

**NOW PRE-LEASING!**

# **MEADOWRIDGE IV**

6510 MEADOWRIDGE ROAD, ELKRIDGE, MD 21075



DigitFlight, Inc.





## Building Information

- » Two-story, 75,955 SF Class A office building with I-95 visibility and signage opportunity currently under development
- » Park to consist of up to six buildings upon completion
- » Onsite amenities include a cafe and fitness center located in 6514 Meadowridge Road
- » Intended for LEED® Silver certification by the U.S. Green Building Council
- » Brick facade with continuous ribbon glass
- » FiOS service available
- » 4:1 parking ratio, more potentially available
- » Howard County, CCT zoning: office, related services
- » Easy access to Route 100, Route 175 and I-95
- » Less than 9 miles from Fort Meade and BWI Airport
- » Less than 5 miles to Arundel Mills shopping, restaurants, hotels and casino
- » 15 minutes to downtown Baltimore



## Going Green at Meadowridge

- » Specialized building envelope and energy-efficient HVAC system decreases the building's energy consumption by more than 15%.
- » Water-efficient restroom fixtures and drought-tolerant landscaping lessen the burden on municipal water supply by approximately 25%.
- » 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.
- » Low VOC building materials, and CO2 monitors enhance indoor air quality of the building, which directly impacts worker health and productivity.
- » Preferred parking for hybrid vehicles, which promotes the use of fuel-efficient vehicles.
- » More than 75% of the construction waste will be 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	Meadowridge II	6514 Meadowridge Road	2-story	+/- 66,920 SF
	Meadowridge III	6518 Meadowridge Road	2-story	+/- 67,654 SF
	Meadowridge IV	6510 Meadowridge Road	2-story	+/- 75,955 SF



## Surrounding Amenities

### GATEWAY OVERLOOK SHOPPING CENTER

(2.4 Miles South)  
Houlihan's  
On the Border Mexican Grill  
Costco  
Trader Joe's  
Five Below  
Ulta  
Best Buy  
Lowe's

### ARUNDEL MILLS MALL

(4 Miles East)  
DuClaw Brewing Co.  
Cheesecake Factory  
The Prime Rib  
Bobby's Burgers  
Safeway  
Residence Inn Marriott  
Hampton Inn & Suites  
Dunkin' Donuts  
And many more shops...



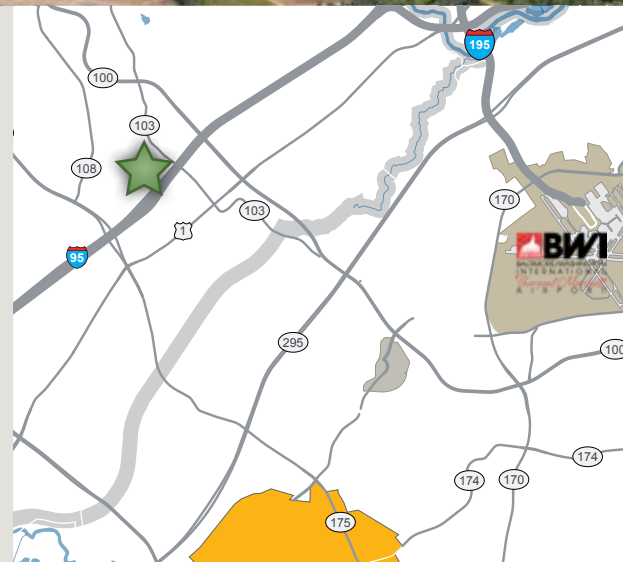




## 6510 MEADOWRIDGE ROAD, ELKRIDGE, MD 21075

### Driving Directions:

- » I-95 to Route 100 east
- » To Route 1/Washington Boulevard south
- » **R** on Meadowridge Road
- » Park entrance on left



### CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 17 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Baltimore, Virginia and North Carolina. 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.

### For additional information or to schedule a tour, contact:

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