

MEADOWRIDGE 95

Building III, 6514 Meadowridge Road
Certified LEED® Platinum





Our **PHILOSOPHY**. We believe if you do the right thing, your business will prosper. Leroy Merritt, who founded our company more than four decades ago, often completed deals on a handshake and that level of trust and respect continues at our company today.

MEADOWRIDGE 95

Building III, 6514 Meadowridge Road

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Meadowridge 95, Building III 6514 MEADOWRIDGE ROAD

Located along I-95 in Howard County, Meadowridge 95 stands as a highly visible showcase of sustainable development. Once a brownfields site, this Class A office park now offers innovative office space to forward-thinking companies, with easy entry into the Baltimore and Washington business communities.



“Each and every person at Merritt with whom we have worked has performed their job in a totally professional and conscientious manner and has been a pleasure to work with. We could not be more pleased to be your partner and tenant and look forward to our partnership for many years to come.”

– CHARLES L. BURMAN
CEO, BAKERY EXPRESS

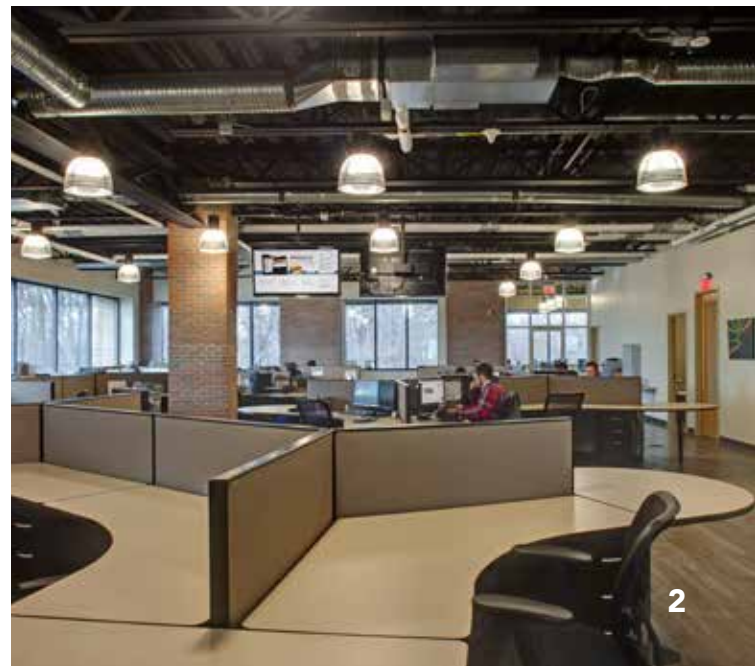
An ideal combination of contemporary design and state-of-the-art building technologies, Building III at Meadowridge 95 is a two-story office building certified LEED® Platinum by the U.S. Green Building Council – a testament to the building's resource conservation, energy efficiency and optimal indoor air-quality. This designation means a workplace that is healthier for the environment, healthier for employees and healthier for your bottom line.

Among the building's many green features – including low-VOC finishes, water-efficient restroom fixtures, and CO₂ monitors – the innovative underfloor air distribution (UFAD) system offers the most tangible benefit to building occupants. Unlike traditional overhead systems, the UFAD delivers fresh air directly to the breathing zone, while occupants have individual air diffusers to independently adjust the airflow within their workspaces thus providing greater thermal comfort to employees. The UFAD's modular access flooring also facilitates data cabling and accommodates an array of workspace configurations.

To further enhance the indoor environment for employees, the building is designed so that interior workspaces are able to integrate daylight and outdoor views to at least 75% of their occupants. This is achieved through the use of skylights, large sections of perimeter windows and full-height curtain walls in the corners of the building.

Beyond the building walls, Meadowridge 95 offers an attractive corporate campus setting with I-95 visibility and easy access to Route 100, Route 175, BWI Airport and Ft. Meade. Upon completion, the park will consist of six buildings.

Offering an ideal combination of sophistication, innovation and accessibility, Meadowridge 95 provides intelligent space to leading-edge companies throughout the mid-Atlantic region.



Meadowridge 95 - Building III

BUILDING SPECIFICATIONS:

- Office park fronts I-95 with easy access to Route 100, Route 175 and I-95
- Convenient to BWI, Ft. Meade, Arundel Mills Mall, UMBC
- +/- 66,920 SF two-story Class A office building
- LEED® Platinum certified by the U.S. Green Building Council
- Brick façade with continuous ribbon glass
- Underfloor air distribution system
- Deli and fitness center coming soon
- FiOS service available
- 4:1 parking ratio
- Zoned CCT/Howard County
- Park to consist of six buildings upon completion



SITE PLAN

6514 Meadowridge Road Elkridge, MD 21075





“We are thrilled with our new office space. The exceptional service and dedication of the Merritt team helped us get settled quickly during a critical time for our business.

– Sean McHale, Clinical Trials & Surveys Corp.



Merritt Building Green

BENEFITS OF GOING **GREEN**

With numerous studies now substantiating the long-held assumption that green buildings improve worker productivity, more and more companies are factoring this return into their real estate decisions.

How does increase productivity impact your bottom line? As the example below demonstrates **even the most conservative estimate of a 1% increase in productivity can dramatically offset leasing costs** in a green building.



“It would be reasonable to assume a productivity gain of between 2 and 10% when moving from an average building to a green building that incorporates high quality natural light, exceptional ventilation, and possibly user controls.” ¹

THE BOTTOM LINE

Standard Employee Base Pay:	\$50,000
Benefit/Overhead Burden (50%):	+ <u>\$25,000</u>
Annual Employee Cost:	\$75,000

Square Feet/Employee:	300 SF
Annual Employee Cost/SF:	\$250/SF
1% Increased Productivity Value/SF:	\$2.50/SF

1% increase in productivity on a rent of \$25 PSF = **10% rent reduction**
2% increase in productivity on a rent of \$25 PSF = **20% rent reduction**
10% increase in productivity on a rent of \$25 PSF = **100% rent reduction**

GREEN BUILDING COMPONENTS:

BENEFITS:

Building envelope utilizing insulation with a greater R value and Low-E glass, as well as energy-efficient rooftop air handlers and boiler package.

Reduces building energy use by a minimum of 20% over a building that uses conventional HVAC systems.

Low-VOC materials specified for all adhesives, sealants, paints, coatings, carpet and composite wood used in the building.

Decreases indoor air pollutants that are potentially odorous and irritating to building occupants.

HVAC delivered via underfloor air distribution system with manually operated floor diffusers.

Effectively delivers fresh air to the breathing zone and provides individual area thermal control, promoting occupant health, comfort and productivity.

Building designed to maximize natural daylight and views to the outdoors.

Proven to enhance productivity, testing performance, and overall occupant comfort and well-being.

More than 20% of all building materials manufactured within a radius of 500 miles of the jobsite.

Supports the regional economy and reduces the environmental impact resulting from transportation.

100% of the building's core energy use purchased from a renewable energy source.

Encourages the use of renewable energy sources such as solar or wind power with a net-zero pollution basis.

More than 75% of construction waste recycled.

Diverts construction debris from landfill disposal.

Restrooms with low-flow dual flush toilet fixtures that use only 1.1 gallons/flush, as well as self-metering faucets.

Reduces water use by more than 30% to lessen the burden on municipal water supply and waste-water systems.

Landscaping with drought tolerant species and a water-efficient irrigation system.

Reduces the use of water for irrigation by more than 50%.

Preferred parking for hybrid vehicles, bike racks and showers.

Promotes the use of fuel-efficient vehicles and alternate means of transportation to reduce pollution produced from automobiles.

¹ Heschong Mahone Group Inc (California), *Windows and Offices: A Study of Office Worker Performance and the Indoor Environment*, October 2003. ² Kats, Greg, "The Costs & Financial Benefits of Green Buildings," *Capital E*, 2003. ³ Lucik (Mark) et al, "A Business Case for Green Buildings in Canada," 2005. ⁴ Miller, Norm G. and Dave Pogue (et al), "Green Buildings and Productivity," *Journal of Sustainable Real Estate*, 2009. ⁵ Milton, Glencross and Walters, "Risk of Sick Leave Due Associated with Outdoor Air Supply Rate, Humidification and Occupant Complaints," *Indoor Air* 10(4), 2000. ⁶ "What Office Tenants Want: 1999 BOMA/ULI Office Tenant Survey Report," 1999. ⁷ Wyon (D.P.), "Indoor Air Quality Handbook: Thermal Effects on Performance," 2000: Referenced in: US DOE, "The Business Case for Sustainable Design in Federal Facilities," August 2003.

Merritt, Building Green

BENEFITS OF GOING **GREEN** (CONTINUED)

Healthier & More Sustainable Work Environments

Developers, building owners and architects face a complex challenge today: build buildings that are not only pleasing aesthetically but are also efficient, flexible and smart. Designers and builders must create structures that can be constructed economically, operated efficiently and be flexible to accommodate the changing needs of growing businesses.

To meet this challenge, Building III at Meadowridge 95 has been designed with an innovative combination of underfloor air distribution (UFAD) coupled with perimeter variable refrigerant flow (VRF) heating and cooling systems. Fully integrated via the building's Energy Management System, the dual components will provide occupants with an optimal indoor environment while maximizing energy efficiency. The result is an intelligent HVAC design that provides for the efficient use of time, energy and materials.

Underfloor Air Distribution (UFAD)

Popular in Europe and Japan for many years, underfloor air distribution is now making inroads in North America as a flexible and efficient service distribution system that provides optimal thermal control while facilitating power, voice and data cabling:

- Effectively delivers fresh air to the breathing zone to support the comfort and health of building occupants.
- Allows for individual thermal control via floor-mounted air diffusers, which can be located anywhere on the floor plate.
- Floor-mounted power, voice and data outlets can be located anywhere throughout the space, eliminating the need for expensive powered panel systems.
- Modular cable and wiring system means shorter cable run lengths, no cable trays and reduced installation costs.



SINGLE-STREAM RECYCLING SERVICE

The single-stream recycling service allows you to add commingled recyclables to your cardboard and paper container. Once collected, the material is taken to a recycling site where it is sorted and processed appropriately.

Acceptable Recycling Items

- Cans (aluminum, tin, steel, empty aerosol, etc.)
- Brown paper bags
- Cardboard
- Catalogs, magazines and phone books
- Chipboard (cereal boxes, shoe boxes, etc.)
- Paper (colored, computer, white ledger, etc.)
- Newspapers, envelopes and junk mail
- Plastic bottles and jugs
- Glass bottles and jars

Non-Acceptable Recycling Items

- Aluminum foil
- Paper towels
- Plastic grocery bags (please return to your supermarket)
- Plastic wrap
- Light bulbs
- Porcelain or ceramics
- Batteries
- Film cannisters
- Styrofoam
- Painted or treated wood

- Access to service pathway facilitates future technology updates without extensive disruption to your daily operations.
- Offers maximum flexibility to add or reconfigure workspaces quickly.
- Reduces HVAC energy usage by up to 20%.
- Works with nearly any floor finish, and ceiling design is not restricted by overhead services.

Perimeter Variable Refrigerant Flow (VRF)

- Enables the use of multiple compressors and evaporators, which allows for variable temperature control throughout the building.
- Provides zoning capability to heat one area of the building while simultaneously cooling another area.
- Facilitates the transfer of heat from one area to another, helping to maintain consistent temperature throughout the building.
- Requires minimal space above the ceiling, compared to it overhead distribution counterparts.

Energy Management System (EMS)

- Delivers workplace comfort and energy savings via full automation and control over the building's multiple HVAC systems.
- Provides powerful energy management features such as optimizing start and stop, demand control ventilation and flexible scheduling.
- Web-based remote access allows building manager to monitor system performance and make appropriate adjustments.

LEED SCORE CARD FOR CORE & SHELL v2.0



Yes No

8	7	Sustainable Sites		15 Points
Y	Prereq 1	Construction Activity Pollution Prevention	Required	
	1	Credit 1	Site Selection	1
	1	Credit 2	Development Density & Community Connectivity	1
1		Credit 3	Brownfield Redevelopment	1
	1	Credit 4.1	Alternative Transportation: Public Transportation Access	1
1		Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
1		Credit 4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	1
1		Credit 4.4	Alternative Transportation: Parking Capacity	1
	1	Credit 5.1	Site Development: Protect or Restore Habitat	1
	1	Credit 5.2	Site Development: Maximize Open Space	1
1		Credit 6.1	Stormwater Design: Quantity Control	1
1		Credit 6.2	Stormwater Design: Quality Control	1
	1	Credit 7.1	Heat Island Effect, Non-Roof	1
1		Credit 7.2	Heat Island Effect, Roof	1
	1	Credit 8	Light Pollution Reduction	1
1		Credit 9	Tenant Design & Construction Guidelines	1

Yes No

3	2	Water Efficiency		5 Points
1		Credit 1.1	Water Efficient Landscaping: Reduce by 50%	1
	1	Credit 1.2	Water Efficient Landscaping: No Potable Use or No Irrigation	1
	1	Credit 2	Innovative Wastewater Technologies	1
1		Credit 3.1	Water Use Reduction: 20% Reduction	1
1		Credit 3.2	Water Use Reduction: 30% Reduction	1

Yes No

8	Energy & Atmosphere		14 Points
Y	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	Fundamental Refrigerant Management	Required

**Note for EAc1: All LEED for Core and Shell projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.*

8	Credit 1	Optimize Energy Performance	1 to 8
	..	<input type="checkbox"/> 10.5% New Buildings or 3.5% Existing Building Renovations <input type="checkbox"/> 14% New Buildings or 7% Existing Building Renovations <input type="checkbox"/> 17.5% New Buildings or 10.5% Existing Building Renovations <input type="checkbox"/> 21% New Buildings or 14% Existing Building Renovations <input type="checkbox"/> 24.5% New Buildings or 17.5% Existing Building Renovations <input type="checkbox"/> 28% New Buildings or 21% Existing Building Renovations <input type="checkbox"/> 31.5% New Buildings or 24.5% Existing Building Renovations <input checked="" type="checkbox"/> 35% New Buildings or 28% Existing Building Renovations	1 2 3 4 5 6 7 8
1	Credit 2	On-Site Renewable Energy	1
1	Credit 3	Enhanced Commissioning	1
1	Credit 4	Enhanced Refrigerant Management	1
1	Credit 5.1	Measurement & Verification - Base Building	1
1	Credit 5.2	Measurement & Verification - Tenant Sub-metering	1
1	Credit 6	Green Power	1

Yes No

6	5	Materials & Resources	11 Points
Y		Prereq 1 Storage & Collection of Recyclables	Required
	1	Credit 1.1 Building Reuse: Maintain 25% of Existing Walls, Floors & Roof	1
	1	Credit 1.2 Building Reuse: Maintain 50% of Existing Walls, Floors & Roof	1
	1	Credit 1.3 Building Reuse: Maintain 75% of Existing Walls, Floors & Roof	1
1		Credit 2.1 Construction Waste Management: Divert 50% from Disposal	1
1		Credit 2.2 Construction Waste Management: Divert 75% from Disposal	1
	1	Credit 3 Materials Reuse: 1%	1
1		Credit 4.1 Recycled Content: 10% (post-consumer + ½ pre-consumer)	1
1		Credit 4.2 Recycled Content: 20% (post-consumer + ½ pre-consumer)	1
1		Credit 5.1 Regional Materials: 10% Extracted, Processed & Manufactured Regionally	1
1		Credit 5.2 Regional Materials: 20% Extracted, Processed & Manufactured Regionally	1
	1	Credit 7 Certified Wood	1

Yes No

10	1	Indoor Environmental Quality	11 Points
Y		Prereq 1 Minimum IAQ Performance	Required
Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
1		Credit 1 Outdoor Air Delivery Monitoring	1
1		Credit 2 Increased Ventilation	1
1		Credit 3 Construction IAQ Management Plan: During Construction	1
1		Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1
1		Credit 4.2 Low-Emitting Materials: Paints & Coatings	1
1		Credit 4.3 Low-Emitting Materials: Carpet Systems	1
1		Credit 4.4 Low-Emitting Materials: Composite Wood & Agrifiber Products	1
1		Credit 5 Indoor Chemical & Pollutant Source Control	1
1		Credit 6 Controllability of Systems: Thermal Comfort	1
1		Credit 7 Thermal Comfort: Design	1
	1	Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
1		Credit 8.2 Daylight & Views: Views for 90% of Spaces	1

Yes No

5	Innovation & Design Process	5 Points
1	Credit 1.1 Innovation in Design: WE Credit 3: Water Use Reduction - Exemplary Performance	1
1	Credit 1.2 Innovation in Design: EA Credit 6: Green Power - Exemplary Performance	1
1	Credit 1.3 Innovation in Design: Green Housekeeping	1
1	Credit 1.4 Innovation in Design: EQ Credit 3: Construction IAQ - Exemplary Performance	1
1	Credit 2 LEED® Accredited Professional	1

Yes No

46 15 61

Certified: 23 to 27 points, Silver: 28 to 33 points, Gold: 34 to 44 points, **Platinum: 45 to 61 points**



Meadowridge 95

AERIAL & SURROUNDING AMENITIES

- La Quinta Inn & Suites — 1.5 miles away
- Holiday Inn Express Hotel & Suites — 1.2 miles away
- Comfort Suites — 1.4 miles away
- Best Western — 1.1 miles away
- Arundel Mills Mall — 4.6 miles away.
Includes: Best Buy, Starbucks, Burlington Coat Factory, Dave & Busters, Subway, Burger King, Moe's Southwest Grill and much more.
- Lynwood Square — 2.1 miles away.
Includes: Giant, Papa Johns, The UPS Store, Hunan Restaurant, Cafe Bagel
- Gateway Overlook — 2.0 miles away.
Includes: Wells Fargo Bank, Olive Garden, TGI Friday's, Bob Evans, Mimi's Cafe, Homewood Suites by Hilton and more.
- Lowe's Home Improvement — 1.2 miles
- Food Lion — 1.2 miles away
- Giant — 1.2 miles away





The Shoppers at Shipleys Grant
Cold Stone Creamery
Starbucks Coffee

Lyndwood Square
Giant Foods

Columbia Corporate Park 100

In the park within walking distance:

- Eggspectations
- Subway
- PastaBlitz
- Columbia Academy (Child Care)
- A & E Cleaners
- Pro Nails

Columbia Crossing II
Red Robin
Krispy Kreme
Babies "R" Us
Toys "R" Us
Longhorn Steakhouse

Columbia Crossing
Target
Dick's Sporting Goods
Pier 1 Imports
JoAnn Fabrics
Old Navy
Staples
Borders
Famous Dave's
Romano's Macaroni Grill

Stanford Grill
Courtyard Columbia
Extended Stay America

Meadowridge 95

Columbia Crossing
Costco
Lowe's
Office Depot
Best Buy
Loehmann's
Trader Joe's

Columbia Restaurant Park
Homewood Suites
TGI Fridays
Bob Evans
Olive Garden
McDonald's
Applebee's

DIRECTIONS

- I-95 to Route 100 East
- Route 1/Washington Blvd. South
- Right on Meadowridge Road
- Park entrance on left

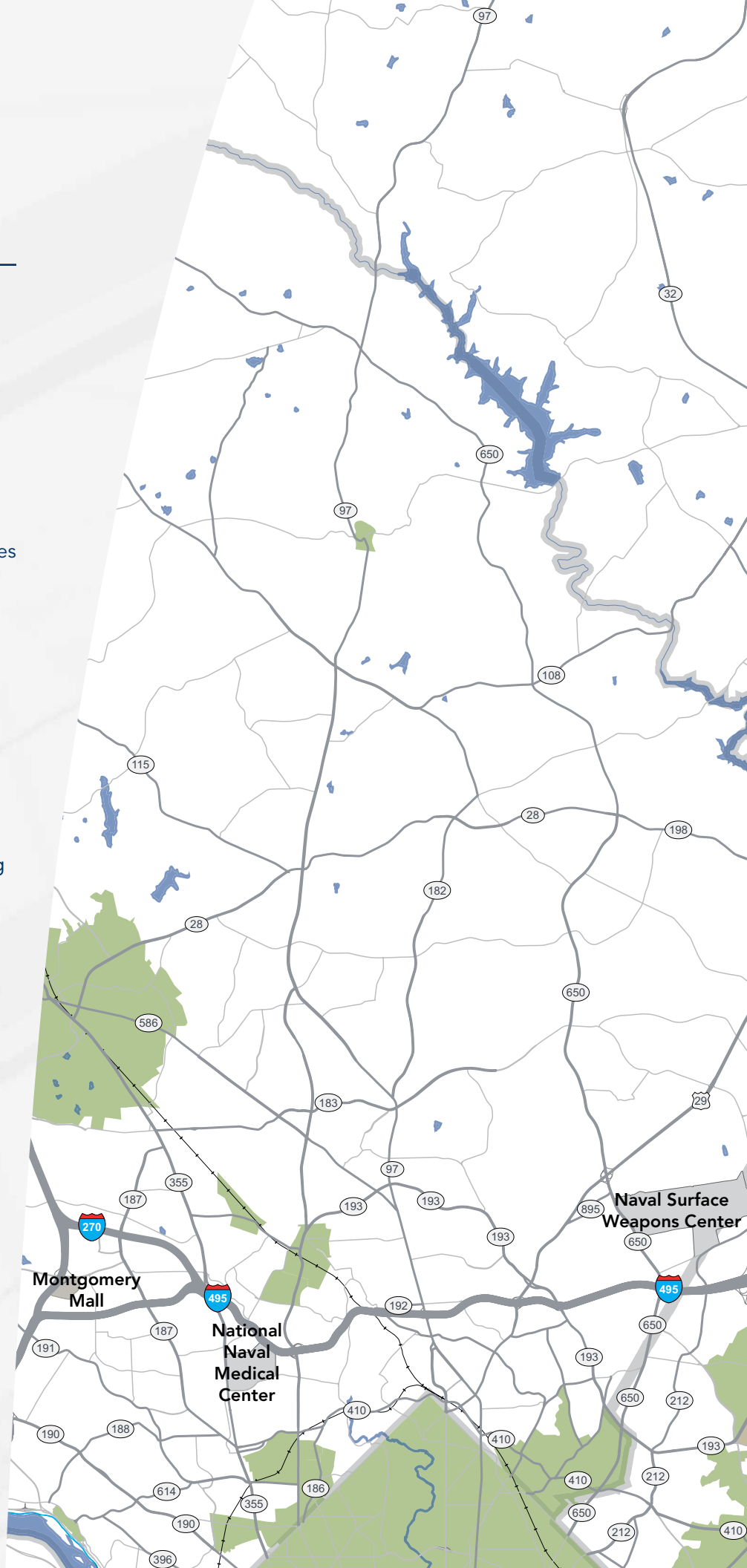
Meadowridge 95

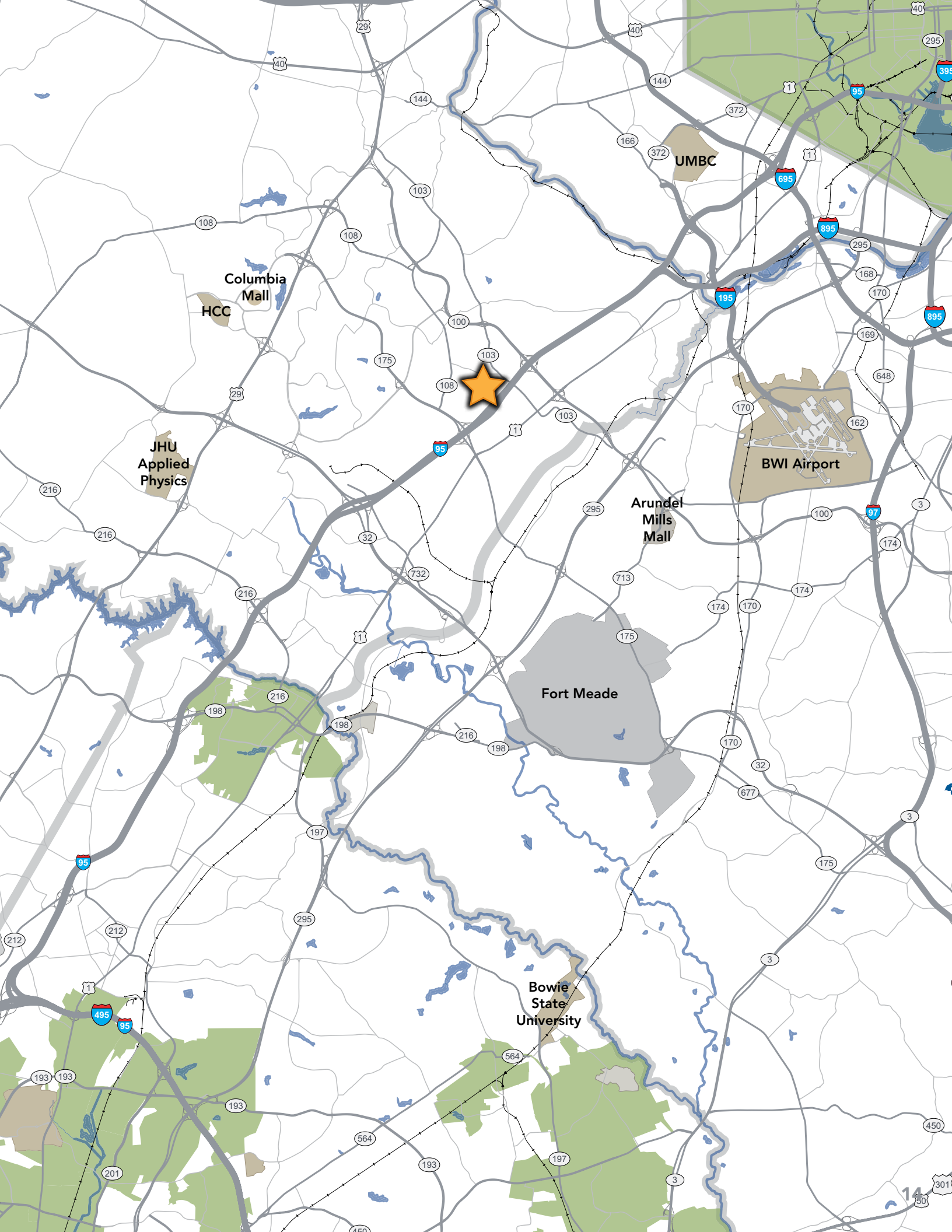
HOWARD COUNTY

QUICK FACTS:

- Population: 287,085
- Households: 104,749
- Centrally located on the East Coast in one of the nation's largest and wealthiest metro areas.
- The county's position at the center of this region provides businesses and residents with ready access to interstates I-95 and I-70, three major airports, and the Port of Baltimore.
- Corporate citizens range from IT, telecommunications, defense contractors and biotechnology companies to multinational corporations, research and development firms and wholesale distributors.

Howard County Economic Development Authority, 410.313.6500, hceda@hceda.org





Tenant Improvement Standard and WORK LETTER

Tenant space will be constructed per the following standards:

Partitions: ½" sheetrock over 3⅝" metal studs at 16" on center with batt insulation. Finish will be two coats of flat latex, Sherwin Williams low-VOC paint with one painted accent wall per office.

Ceilings: Armstrong 2'x2' suspended tegular fissured acoustical ceiling tiles. Laid in a white metal grid. The ceiling height will be approximately 10'.

Lighting: Metallux Accord T-5 high-efficiency fixtures: 2 tube, 277 volt, 2'x4' lay-in. Lighting will provide approximately 50-foot candles at 30" above finished floor. Lights will be controlled by a combination of switches and occupancy sensors.



"Merritt was incredibly accommodating. Doing business with a firm that – like ours – emphasizes integrity, quality and customer service was a pleasure."

– EDWARD J. NEMEC, MANAGING PARTNER, NEW YORK LIFE

Floor Covering: Mohawk or Patcraft Green Label Plus 2'x2' carpet tile. Carpet tile will have a tuft textured pattern loop, and non-PVC thermoplastic backing, with a 4" vinyl cove wall base. Adhesives will meet low-VOC requirements set by LEED.

Interior Doors: Mohawk Green Series 3'x8' urea formaldehyde-free solid core with wood veneer. Hardware and hinges will be brushed aluminum. Handle will be lever style.

Entrance Doors: Mohawk Green Series 3'x8' urea formaldehyde-free solid core doors with sidelights and mortise locksets. Spaces 5,000 SF or greater will be 3'x8' double frameless glass doors with polished chrome hardware and semi-concealed hinges.

Kitchen Area: Spaces 5,000 SF or greater will have 8' of base and overhead cabinets with stainless steel sink. Cabinet finish will be standard oak. One plumbing connection will be provided for a coffee maker. All kitchen flooring will be solid vinyl or VCT. Adhesives will meet low-VOC requirements set by LEED.

Fire Protection: Complete system will be provided per code. Sprinkler heads will be chrome semi-concealed.

Electrical: Convenience outlets provided throughout the space. Three outlets per private office along with one outlet every 15 LF of open area partitioning.

HVAC: HVAC system utilizes an Under Floor Air Distribution (UFAD) system. Cooling is provided through rooftop packaged units with energy recovery ventilators and sixteen air column units, four per floor. The air column units maintain under floor temperature and static pressure set points. Floor mounted tenant adjustable diffusers are utilized for occupant controlled air conditioning. Supplemental heating will be accomplished by perimeter fan coil Variable Refrigerant Flow (VRF) heat pumps with local thermostatic control.



Heating, Ventilation and AIR CONDITIONING SYSTEM

The Heating, Ventilation and Air Conditioning (HVAC) system serving 6514 Meadowridge Road provides year-round temperature and ventilation that meets or exceeds all applicable code and industry standards as defined by the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE).

Air conditioning is accomplished by Under Floor Air Distribution (UFAD). The UFAD systems consist of 4 air column units per floor. The air column unit fans will vary their speed via variable frequency drives to maintain the under floor static pressure setpoint. Two air cooled DX roof top units will supply the air column units with the primary air utilizing digital scroll compressor technology.



“We gave Merritt an opportunity to deliver a first-class project on a short schedule and that is what was delivered. In short, Merritt delivers what they promise.”

– TED D’ANNA
EXECUTIVE VICE PRESIDENT, MARS SUPER MARKETS, INC.



Each rooftop unit will be provided with an integral total energy recovery wheel to precondition outdoor air. The energy wheels incorporate a total energy transfer from the exhaust and the relief air stream to the supply air stream by using a rotating desiccant wheel. This will reduce peak heating and cooling loads. In addition, each rooftop unit will be provided with a gas fired heat exchanger for outdoor air preheating. Rooftop units will be provided with 100% comparative enthalpy economizer and all fan motors over 1-hp are premium efficiency.

A Variable Refrigerant Flow (VRF) heat pump system will be provided for perimeter heating and cooling. Local thermostats will control each VRF heat pump.

The common areas will also be conditioned with a VRF heat pump system. Ventilation for the common areas will be ducted to the VRF fan coils from an Energy Recovery Ventilator (ERV). Energy is recovered from the building exhaust via the ERV and utilized to condition the outdoor ventilation air for the common areas prior to the VRF fan coils.

The overall heating, ventilating and air conditioning system serving the building is monitored and controlled by a direct digital computer based control system. The control system automatically coordinates the function of all mechanical components to assure economical and reliable operation. An automatic temperature controls system will be provided to integrate control of the air handling units and terminals units. Enhanced energy control sequences will be utilized such as plenum pressure reset and supply air temperature

reset for improved space comfort while minimizing energy consumption. The system may be monitored and controlled within the building and as well as remotely for failures of equipment or operating criteria outside of pre-set levels.

The HVAC system is designed to maintain a 72 +/- degree Fahrenheit temperature with summertime relative humidity levels at 50%+/- . The building has a night set back mode whereby interior temperatures will seasonally vary outside the target temperature.



“You are faced with many options
in today’s market, but after we
moved into our new offices at
Merritt we felt like we were home!”

– **MARC D. KANTROWITZ**, MANAGING DIRECTOR
PHS LIMITED, TOWSON, MARYLAND





**FOR ADDITIONAL INFORMATION OR TO SCHEDULE
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