

# BUCKINGHAM

ROUTE 100 & ROUTE 170, HANOVER, MD 21076



#### Directions:

I-95 or I-295/Baltimore Washington Pkwy. to Route 100 East.  
Proceed to Route 170/Telegraph Rd. Bear left on exit ramp heading North.  
Site is on immediate left, fronting Route 170.

At Merritt Properties, we define our mission simply: *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.

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# BUCKINGHAM



7580-7601 BUCKINGHAM BOULEVARD, HANOVER, MD 21076

A mixed-use development in Anne Arundel County, MD

32-acre site located at Route 100 & Route 170

Two Class A office buildings totaling 223,650 SF

45,000 SF Merritt Athletic Club with  
indoor/outdoor pool

24,000 SF of retail, bank & restaurants

106 single-family garage townhomes

Less than 4 miles to  
Baltimore/Washington International Airport

Zoned MXD-T, Anne Arundel County, Mixed-Use District

*For additional information or  
to schedule a tour,  
please contact:*

**Steve Shaw**

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**Jamie Campbell**

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**410.298.2600**

 Office buildings & athletic club  
are registered LEED® projects

[www.merrittproperties.com](http://www.merrittproperties.com)



Creating Homes for Businesses Since 1967®

# Buckingham

A mixed-use development in Anne Arundel County, MD



- Class A Office\* Retail/Restaurant Merritt Athletic Club\* Townhomes

\*Registered LEED® Project

This 32-acre site, formerly home to Buckingham Nursery, will be transformed into a fully integrated mixed-use development. Our plan blends park-like features with residential, office, service and retail amenities, along with a full-service Merritt Athletic Club.

The main property entrance is highlighted with a bridge connecting walking paths that fully circle the property, crossing the main entry below grade. The proposed park area will include a health club, retail and service businesses adjacent to 106 garage townhomes and two 110,000 SF+/- Class A office buildings. The flow of the site design encourages residents and visitors to walk easily from one area of interest to the next.

The spine road Buckingham Boulevard, which runs parallel to Route 170, will provide a promenade from the office and retail buildings to the park and residential component. Several additional public activity areas and scenic overlooks have been incorporated to capitalize on the views of wildlife and ecosystem in the protected state wetland area adjacent to the property.

## Two Office Buildings

Bldg. 1 104,500 SF+/- Bldg. 2 119,150 SF+/-



## Four Retail Buildings

24,000 SF+/- Shops, Bank & Restaurants



## Merritt Athletic Club

45,000 SF+/- with indoor/outdoor pool

