

PROPERTY OVERVIEW

MEADOWRIDGE 95

6518, 6514 & 6510 MEADOWRIDGE ROAD, ELKRIDGE, MD 21075



Building Information

- Two-story, 67,654 SF Class A office building
- LEED® Gold certified by the U.S. Green Building Council
- Office park with I-95 visibility and easy access to Route 100, Route 175 and I-95
- Brick facade with continuous ribbon glass
- Park to consist of up to six buildings upon completion
- FIOS service available
- 4:1 parking ratio
- HVAC delivered via underfloor air distribution system
- Less than 5 miles to Arundel Mills shopping, restaurants, hotels and casino
- Less than 9 miles from Fort Meade and BWI Airport
- Howard County, CCT zoning: office, related services
- Signature tower and water feature at park entry



Going Green at Meadowridge 95

- Specialized building envelope and energy-efficient HVAC system decreases the building's energy consumption by more than 21%.
- Water-efficient restroom fixtures and drought-tolerant landscaping lessen the burden on municipal water supply by approximately 44%.
- 100% of the building's core energy use purchased from a renewable energy source, such as solar or wind power with a net-zero pollution basis.
- Preferred parking for hybrid vehicles, which promotes the use of fuel-efficient vehicles.
- 87% of the construction waste recycled, diverting construction debris from landfill disposal and reintroducing waste back into usable materials.
- Green housekeeping reduces the possibility of indoor air pollutants that are potentially odorous and irritating to building occupants.
- More than 20% of all building materials manufactured within a radius of 500 miles of the jobsite which supports the regional economy and reduces the environmental impacts resulting from transportation.

Site Plan

Meadowridge 95

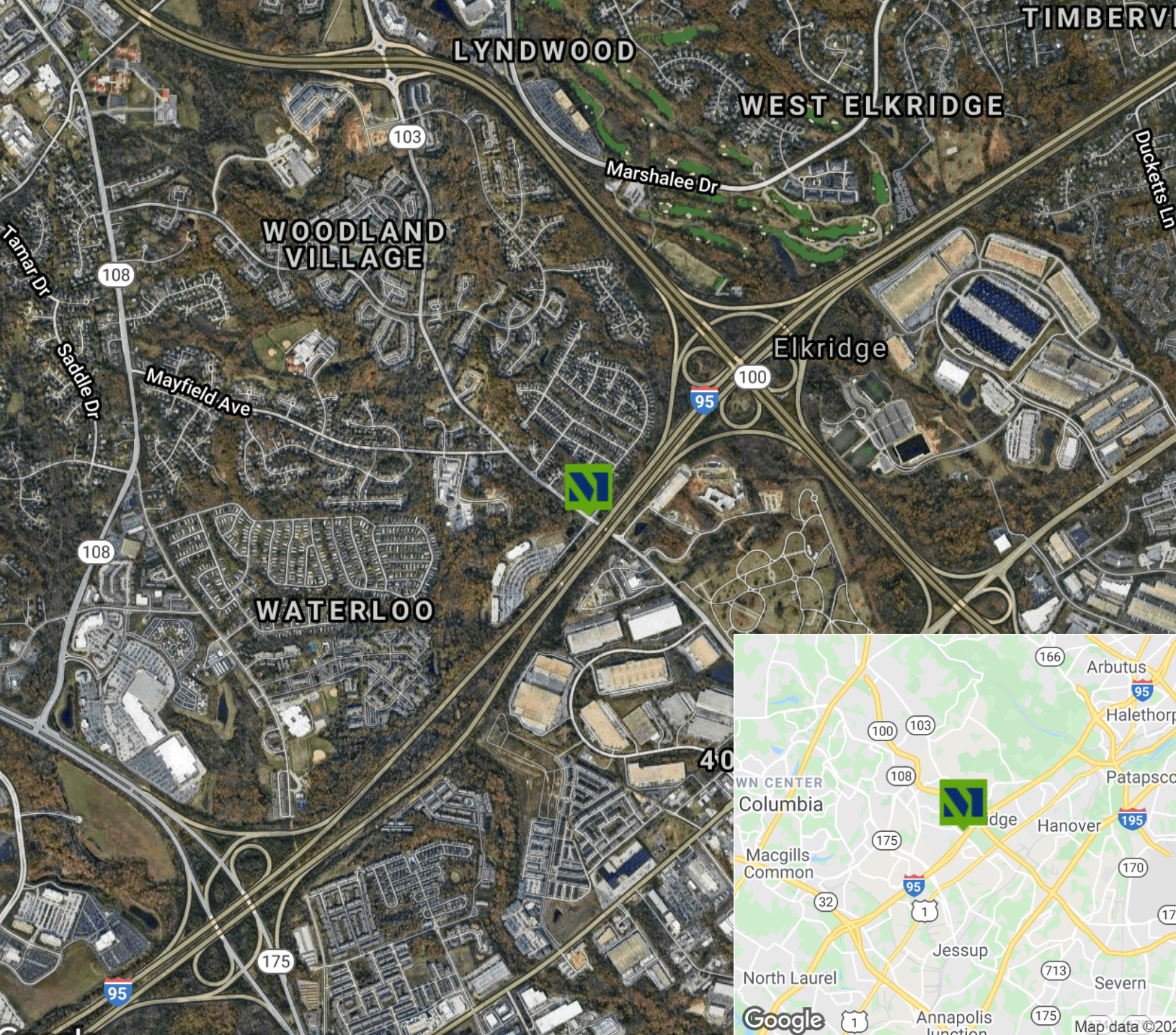
6518 Meadowridge Road
 6514 Meadowridge Road
 6510 Meadowridge Road (proposed)

2-story office 67,654 SF
 2-story office 68,470 SF
 2-story office 75,955 SF



Surrounding Amenities

- Arby's
- Best Buy
- Best Western
- Burger King
- Comfort Suites Columbia Gateway
- Costco
- Dunkin'
- Extended Stay America
- Holiday Inn
- Homewood Suites by Hilton
- Houlihan's Restaurant
- IHOP
- Jersey Mike's Subs
- La Quinta Inn
- Lowe's Home Improvement
- McDonald's
- New China Kitchen
- Olive Garden
- On the Border
- Panda Express
- Philly's Best Pizza & Subs
- Silver Diner
- Starbucks
- Subway
- TGI Friday's
- Touche Touchet Bakery & Café
- Trader Joe's
- Weis
- Wendy's



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