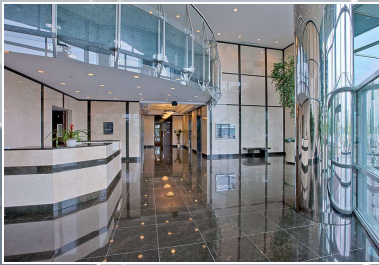


PROPERTY OVERVIEW

TIMONIUM TWO

1954 GREENSPRING DRIVE, TIMONIUM, MD 21093



Building Information

- One of Baltimore County's finest Class A office buildings
- 200,000 SF 7-story, Class A office building
- Visibility from I-83 with easy access to I-695 and York Road
- Full-service deli and full access to fitness center located within the building
- Community lounge with golf simulator in Timonium One, coming soon
- Efficient floor plans (up to 28,000 SF floor plans) accommodating up to 18 corner offices per floor
- 9' clear ceiling height with premium parabolic light fixtures
- Computerized state-of-the-art redundant HVAC system with variable air volume supply
- Five high-speed gear/traction elevators
- Card access security system
- Ample parking ratio of 4/1000 SF with many spaces undercover
- On-site owner management provided by our partner Bavar Properties Group, LLC
- Comcast and FiOS service available
- Close proximity to the light rail system



Surrounding Amenities

- Baja Fresh
- Baltimore Coffee & Tea
- Basta Pasta
- Bertucci's
- BlueStone Restaurant
- Burger King
- Chili's
- Chipotle
- Dunkin Donuts
- Einstein Bros Bagels
- Hightopps Backstage Grille
- Jersey Mike's Subs
- Jimmy John's
- Maryland State Fairgrounds
- Michael's Cafe
- Mom's Organic Market
- Mother's North Grille
- Nautilus Diner
- Office Depot
- Panera Bread
- Pasta Blitz
- Qdoba Mexican Eats
- Radisson Hotel
- Red Roof Inn
- Ryleigh's Oyster
- Smoothie King
- Sonic Drive-In
- Starbucks
- Subway
- THB Bagels & Deli
- Yamato Sushi
- Zoe's Kitchen

Site Plan

Timonium Two

1954 Greenspring Drive

7 - Story Office

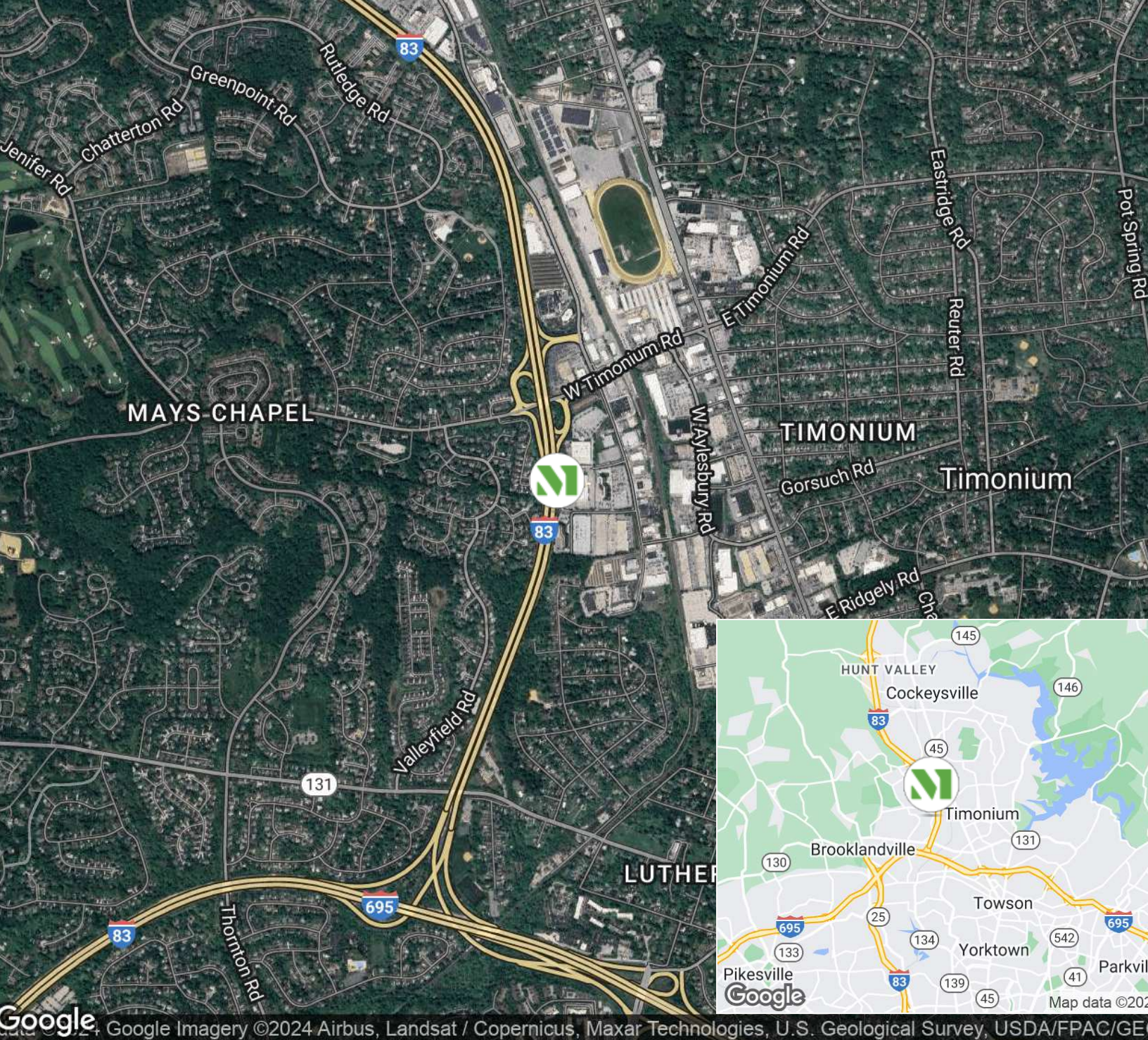
192,629 SF



“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”

GREG NALLEY
FOUNDER
NALLEY FRESH





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

