

Property Overview

INTERNATIONAL CIRCLE

303 INTERNATIONAL CIRCLE, HUNT VALLEY, MD
21030
HUNT VALLEY, MD 21030



Building Information



Going Green at International Circle

- The LEED®-EB: O&M (LEED®-Existing Building: Operating & Maintenance) rating system addresses all levels of a building's operation, such as exterior building site management programs, water and energy use, environmentally preferred products and practices for cleaning and alterations, sustainable purchasing policies, waste stream management and ongoing indoor environmental quality.
- For International Circle, Merritt incorporated a number of eco-friendly strategies, resulting in improved indoor air quality and minimized environmental impact. These include:
 - Retro-commissioned HVAC system
 - Water efficient restroom fixtures, such as dual flush toilets, water-free urinals and water conserving aerators, which reduced the building's water usage by more than 41%
 - 100% irrigation reduction
 - Green housekeeping
 - Building-wide recycling program
 - Lighting retrofit using reduced mercury lamps
 - VFD's on all air handlers and pumps
 - Water side economizer on air handlers
 - Upgraded Building Automation System
 - Strict adherence to Merritt's indoor air quality management plan during interior alterations

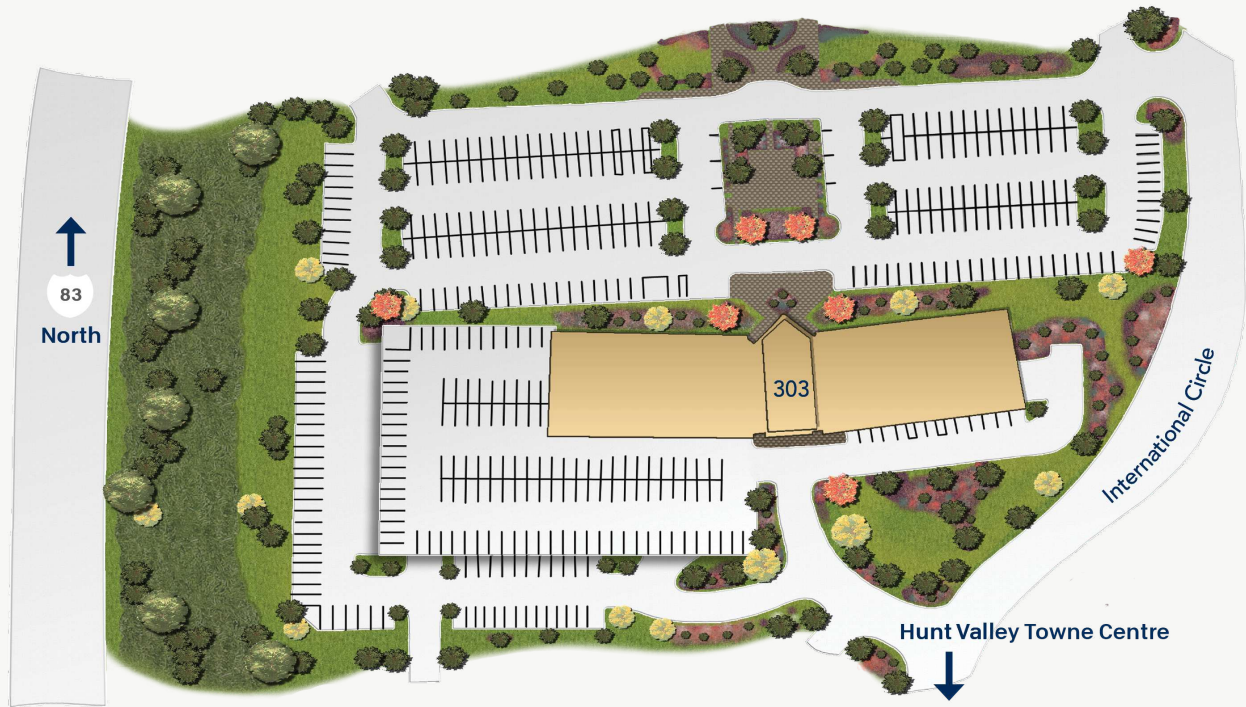
Site Plan

International Circle

303 International Circle

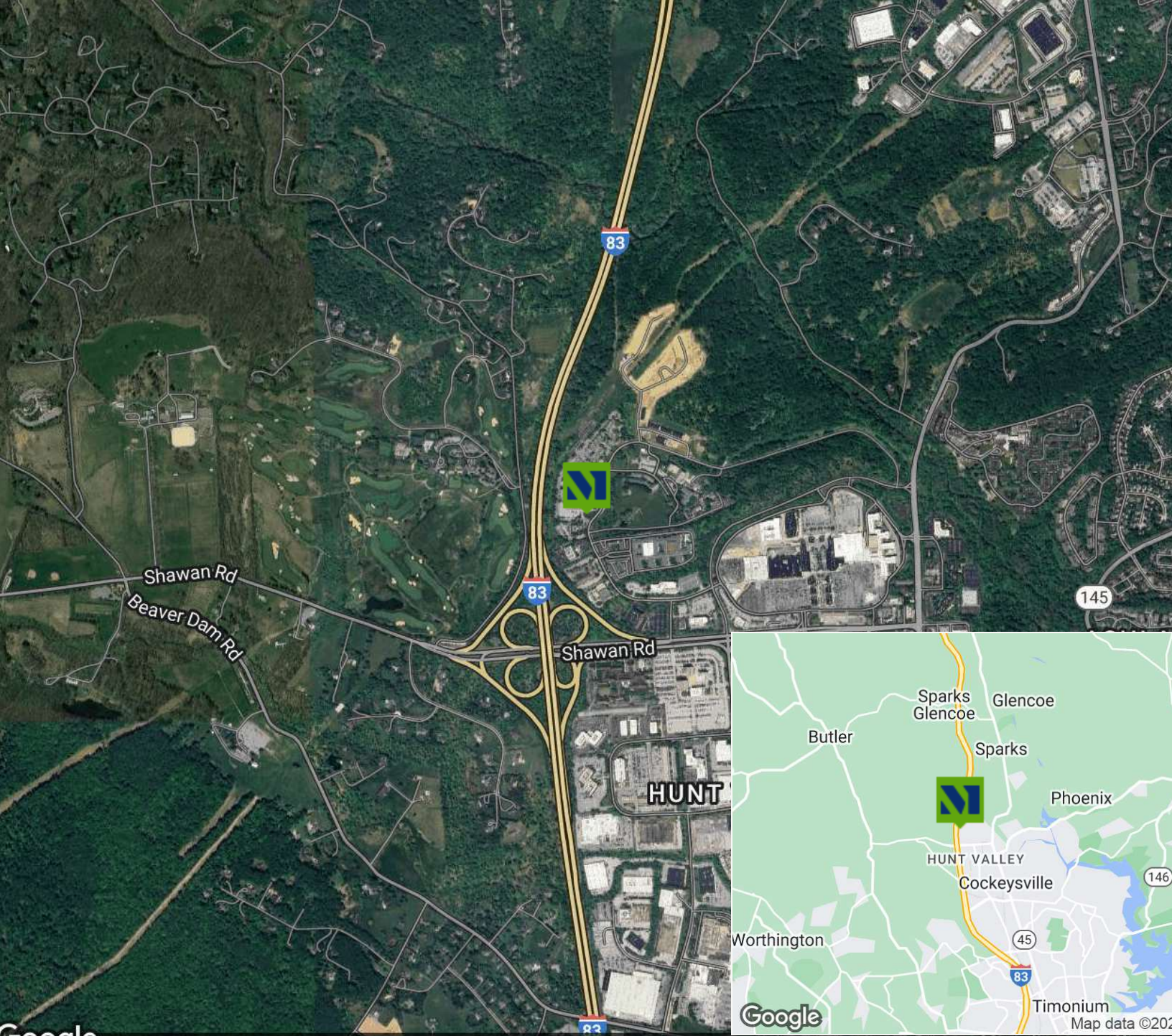
5-Story Office

134,026 SF



Surrounding Amenities

- Bagel Works
- Brogdon's Grill
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Grabbagreen Food + Juice
- Green Leaf
- Holiday Inn Express
- HomeGoods
- Hunt Valley Towne Center
- Iron Rooster
- Ledo Pizza
- Light Rail - Hunt Valley
- M&T Bank
- Marshall's
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms
- Starbucks
- Subway
- SunTrust Bank
- Texas Roadhouse
- The Greene Turtle
- ULTA Beauty
- Wegman's Supermarket



CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. 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:

Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

