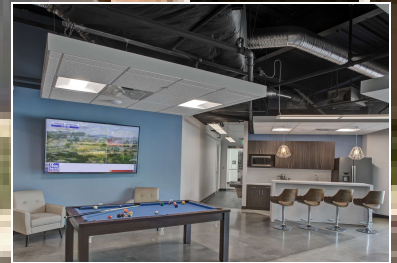


PROPERTY OVERVIEW

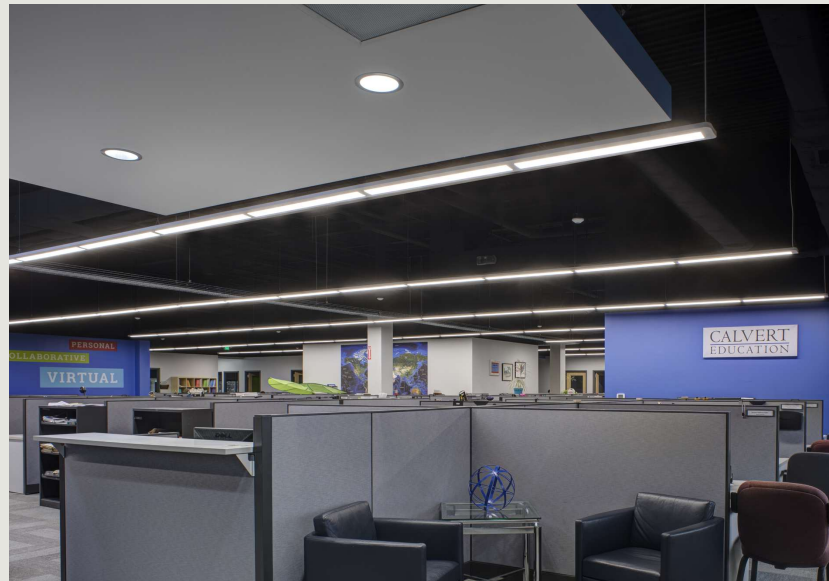
# SCHILLING SQUARE 2

215 SCHILLING CIRCLE, HUNT VALLEY, MD 21031



## Building Information

- Two single-story office buildings totaling 89,000 SF
- Quick access to I-83 and Shawan Road, minutes from I-695
- Located within the Hunt Valley Business Community, a 2.1 million SF mixed-use corporate park
- Light rail service within one block of property
- Comcast service available
- 9' and 10' finished ceiling heights
- Full-service deli in adjacent office building, Schilling Green II
- Close proximity to Hunt Valley Towne Centre
- Individually controlled HVAC systems
- Sprinklered
- Parking ratio of 4/1000
- Baltimore County, ML-IM zoning: manufacturing, warehousing, wholesaling, office



## Surrounding Amenities

- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Light Rail - Hunt Valley
- M&T Bank
- Marshalls
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms



# Site Plan

Schilling Square 2

215 Schilling Circle

1 - Story Office

44,933 SF

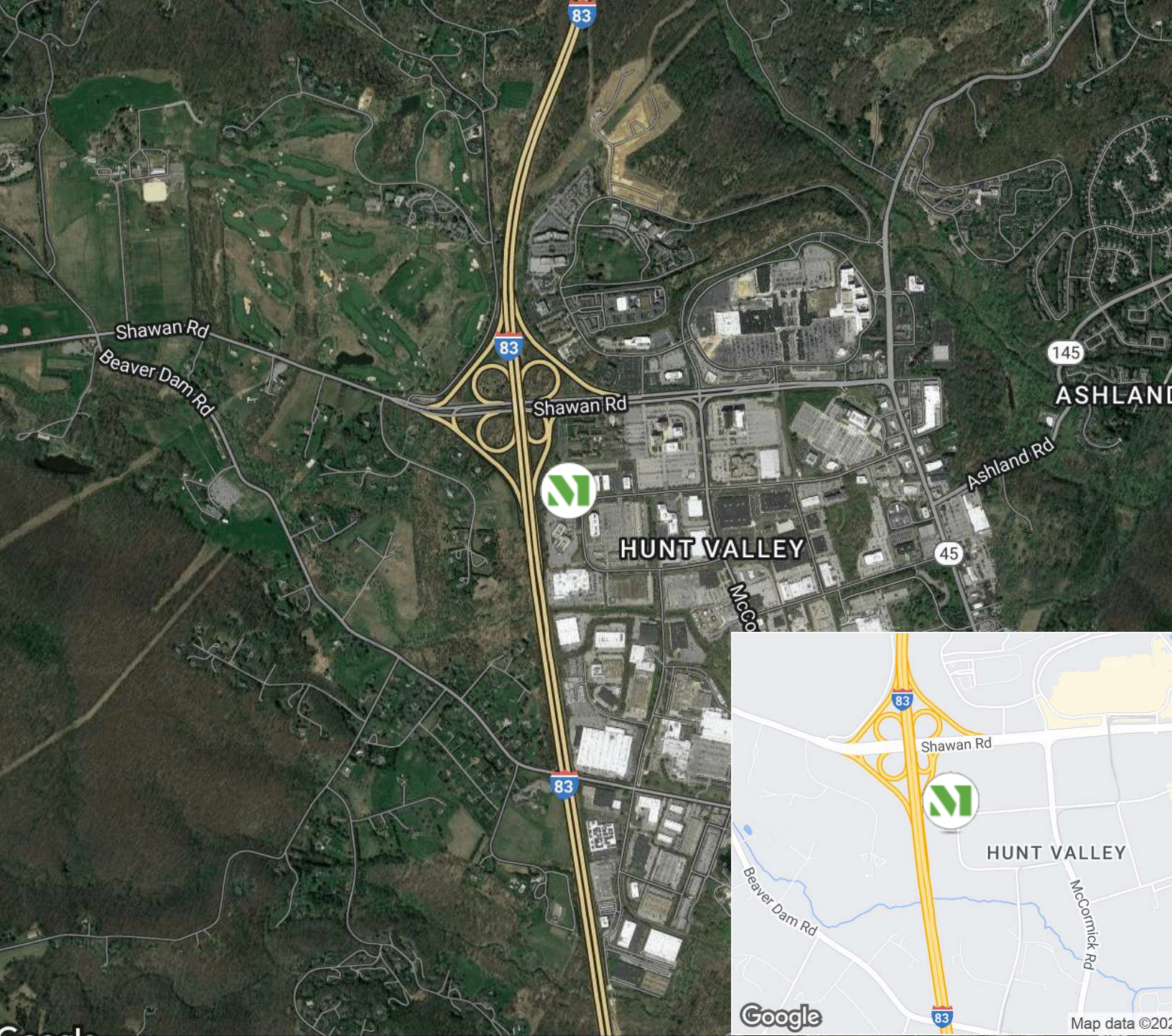


*"As we've grown, Merritt has found solutions for us even if it wasn't the best thing for them. That makes you trust them, and you know you can count on them. All the Merritt folks I've dealt with - they've all been honorable."*

**DAVID KELLY**  
CHIEF ORGANIZATIONAL OFFICER  
KELLY & ASSOCIATES







## 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

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