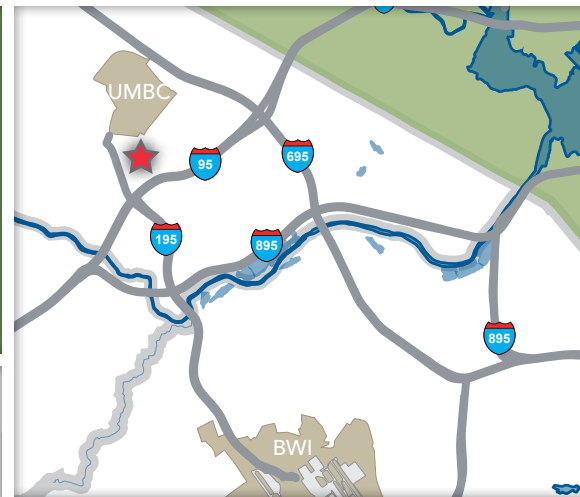




At Merritt Properties, we define our mission simply:

**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.



5521 & 5523 Research Park Dr., Catonsville, MD

**FOR ADDITIONAL INFORMATION  
OR TO SCHEDULE A TOUR, CONTACT:**

Vince Bagli | Jamie Campbell | Liz Tarran-Jones | Steve Shaw

410 298 2600  
www.MerrittProperties.com

**DRIVING DIRECTIONS:**

- I-95 to exit 47B (I-195 west towards MD-166/Catonsville)
- Merge onto MD-166 north towards Catonsville
- Take exit towards UMBC and merge onto UMBC Boulevard
- Right on Research Park Drive
- 5521 and 5523 will be on the left

**MERRITT**  
PROPERTIES, LLC®



**bwtech@UMBC**  
RESEARCH & TECHNOLOGY PARK

5221 & 5523 Research Park Drive  
Catonsville, MD 21228



## 5521 & 5523 RESEARCH PARK DRIVE

### ABOUT THE BUILDINGS

Two three-story Class A office buildings totaling 120,933 SF:

- 5521 Research Park Drive: 62,598 SF

- 5523 Research Park Drive: 58,335 SF

State-of-the-art infrastructure and building systems

Flexible floor plans to accommodate both office and research requirements

Located within bwtech@UMBC Research & Technology Park, adjacent to UMBC campus

Direct access with no traffic lights to I-95, 695 and BWI Airport

Minutes to Amtrak/MARC station

Close proximity to federal labs, NSA and Ft. Meade

Located in federal HUBZone and Southwest Enterprise Zone

Ample free parking, 4/1,000 SF

Zoned O.T. Baltimore County, Office & Technology

### ABOUT BWTECH@UMBC RESEARCH & TECHNOLOGY PARK

Five-building, 41-acre corporate campus

Home to 75 companies in 500,000 SF of office and lab space

Unique concentration of cybersecurity firms, currently 15 and growing

Synergistic collaboration among UMBC faculty, top tier STEM students, incubator start-ups, mature companies and government contractors

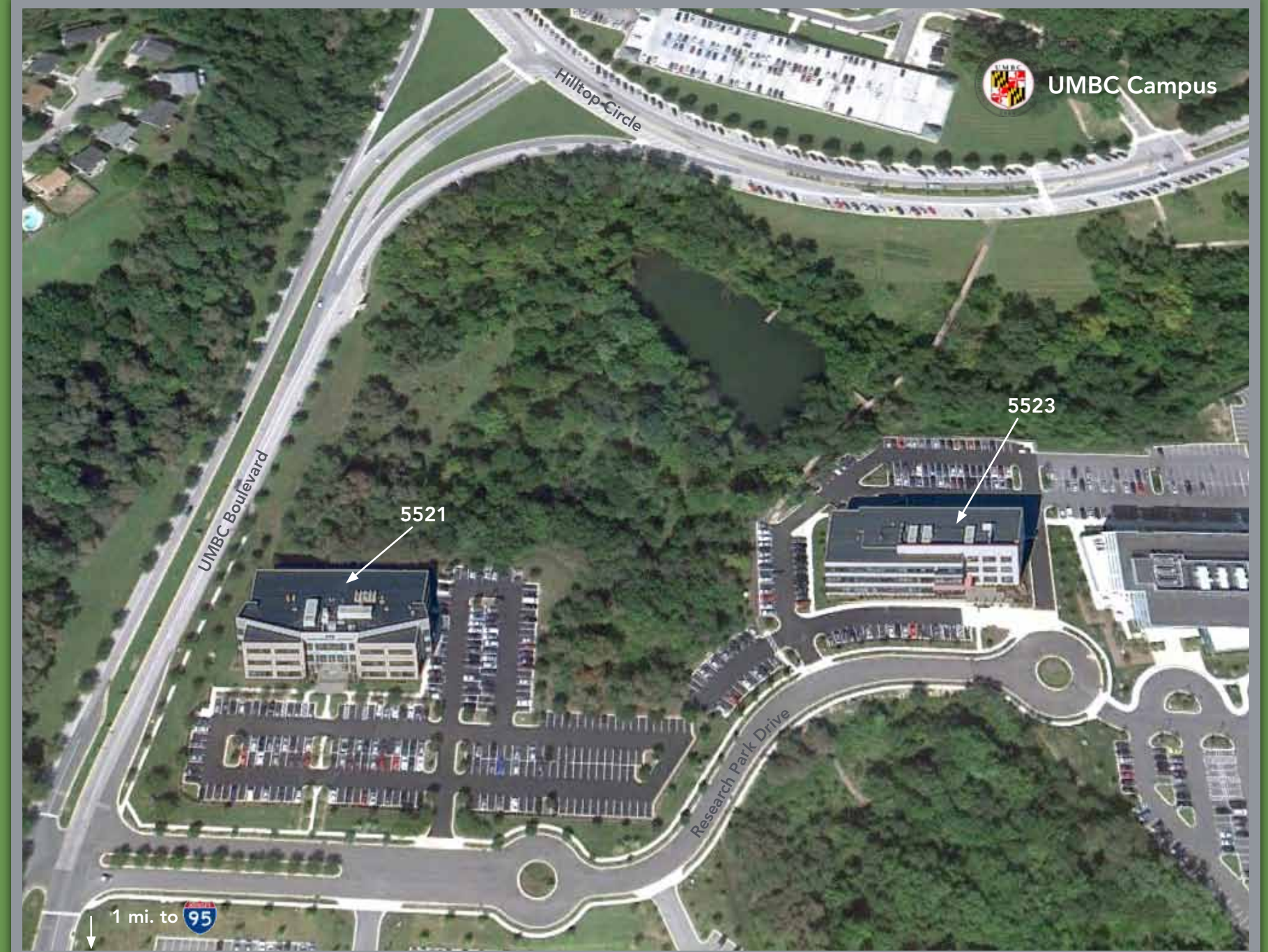
Tremendous workforce development opportunity with highly trained students for part-time and full-time employment, coordinated through UMBC's Career Services Center

Ability to utilize UMBC campus amenities, including conference facilities, daycare center, athletic facilities, library, shuttle service and eateries

Partnership with UMBC for institutional resources, providing smaller companies with cost-effective research tools and services

UMBC communication services support, allowing companies to share in the savings, infrastructure and management structure that benefits the campus

Numerous economic incentives available to resident companies, including Sunny Day Fund, Enterprise Zone tax credits, Federal HUBZone status, TEDCO funding & MIPS



### UMBC: A RECORD OF EXCELLENCE

- Recently named #1 up and coming university by *US News & World Report*
- Ranked first nationally in public policy Ph.D.s awarded and is in top three research universities in information technology degrees awarded
- Ranked second in the nation for NASA university research grants and cooperative agreements
- Highest percentage of science and technology bachelor's degree recipients (45%) among public and private institutions in Maryland, with the exception of the Naval Academy
- Home to one of only two Howard Hughes Medical Institute Investigators at a public university in Maryland