

At Merritt Properties, we define our mission simply:

Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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:**
Pat Franklin | Whit Levering | Ashley Combs | Lauren Lindsay

410 298 2600
www.MerrittProperties.com

DRIVING DIRECTIONS:

- I-695 to Exit 24 (I-83 North)
- Take first exit, Timonium Road - East
- At first light, right on Greenspring Drive
- Right on Wellco Road, follow to end, building on left

Scan now to see current space
availability at this location,
including floor plans.
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TIMONIUM TWO
1954 GREENSPRING DRIVE, TIMONIUM, MD 21093





TIMONIUM TWO OVERVIEW

BUILDING INFORMATION

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

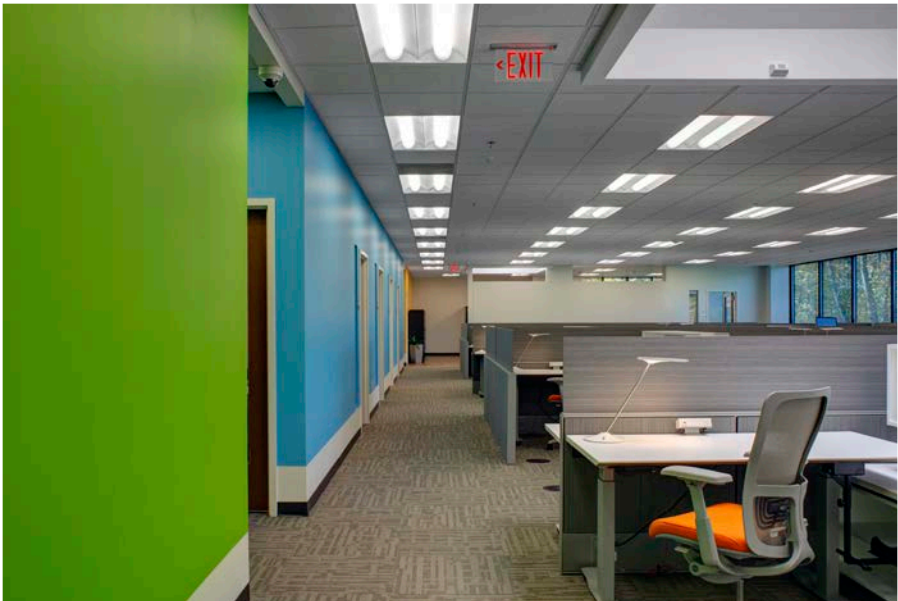
SURROUNDING AMENITIES

- | | |
|---|--|
| <ul style="list-style-type: none"> American Radiology Baja Fresh Baltimore Coffee & Tea Basta Pasta Bertucci's BlueStone Restaurant Burger King Charred Rib Chipotle Columbia Bank Core Fitness Crowne Plaza Hotel Dunkin Donuts Earth Treks Climbing Centers Edible Arrangements Einstein Bros Bagels Glarus Hallmark Holiday Inn Kohl's Loehmann's M&T Bank Mattress Giant | <ul style="list-style-type: none"> Michael's Arts & Crafts Store Michael's Cafe Mom's Organic Market Nautilus Diner Office Depot Old Navy Panera Bread Pasta Blitz Petsmart Rebounders Red Roof Inn REI Rite-Aid Steak & Ale Restaurant Subway Superfresh Grocery TCBY Towson University Marriott Conference Hotel Victor's Cafe Yamato Sushi |
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“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*



SITE PLAN

Timonium Two

1954 Greenspring Drive 7-story 200,000 SF

