

COLUMBIA CORPORATE PARK 100

6000-6040 University Blvd.
Ellicott City, MD 21043



Directions:

From Points North

Rt. 29 South to Route 100 East
Exit 3 – Snowden River Parkway
Left on Route 108 – Waterloo Road
Left on University Blvd.

From Points South

I-95 North to Route 175 West to Columbia
Right on Route 108 North
Proceed on Route 108 to University Blvd.
CCP 100 will be on the right side of Route 108

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 15 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.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



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Located at the Route 100, Snowden River Parkway Interchange

- +/- 26 acre park features Class A office and mixed use retail
- Parking ratio of 4/1000 with 306 covered parking spaces
- Post tensioned concrete buildings with 10' finished ceiling height
- Loading dock capability
- High speed gear traction elevators
- Premium parabolic lighting fixtures
- Computerized State-of-the-Art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat. HVAC system allows for an infinite number of cooling zones
- Daycare Center located within the Park
- Over one million SF of business support and service retail facilities, as well as restaurants and hotels, surround the Park

Contact:

Vince Bagli, Ridgely Bowman,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
rbowman@merrittproperties.com
jcampbell@merrittproperties.com
sshaw@merrittproperties.com
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244

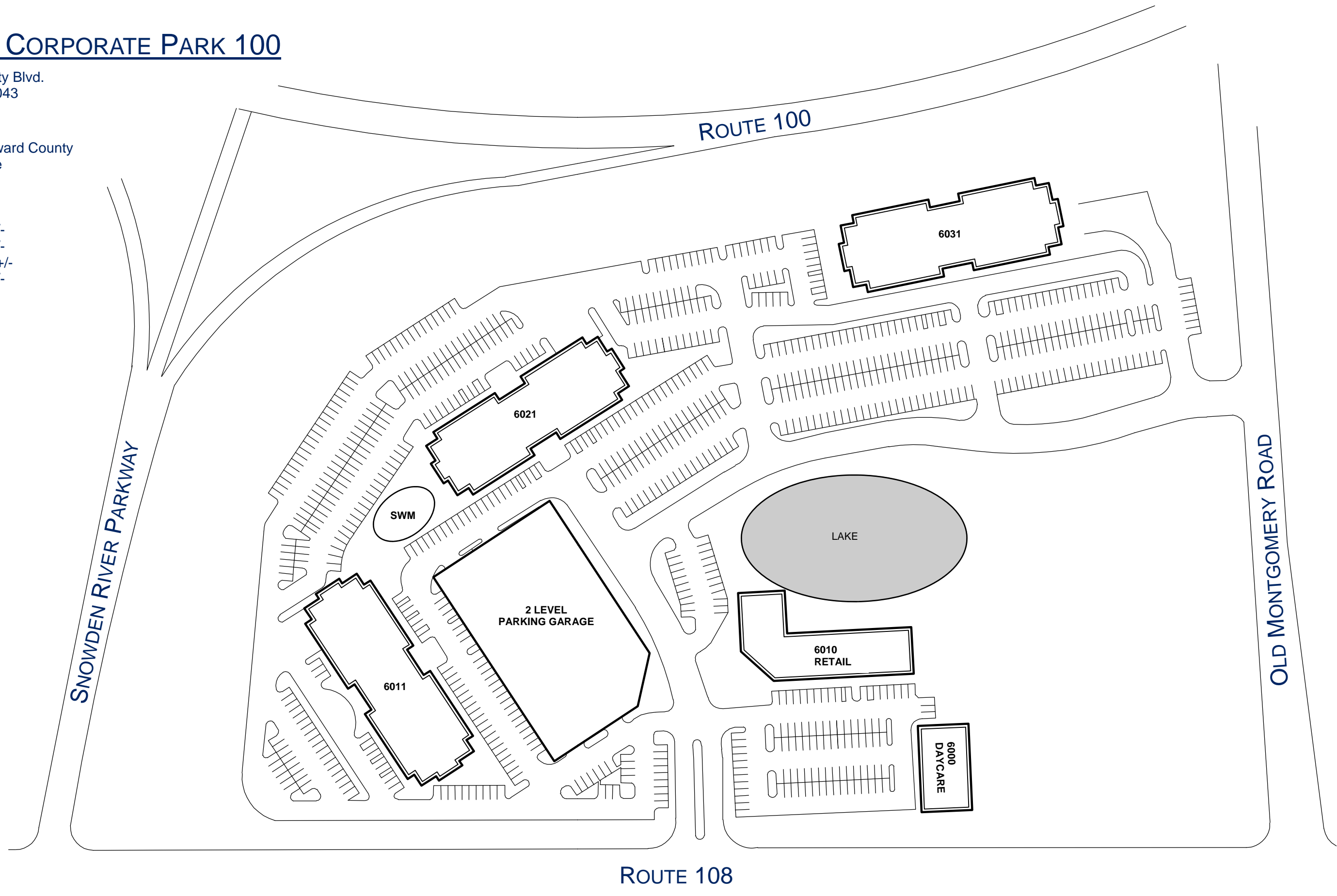


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ACREAGE: 26
ZONED: POR - Howard County
USES: Retail; Office

- 6000 - 7,150 SF +/-
- 6010 - 15,900 SF +/-
- 6011 - 95,560 SF +/-
- 6021 - 107,300 SF +/-
- 6031 - 74,400 SF +/-



ROUTE 108