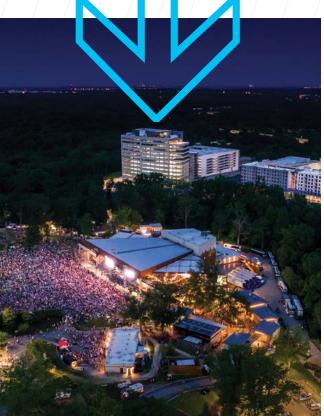
the offices at DOWNTOWN COLUMBIA



FEATURES

- 12<mark>-</mark>Story, 320,000 SF A+ Signature office building
- APPROXIMATELY 130,000 SF AVAILABLE TO LEASE
- LEED-GOLD CERTIFICATION
- WIREDSCORE PLATINUM CERTIFIED
- AUTONOMOUS PARKING ENABLED GARAGE IMMEDIATELY ADJACENT TO THE BUILDING
- INDOOR BIKE STORAGE
- LOCKER ROOM AND TOWEL-SERVED FITNESS FACILITY
- ROOFTOP AMENITY SPACE WITH AN OUTDOOR TERRACE OVERLOOKING Merriweather Post Pavilion available for tenant use
- DESTINATION DISPATCH ELEVATORS
- MANNED SECURITY DESK
- FLEXIBLE 27,000 SQUARE FOOT FLOOR PLATES
- STREET-LEVEL RETAIL AT BASE OF THE BUILDING
- STRIKING ARTWORK IN THE PLAZ<mark>a</mark> and throughout amenity spaces
- ADJACENT TO JUNIPER, NEW LUXURY APARTMENTS WITH 56,000 SF OF STREET-LEVEL RETAIL









THE PERFECT LOCATION

- CLOSE PROXIMITY TO BALTIMORE, ANNAPOLIS, Montgomery county and Washington, D.C.
- EASY ACCESS TO I-95, ROUTE 29, I-70, ROUTE 100 AND ROUTE 32
- 20-MINUTE DRIVE TO BWI AMTRAK STATION WITH High-speed connections to D.C., Philadelphia and New York City
- WITHIN 9-MILE RADIUS OF NSA AND FORT MEADE

LET'S TALK

FOR LEASING INFORMATION Alex Hancock - EVP, Transwestern

202.999.8175 Alex.Hancock@transwestern.com



Merriweather

OFFICESATDTC.COM

Howard Hughes.

District