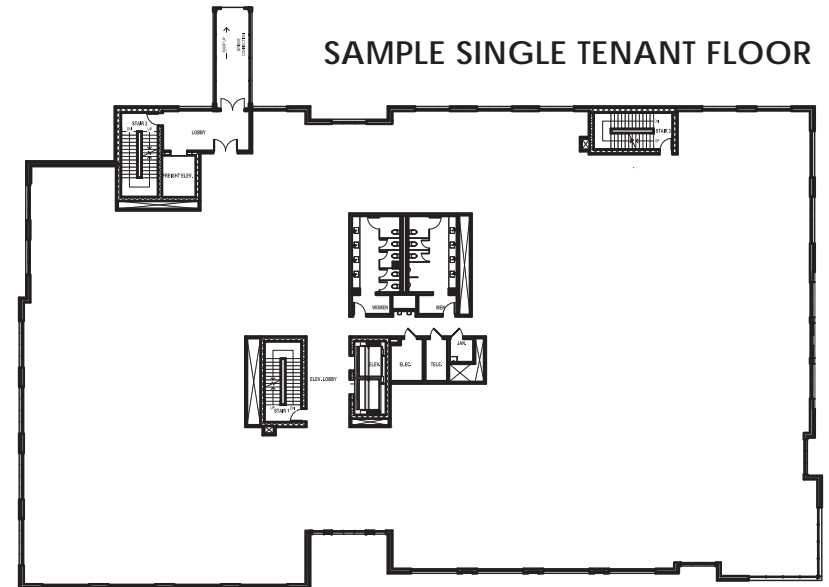
SAMPLE MULTI-TENANT FLOOR



Available

Approx. - 22,500 SF

SAMPLE SINGLE TENANT FLOOR



*Floor plans are possible to change.

**METRO
CENTRE**

KEVIN KEANE

Senior Vice President
of Office Leasing
410.581.2519
kevin@davidsbrown.com

BRENT MANGUM

Vice President
of Office Leasing
410.581.2518
brent@davidsbrown.com

NOAH ADLER

Leasing Associate
410.581.2510
nadler@davidsbrown.com



NORTH CAMPUS OVERVIEW

North Campus at Metro Centre is a proposed, Class A Corporate Campus located at 5018 Painters Mill Road directly adjacent to the existing Owings Mills Metro Station.

The project is slated to include up to three high-rise office buildings with potential retail space along Painters Mill Road with direct access to I-795 northbound. Free garage parking will allow residents, employees, and visitors alike to enjoy all of Metro Centre's amenities with ease.

Upon completion, North Campus will contain 660,000+ SF of office space, 46,000+ SF of retail space, and 4,500+ parking spaces.



NORTH CAMPUS SITE PLAN



I-795 NORTH BOUND

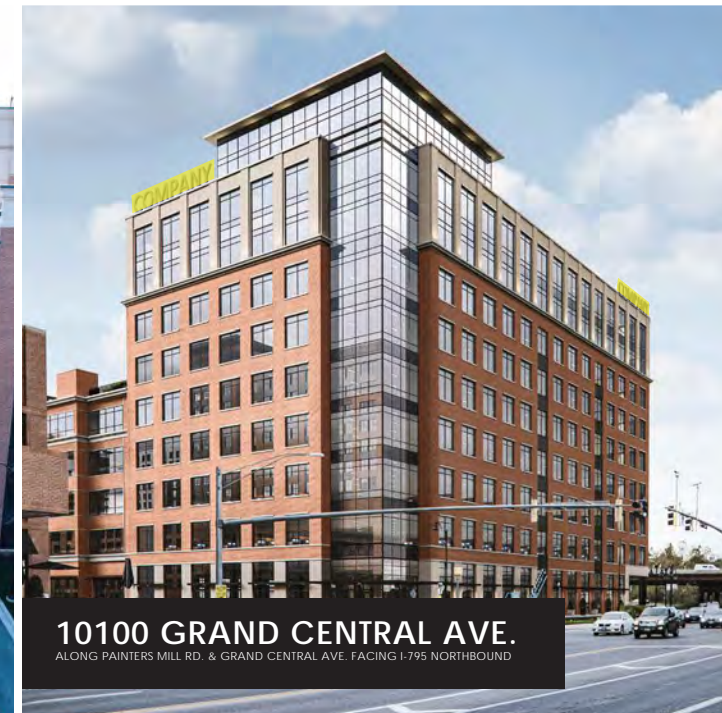


I-795 SOUTH BOUND

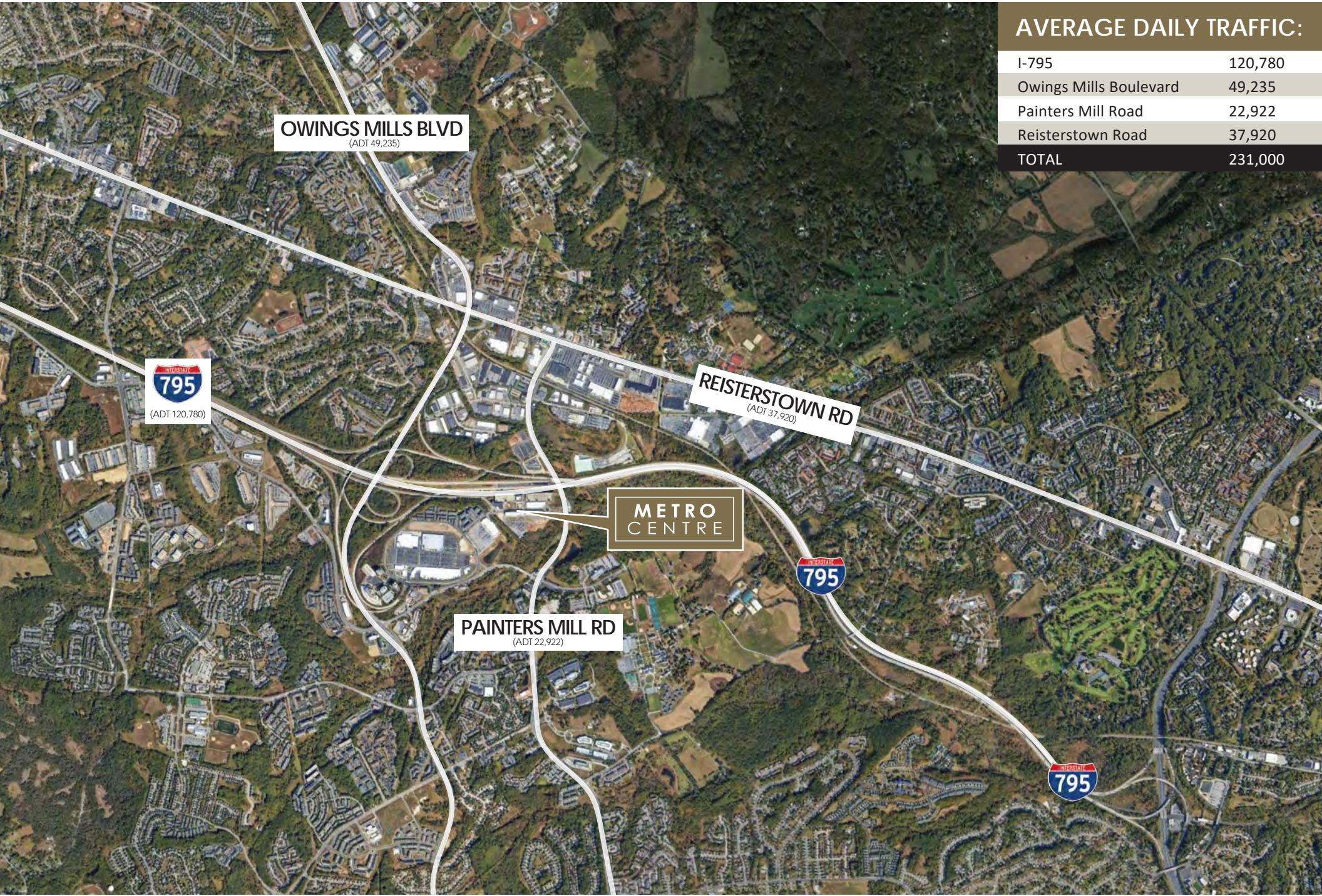


OWINGS MILLS METRO STATION

SIGNAGE OPPORTUNITY



TRAFFIC COUNT



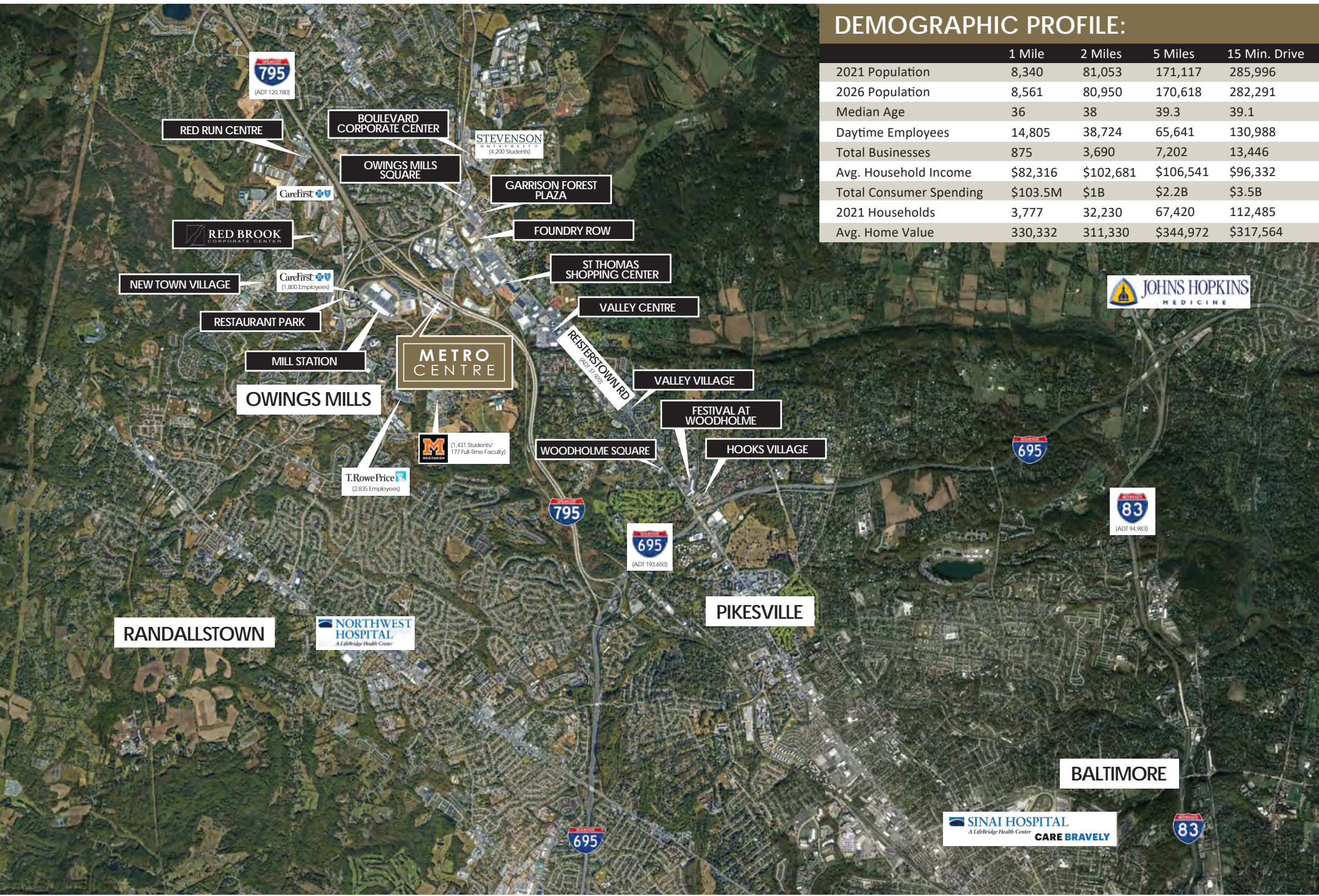
AVERAGE DAILY TRAFFIC:

| | |
|------------------------|---------|
| I-795 | 120,780 |
| Owings Mills Boulevard | 49,235 |
| Painters Mill Road | 22,922 |
| Reisterstown Road | 37,920 |
| TOTAL | 231,000 |

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

KEVIN KEANE

Senior Vice President of Office Leasing

410.581.2519

kevin@davidsbrown.com

BRENT MANGUM

Vice President of Office Leasing

410.581.2518

brent@davidsbrown.com

KEN BERNSTEIN

Senior Vice President of Retail Leasing

410.581.2437

kbernstein@davidsbrown.com

NOAH ADLER

Retail Leasing Associate

410.581.2510

nadler@davidsbrown.com

David S. Brown Enterprises

410.363.3434 tel

410.363.6758 fax

contact@davidsbrown.com

