

# RED RUN BUSINESS PARK - NEW CONSTRUCTION

10695 RED RUN BOULEVARD, OWINGS MILLS, MD 21117



## Building Information

- » Proposed three-story, +/-90,000 SF, Class A office
- » Registered LEED® Core & Shell Project intended for Gold Certification
- » Located just off Red Run Boulevard with easy access to Owings Mills Boulevard, Reisterstown Road, I-795 and I-695
- » Close proximity to Baltimore Metro Subway, Metro Centre at Owings Mills and Mill Station
- » Three-story lobby atrium
- » Energy-efficient HVAC system
- » Low VOC materials
- » 10' ceiling height
- » State-of-the-art fitness center on site
- » Brick façade with extensive window line
- » 4/1,000 parking ratio
- » Baltimore County, ML-IM zoning: retail, office



## Going Green at Red Run Business Park

- » Decreases energy consumption via enhanced building envelope utilizing superior insulation and Low-E glass, as well as energy-efficient packaged rooftop units and high performance lighting.
- » Maximizes resource conservation and diminishes the level of waste and environmental impact.
- » Diverts construction debris from landfill disposal and reintroduces waste back into usable materials.
- » Encourages the use of renewable energy sources such as solar or wind power with a net-zero pollution basis.
- » Increases the availability of natural light.
- » Enhances indoor air quality of the building, which directly impacts worker health and productivity.
- » Ensures that cleaning products and chemicals are used properly and reduces indoor air contaminants produced by cleaning chemicals.
- » Lessens the burden on municipal water supply by approximately 44% by utilizing water-efficient restroom fixtures and drought-tolerant landscaping.
- » Promotes the use of fuel-efficient vehicles with preferred parking for hybrid vehicles, which.

# Site Plan

Red Run Business Park

10695 Red Run Blvd.

Proposed

3-story

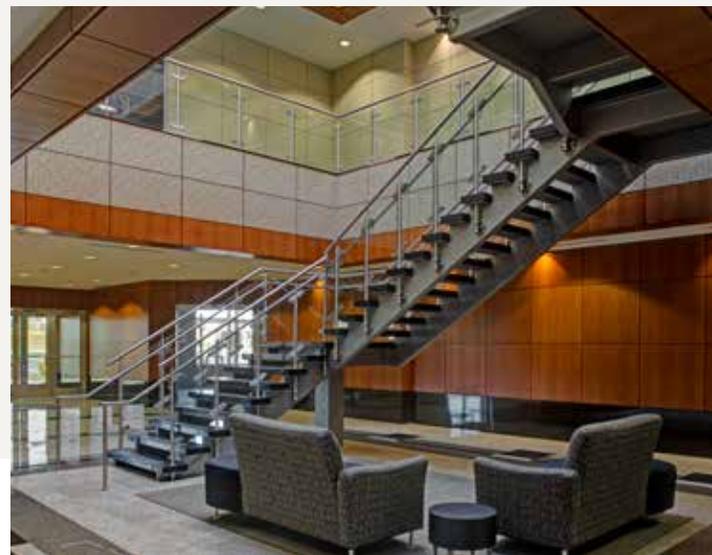
+/- 90,000 SF



## Surrounding Amenities

American Bistro  
Bellagio Wings & Pizza  
Best Buy  
BJ's Wholesale Club  
Bonefish Grill  
Don Pablo's  
Giant  
Gourmet Girls  
The Greene Turtle  
McDonald's

Outback Steakhouse  
Red Lobster  
Rite Aid  
Red Robin Gourmet Burgers  
Safeway  
Sam's Club  
Starbucks  
Subway  
Target

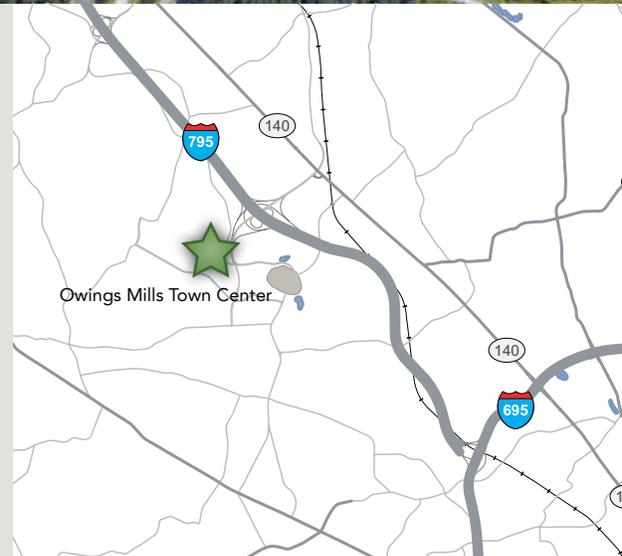




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### Driving Directions:

- » I-695 to I-795 north
- » Proceed to Exit 4 (Owings Mills Boulevard south)
- » Bear **L** - Owings Mills Boulevard south
- » **R** on Red Run Boulevard
- » Building site located on left



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

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