

PROPERTY OVERVIEW

SCHILLING GREEN II

225 SCHILLING CIRCLE, HUNT VALLEY, MD 21031



Building Information

- Four-story, 131,347 SF Class A office building
- Located in Merritt's Schilling Square business park, which also includes two single-story offices and one three-story LEED® Platinum office
- LEED® Platinum certified by the U.S. Green Building Council (USGBC)
- Easy access to Shawan Road and I-695
- Close proximity to light rail station and Hunt Valley Towne Centre
- State-of-the-art fitness center on site
- 2012 Associated Builders and Contractors Merit Award of Excellence Winner and Green Project of the Year-New Project Over \$10 Million
- Comcast service available
- 4/1,000 parking ratio
- HVAC delivered via underfloor air distribution system
- Water bottle filling stations
- Electric vehicle charging stations
- Full-service restaurant on site



Going Green at Schilling Green II

- Enhanced building envelope utilizing superior insulation and Low-E glass, as well as energy-efficient packaged rooftop units and high performance lighting, which decreases energy consumption.
- 95% of the construction and demolition waste diverted from landfills.
- More than 30% of the building materials used contained recycled content.
- Two electric vehicle charging stations and 17 hybrid vehicle parking spots, promoting the use of fuel-efficient vehicles in an attempt to reduce pollution from automobiles.
- Water bottle filling stations helping to reduce disposable plastic bottle waste in the environment.
- Low VOC building materials, underfloor air distribution systems and CO2 monitors enhance indoor air quality of the building, which directly impacts worker health and productivity.
- Irrigation water use reduced by 59% by way of weather stations, efficient heads and drought-tolerant landscaping.
- Potable water usage reduced by 48% via water-efficient restroom fixtures.
- Includes 25 kW photovoltaic array and a solar hot water collector to heat the building's domestic hot water, reducing energy use.
- Green housekeeping which ensures that cleaning products and chemicals are used properly and reduces indoor air contaminants produced by cleaning chemicals.

Site Plan

Schilling Green II

225 Schilling Circle

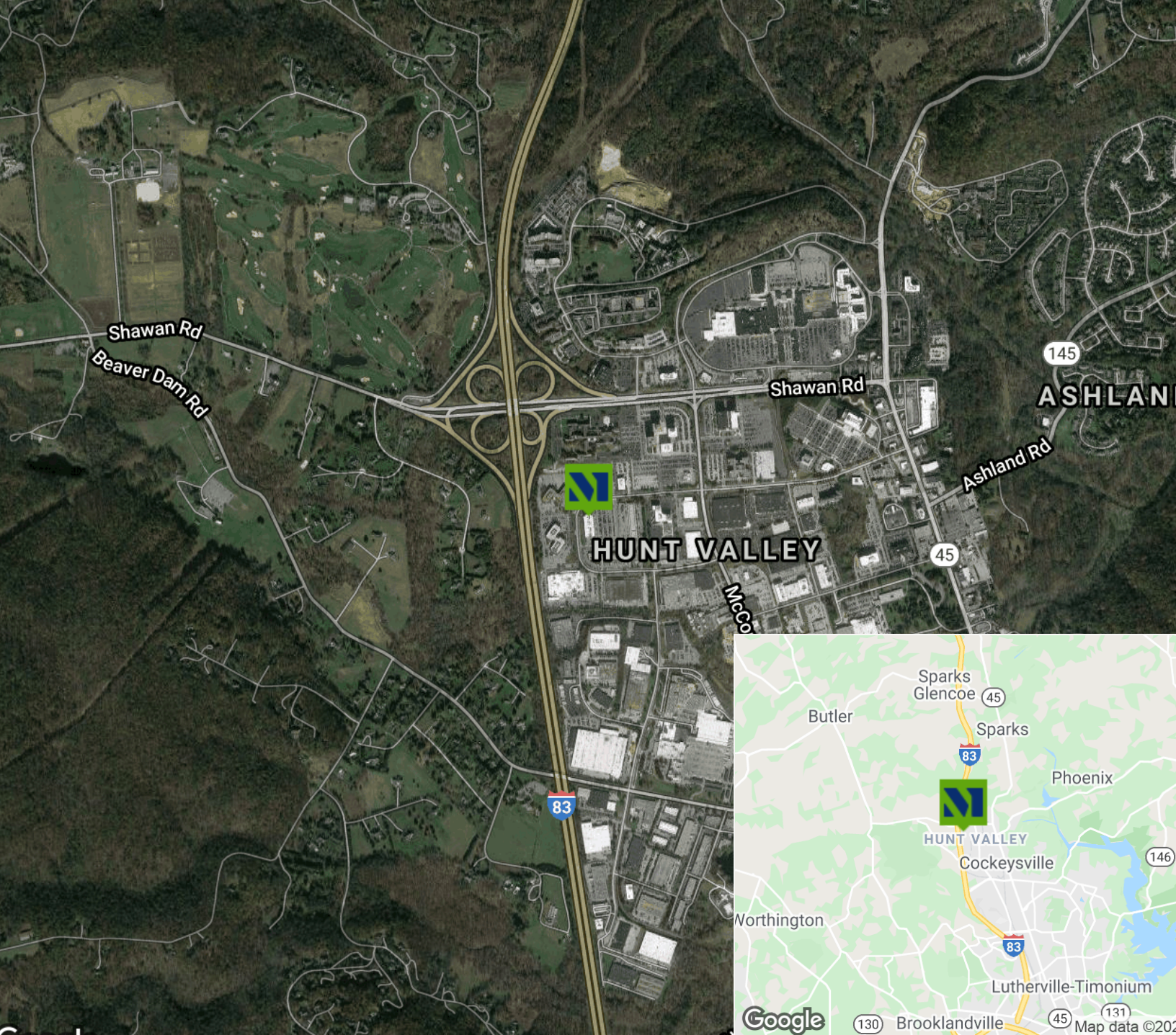
4 - Story Office

131,514 SF



Surrounding Amenities

- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Grabbagreen Food + Juice
- Green Leaf
- Holiday Inn Express
- HomeGoods
- Hunt Valley Towne Center
- Iron Rooster
- Ledo Pizza
- Light Rail – Hunt Valley
- M&T Bank
- Marshalls
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms
- Starbucks
- Subway
- SunTrust Bank
- Texas Roadhouse
- The Greene Turtle
- ULTA Beauty
- Wegman's Supermarket



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For additional information or to schedule a tour, contact:

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