

HOWARD COUNTY CIRCUIT COURTHOUSE



The County Administration is asking for the County Council's support of:

County Resolution 27 – 2017

A project to finance and construct a new courthouse using a Public Private Partnership at the County owned property 9250 Bendix Road.

Upfront support from elected officials is needed before we can officially start the procurement process.

Major Questions we will answer today:

- 1. Why a New Courthouse?*
- 2. Why P3?*
- 3. Why the proposed location?*

WHY WE NEED A NEW COURTHOUSE?

■ Security Concerns:

- Visitors have direct access to the stairs and courtrooms due to location of security station.



- Prisoners have direct access to the Judges and court staff since the hallway is shared by both.

WHY WE NEED A NEW COURTHOUSE? (CONTINUED)

■ Space Concerns:

- The Jury Assembly room is too small for many jury pools required for jury trials.
- Circuit Court was approved for a sixth judge more than one year ago, but there is no space in the current courthouse for a judicial judge.
- The Sally Port entrance is too small for the safe transport of prisoners.
- Some courtrooms do not allow space for jury trials.
- Courtroom 2 doesn't provide adequate separation between defendant and witness leading to witness intimidation.



WHY P3 FOR THE NEW COURTHOUSE?

- After consulting financial advisors and the Spending Affordability Advisory Committee, we propose using a hybrid P3 (Public-Private Partnership) for project delivery.
- Proposed P3 features:
 - A private consortium selected through competitive bidding will design, build, operate and maintain the building under a long-term contract (30 years)
 - Combination of public financing (30-year GO bonds) and private financing
 - Milestone payments during construction and annual availability payments after substantial completion.

WHY P3 FOR THE NEW COURTHOUSE? (CONTINUED)

■ A P3 is:

- A risk sharing approach
- A lifecycle procurement approach that guarantees performance
- A transparent relationship

■ A P3 is NOT:

- Privatization
- A funding solution
- The right option for every project (project size and value-for-money analysis is critical)

WHY P3 FOR THE NEW COURTHOUSE? (CONTINUED)

- Proposed P3 Selected Based on Multiple Factors:
 - Long-term Cost and Delivery Certainty
 - Risk shifted to private partners
 - High certainty on future cost with fixed cost for design, build, and O&M for the 30-year term
 - On schedule delivery and relatively fast delivery of the design & construction
 - Quality of Construction and O&M
 - High quality maintenance with contracted life-cycle investment and incentives for innovation
 - Comparative Cost Advantage
 - Competitive cost over the lifecycle of the project (lowest among four options studied), benefiting from relatively low interest rates from public financing participation and expected efficiency gain in design and O&M
 - Incentives and Enforcement Mechanism
 - Incentives for quality & efficiency and enforcement ability with private partners having “skin in the game”

WHY IS THIS STUDY DIFFERENT?

- A detailed Program of Requirements (POR) was developed after interviewing 16 separate Circuit Court programs.
- Other studies identified square footage needs but there was no evidence a POR was developed, therefore there was no logical basis for the conclusion of each study.
- Three different County owned sites were considered in this study and one unsolicited proposal was considered.
- A detailed cost estimate was created and the planned financing of the project was independently evaluated by the County's Affordability Committee.

WHY BUILD AT THE BENDIX ROAD SITE? (OPTIONS EVALUATED)

Option 1: Addition to the existing courthouse.

- An addition (167,779 gsf) will not provide the space required to meet the 20 yr need and does not relocate all court programs back to courthouse.
- An addition requires the demolition of the Emory Street Jail.



OPTIONS EVALUATED (CONT.)

Option 1: Addition to the existing courthouse (cont.).

- An addition requires renovation of existing court space, requiring temporary space at another location.
- Construction on the confined site with the current granite substratum will be expensive and disruptive to the court and surrounding buildings. The estimated cost of the addition is **\$108 mil.** Renovation of existing space another **\$26.5 mil.**



- Conclusion: **A new courthouse at a new location is required.**

OPTIONS EVALUATED (CONT.)

Option 2: The County received an unsolicited proposal at Normandy Woods.

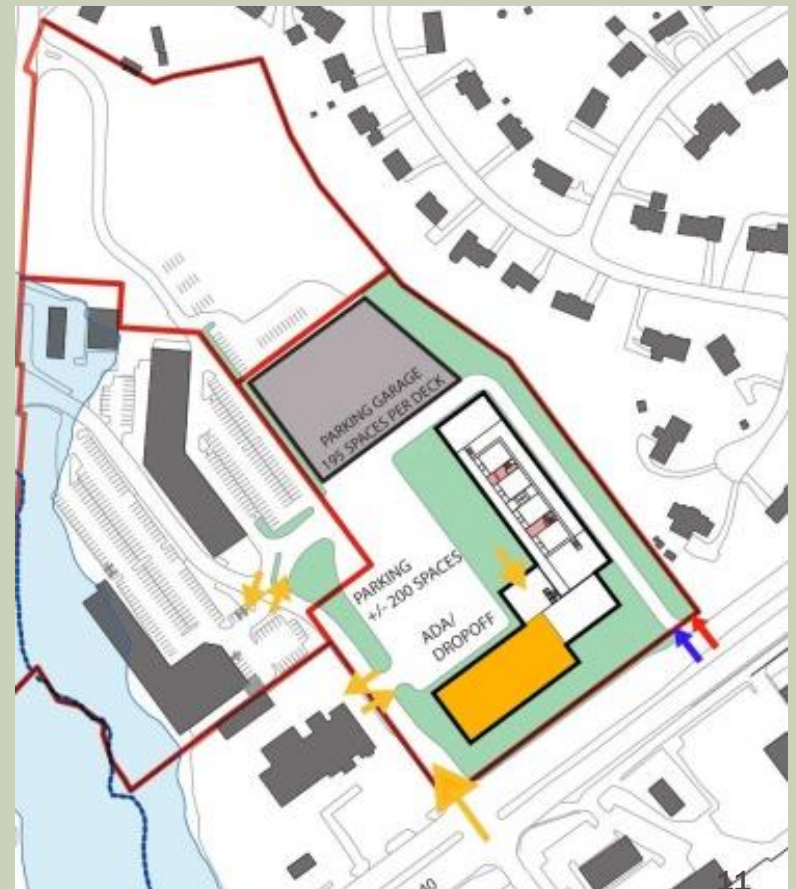
- Parcel “A”, a 9.55 acre parcel on the 24.4 acre site with a preliminary schematic design was offered to the County by the owners.
- The County held a second meeting with the property owners to share our test fit of the site.



OPTIONS EVALUATED (CONT.)

Option 2: Normandy Woods (cont.).

- While a courthouse and parking garage fit, it was a confined site and there would be no opportunity for growth.
- Only Parcel “A” was offered.
- The County will hold no control over the development of the adjoining parcels which is uncertain.
- This site is no longer available.



OPTIONS EVALUATED (CONT.)

Option 3: The Martha Bush site.

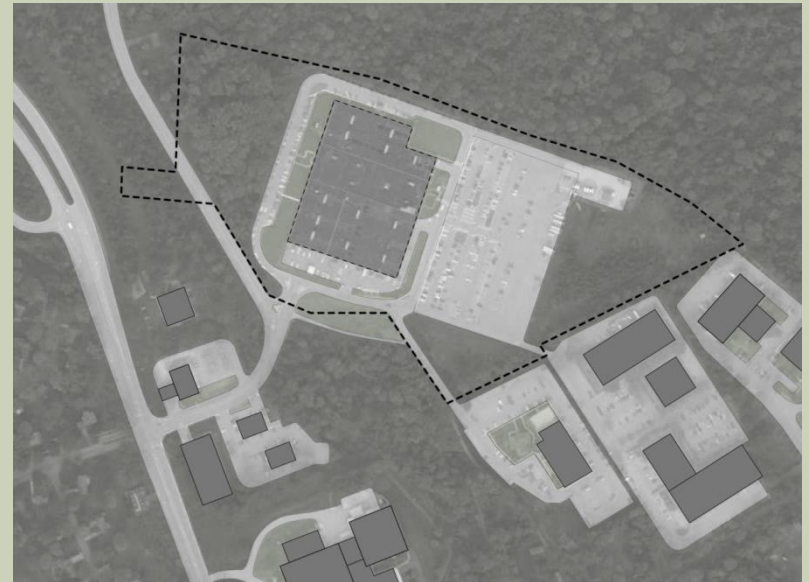
- The County owns 27.4 acres on Martha Bush Drive.
- The topography of the site presents several challenges, steep slopes, wetlands and a divided site limiting the development and building footprint.
- The estimated site work is \$1.0 to \$1.5 mil more than a flat site without wetlands.



OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site.

- The County owns 29.77 acres at 9250 Bendix Road.
- A test fit was completed for the Bendix Road site.



- A courthouse and garage easily fit on the site and allow for an additional 200,000 gsf of development

OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site (cont.)

- The flat site at Bendix Road and more suitable soil conditions reduce site development costs.
- The office vacancy rate around the Bendix Road area varies from 12.5% to 17.7% with 70% of the available space in less than 4,000 rsf contiguous space and no contiguous space larger than 12,500 rsf.
- An analysis of prisoner transportation costs to the Bendix Road site compared to a Courthouse adjacent to the Detention Center show the cost **would be relatively unchanged**. This is in part due to the fact that prisoners are transported twice daily to the District Court and Circuit Court on the same trip. Adding a dedicated team to transport only to a closer courthouse would increase transportation cost.
- A 2015 traffic study of the 108 intersection shows the level of service “A” during morning rush hour and level “B” in the evening.

OPTIONS EVALUATED (CONT.)

Option 4 : The Bendix Road site (cont.)

- Demolition of the Dorsey Building is required.
- The lease costs will be offset by the \$2.9 mil annual O&M costs and the \$3.9 mil estimated deferred maintenance for the Dorsey Bldg.
- Overall the Bendix Road site offers the most flexibility in site development, future expansion and overall lower project costs.





PARA

61

61 E

261

200 ft



Thomas Dorsey Building

9250 Bendix Road
Columbia, Maryland
21045



29

108

100

THOMAS DORSEY BUILDING

BOB EVANS

PIZZA HUT

CHICK-FIL-A

WENDYS

M&T BANK

HAMPTON INN

ISLAMIC CENTER

SONESTA SUITES

100

CHURCH

108

GIANT STORE #300

BANK OF AMERICA

EXXON

100

SUBWAY

ROYAL FARMS

108

WELLS FARGO

HOWARD HIGH SCHOOL

1000 ft



Thomas Dorsey Building

9250 Bendix Road
Columbia, Maryland
21045



100 ft

Circuit Court House

8360 Court Ave
Ellicott City, Maryland
21043

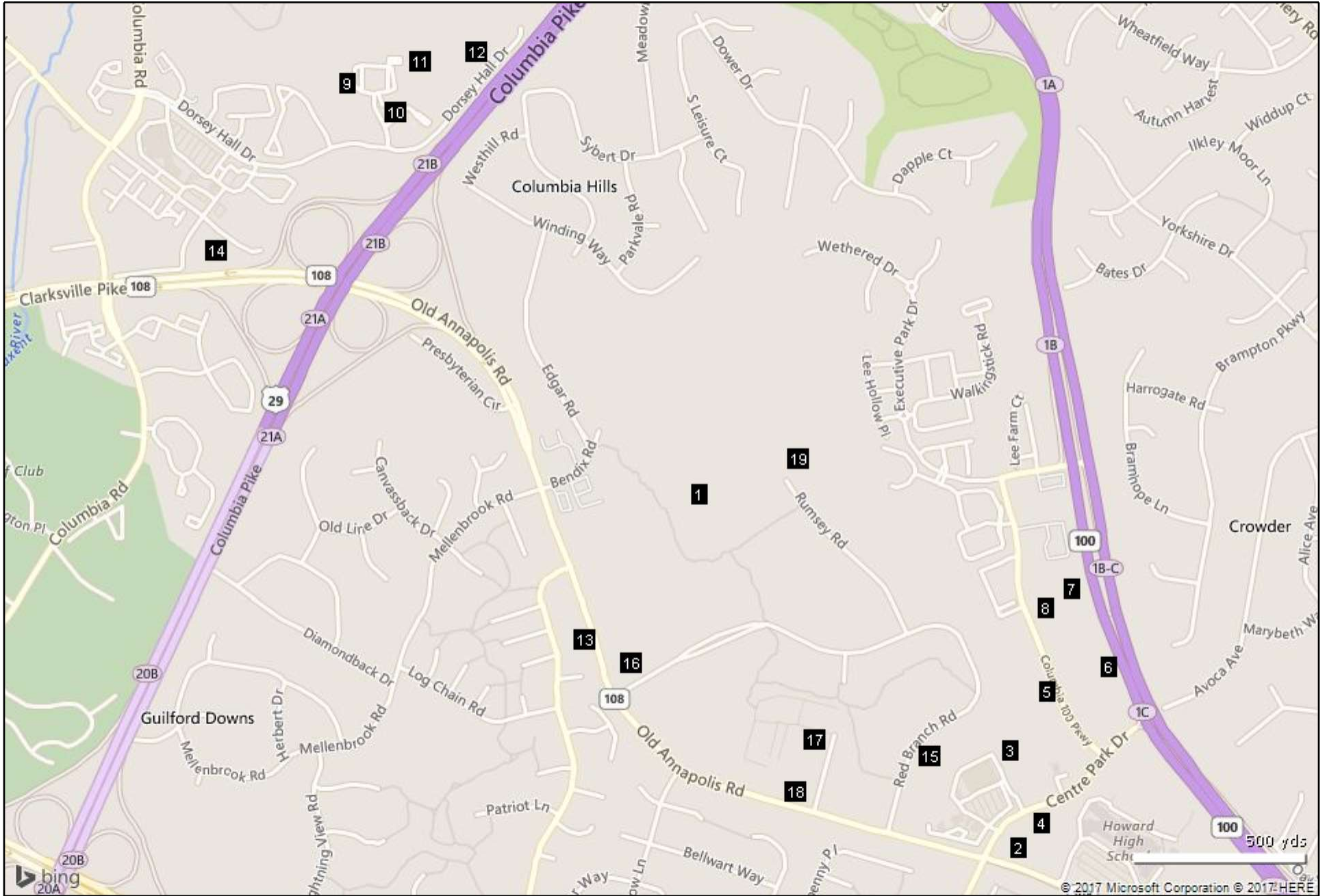




Circuit Court House

8360 Court Ave
Ellicott City, Maryland
21043





Aggregate Historical Vacancy Report

Summary totals for existing properties

Period	Properties	RBA	SF Vacant			% Vacant			SF Vacant Available			% Vacant Available			Average Rate		
			Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	19	626,134	78,389	3,350	81,739	12.5%	0.5%	13.1%	78,389	3,350	81,739	12.5%	0.5%	13.1%	\$24.61/fs	\$29.49/fs	\$25.80/fs
2016 4Q	19	626,134	91,613	3,350	94,963	14.6%	0.5%	15.2%	86,855	3,350	90,205	13.9%	0.5%	14.4%	\$22.69/fs	\$29.49/fs	\$24.27/fs
2016 3Q	19	626,134	75,323	0	75,323	12.0%	0.0%	12.0%	75,323	0	75,323	12.0%	0.0%	12.0%	\$22.78/fs	\$26.50/fs	\$23.59/fs
2016 2Q	19	626,134	87,210	0	87,210	13.9%	0.0%	13.9%	83,921	0	83,921	13.4%	0.0%	13.4%	\$24.20/fs	\$26.50/fs	\$24.67/fs
2016 1Q	19	626,134	87,264	0	87,264	13.9%	0.0%	13.9%	87,264	0	87,264	13.9%	0.0%	13.9%	\$24.28/fs	\$26.50/fs	\$24.76/fs
2015 4Q	19	626,134	110,917	0	110,917	17.7%	0.0%	17.7%	110,917	0	110,917	17.7%	0.0%	17.7%	\$22.75/fs	-	\$22.75/fs
2015 3Q	19	626,134	118,707	0	118,707	19.0%	0.0%	19.0%	110,303	0	110,303	17.6%	0.0%	17.6%	\$22.80/fs	-	\$22.80/fs
2015 2Q	19	626,134	100,742	0	100,742	16.1%	0.0%	16.1%	100,742	0	100,742	16.1%	0.0%	16.1%	\$22.01/fs	-	\$22.01/fs
2015 1Q	19	626,134	101,329	0	101,329	16.2%	0.0%	16.2%	94,220	0	94,220	15.0%	0.0%	15.0%	\$21.96/fs	-	\$21.96/fs
2014 4Q	19	626,134	90,164	10,812	100,976	14.4%	1.7%	16.1%	89,073	10,812	99,885	14.2%	1.7%	16.0%	\$21.98/fs	\$17.94/fs	\$21.41/fs
2014 3Q	19	626,134	78,279	0	78,279	12.5%	0.0%	12.5%	78,279	0	78,279	12.5%	0.0%	12.5%	\$22.39/fs	\$17.94/fs	\$21.82/fs
2014 2Q	19	626,134	77,989	0	77,989	12.5%	0.0%	12.5%	77,989	0	77,989	12.5%	0.0%	12.5%	\$23.28/fs	\$17.95/fs	\$22.56/fs

Property Summary Report

9256 Bendix Rd - Building B

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2008
RBA:	70,427 SF
Floors:	3
Typical Floor:	23,475 SF
Construction:	Masonry

LAND

Land Area:	4.51 AC
Zoning:	C-County Use

EXPENSES PER SF

Taxes:	\$2.00 (2013-Est)
Opex:	\$2.96 (2013-Est)
Total Expenses:	\$4.96 (2013-Est)

PARCEL

02-335379, 02-424258, 02-427672, 02-427680, 02-427699, 02-427702, 02-427710, 02-428822, 02-429527, 02-429535, 02-434385, 02-436930

LEASING

Available Spaces: 1,250 - 3,536 SF Available in 2 Spaces

Availability: 6.8% Available; 5.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Relet	1,250	1,250	1,250	\$22.00/+U&CH	30 Days	Negotiable
P 2nd	205	Office	Relet	3,536	3,536	3,536	\$22.00/+U&CH	Vacant	Negotiable

TRANSPORTATION

Parking: 200 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 11 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 17 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (38)

Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

Recorded Owner: Woodlands LLC

Property Manager: American Community Management

Developer: Woodlands LLC

Property Summary Report

9256 Bendix Rd - Building B

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.0%	▼ 3.5%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$25.29	▲ 7.6%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8808 Centre Park Dr - One Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	41,413 SF
Floors:	3
Typical Floor:	14,000 SF
Construction:	Masonry

LAND

Land Area:	5.65 AC
Zoning:	M1
Parcel:	02-290952

EXPENSES PER SF

Taxes:	\$1.63 (2012)
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AMENITIES

Atrium, Balcony, Banking, Day Care, Dry Cleaner, Restaurant

LEASING

Available Spaces: 452 - 2,205 SF Available in 5 Spaces

Availability: 19.6% Available; 19.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Relet	452	452	452	\$22.50/N	Vacant	3 - 10 Yrs
P 2nd	207	Office	Relet	2,205	2,205	2,205	\$21.00/FS	Vacant	3 - 10 Yrs
P 2nd	205	Office	Relet	1,689	1,689	1,689	\$21.00/FS	Vacant	3 - 10 Yrs
P 3rd	301	Office	Relet	2,000	2,000	2,000	\$21.00/FS	Vacant	3 - 10 Yrs
P 3rd	306	Office	Relet	1,777	1,777	1,777	\$21.00/FS	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 100 free Surface Spaces are available; Ratio of 3.70/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 15 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Some Transit (30)

Property Summary Report

8808 Centre Park Dr - One Centre Park
Columbia, MD 21045 - Columbia North Submarket



PROPERTY CONTACTS

True Owner: **Zalco Realty, Inc.**
Property Manager: **Manekin LLC**
Architect: **Columbia Design Collective Inc.**

Recorded Owner: **Centre Park LLC**
Developer: **KMS/Constellation Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	19.6%	▲ 1.1%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$21.00	↔ 0.0%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8815 Centre Park Dr - Three Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1988
RBA:	53,765 SF
Floors:	4
Typical Floor:	13,441 SF
Construction:	Reinforced Concrete

LAND

Land Area:	3.18 AC
Zoning:	M1, County
Parcel:	02-295768

EXPENSES PER SF

Taxes:	\$2.07 (2016)
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AMENITIES

Balcony, Banking, Day Care, Dry Cleaner, On Site Management, Property Manager on Site, Restaurant

LEASING

Available Spaces: 3,022 - 9,728 SF Available in 3 Spaces

Availability: 23.7% Available; 23.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Office	Relet	3,022	3,022	3,022	\$21.00 - 23.00/FS	Vacant	1 - 5 Yrs
P 3rd	340	Office	Relet	4,352	9,728	9,728	\$21.00 - 23.00/FS	Vacant	Negotiable
P 3rd	330	Office	Relet	5,376	9,728	9,728	\$21.00 - 23.00/FS	Vacant	Negotiable

TRANSPORTATION

Parking: 240 free Surface Spaces are available; Ratio of 4.50/1,000 SF

Commuter Rail: 10 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 16 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Desai Development Group**
Developer: **KMS/Constellation Properties**

Recorded Owner: **3 CP, LLC**
Architect: **Design Collective, Inc.**

Property Summary Report

8815 Centre Park Dr - Three Centre Park
Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	23.7%	▲ 9.8%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.00	↔ 0.0%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8818 Centre Park Dr - Two Centre Park
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986
RBA:	24,753 SF
Floors:	2
Typical Floor:	12,500 SF
Construction:	Masonry

LAND

Land Area:	5.36 AC
Zoning:	M1
Parcel	02-290952

EXPENSES PER SF

Taxes:	\$2.72 (2012)
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AMENITIES

Balcony, Banking, Day Care, Dry Cleaner, Restaurant

LEASING

Available Spaces: 868 - 4,187 SF Available in 2 Spaces

Availability: 16.9% Available; 13.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	117	Office	Relet	868	4,187	4,187	\$22.50/N	30 Days	3 - 10 Yrs
P 1st	109	Off/Ret	Relet	3,319	4,187	4,187	\$22.50/N	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 3.70/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 15 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Zalco Realty, Inc.**
Property Manager: **Zalco Realty, Inc.**
Architect: **Design Collective, Inc.**

Recorded Owner: **Centre Park LLC**
Developer: **KMS/Constellation Properties**

Property Summary Report

8818 Centre Park Dr - Two Centre Park
Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	13.4%	▼ 11.1%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.50	
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8827 Columbia Pky

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1991
RBA:	7,478 SF
Floors:	1
Typical Floor:	7,478 SF
Construction:	Masonry

LAND

Land Area:	2.71 AC
Zoning:	POR
Parcel	02-311992

EXPENSES PER SF

Taxes:	\$5.01 (2012)
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LEASING

Available Spaces: 2,211 SF Available in 2 Spaces

Availability: 59.1% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Office	Sublet	2,211	2,211	2,211	Withheld	30 Days	Thru Dec 2017
P 1st		Office	Relet	2,211	2,211	2,211	\$22.00/MG	Dec 2017	Negotiable

TRANSPORTATION

Parking: 40 free Surface Spaces are available; Ratio of 5.35/1,000 SF

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Some Transit (28)

PROPERTY CONTACTS

Recorded Owner: **Signature 100 Ltd Partnership**

Property Summary Report

8827 Columbia Pky

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 2-4 Star	8.5%	↓	3.0%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Current Building	\$22.00		
Submarket 2-4 Star	\$27.05	↑	4.0%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	103,943	↓	43.4%
Months On Market	9.2	↓	3.1 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$0	↓	100%

Property Summary Report

8820 Columbia 100 Pky - Columbia 100 Corporate Center
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2001
RBA:	85,798 SF
Floors:	4
Typical Floor:	21,500 SF
Construction:	Steel

LAND

Land Area:	4.97 AC
Zoning:	POR
Parcel	02-311976

EXPENSES PER SF

Taxes:	\$2.04 (2012)
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LEASING

Available Spaces: 4,787 SF Available in 1 Space

Availability: 5.6% Available; 5.6% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	4,787	4,787	4,787	\$25.50/FS	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking: 550 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Commuter Rail: 7 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 14 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

True Owner:	Holland Properties
Recorded Owner:	JPB Partners LLC
Developer:	JPB Real Estate Services, LLC

True Owner:	JPB Real Estate Services, LLC
Property Manager:	JPB Real Estate Services, LLC
Architect:	Brasher Design

Property Summary Report

8820 Columbia 100 Pky - Columbia 100 Corporate Center

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.6%	▼ 1.9%
Submarket 3-5 Star	9.2%	▼ 2.8%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$26.26	▲ 2.0%
Submarket 3-5 Star	\$26.37	▲ 1.4%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8850 Columbia 100 Pky - MDG Corporate Center @ Columbia 100
 Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2005
RBA:	51,422 SF
Floors:	4
Typical Floor:	13,623 SF
Core Factor:	15%
Construction:	Steel

LAND

Land Area:	2.88 AC
Zoning:	POR, County

EXPENSES PER SF

Taxes:	\$1.02 (2016)
Opex:	\$2.76 (2011)

PARCEL

02-415836, 02-415844, 02-416093

AMENITIES

Atrium, Banking, Restaurant

LEASING

Available Spaces: 753 - 6,539 SF Available in 8 Spaces

Availability: 47.4% Available; 35.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Sublet	5,233	5,233	5,233	\$30.00/NNN	30 Days	Thru Jul 2025
P 1st	101	Office	Relet	5,233	5,233	5,233	\$30.00/NEGOT	Vacant	Negotiable
P 3rd	314	Off/Med	Relet	960	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 3rd	315	Off/Med	Relet	753	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 3rd	316	Off/Med	Relet	1,502	3,215	3,215	Withheld	Vacant	1 - 5 Yrs
P 4th	403	Office	Relet	789	789	789	\$24.00/NEGOT	Mar 2017	Negotiable

Property Summary Report

8850 Columbia 100 Pky - MDG Corporate Center @ Columbia 100
 Columbia, MD 21045 - Columbia North Submarket



TRANSPORTATION

Parking:	250 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	8 minute drive to Dorsey Commuter Rail (Camden Line)
Airport:	15 minute drive to Baltimore-Washington International Airport
Walk Score ®:	Somewhat Walkable (51)
Transit Score ®:	Some Transit (27)

PROPERTY CONTACTS

Recorded Owner:	Hanif Khurram & Khan Naseem
Prior True Owner:	MDG Companies

Recorded Owner:	Naseem Khan
Developer:	MDG Companies

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	35.7%	▲ 13.6%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$38.21	▲ 27.4%
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8860 Columbia 100 Pky - MDG Corporate Center
 Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2005
RBA:	57,524 SF
Floors:	4
Typical Floor:	14,381 SF
Core Factor:	15%
Construction:	Steel

LAND

Land Area:	2.36 AC
Zoning:	POR, County
Parcel	02-418169

EXPENSES PER SF

Taxes:	\$0.13 (2016)
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LEASING

Available Spaces: 748 - 3,787 SF Available in 4 Spaces

Availability: 16.6% Available; 15.1% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	314	Office	Relet	3,289	3,289	3,289	\$19.50/MG	Vacant	3 - 5 Yrs
P 3rd	310	Office	Relet	865	865	865	\$20.00 - 20.01/MG	30 Days	3 Yrs

TRANSPORTATION

Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Commuter Rail: 8 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 14 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (54)

Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

Recorded Owner: **Shen Maris Y H**

Prior True Owner: **MDG Companies**

Property Manager: **Individually Managed**

Developer: **MDG Companies**

Property Summary Report

8860 Columbia 100 Pky - MDG Corporate Center

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	15.1%	▼ 9.7%
Submarket 3-5 Star	9.2%	▼ 2.8%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$26.21	▲ 5.3%
Submarket 3-5 Star	\$26.37	▲ 1.4%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

5022-5028 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1991
RBA:	13,692 SF
Floors:	2
Typical Floor:	6,846 SF
Construction:	Wood Frame

LAND

Land Area:	1.33 AC
Zoning:	POR

EXPENSES PER SF

Taxes:	\$0.68 (2016)
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PARCEL

02-354055, 02-354136, 02-364131

LEASING

Available Spaces: 723 SF Available in 1 Space
 Availability: 5.3% Available; 5.3% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Relet	723	723	723	\$20.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 4.00/1,000 SF
 Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)
 Airport: 22 minute drive to Baltimore-Washington International Airport
 Walk Score ®: Car-Dependent (44)
 Transit Score ®: Minimal Transit (20)

PROPERTY CONTACTS

Recorded Owner: **Canyon Sun Investments Inc**
 Developer: **Ellicott Ridge Corporation II**

Property Manager: **William C Gardner CFO**

Property Summary Report

5022-5028 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.3%	↓ 12.2%
Submarket 2-4 Star	4.9%	↓ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$27.29	↑ 28.2%
Submarket 2-4 Star	\$20.15	↓ 5.7%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	↑ 107.8%
Months On Market	11.6	↓ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑ 113.0%
12 Mo. Price Per SF	\$174	↑ 34.7%

Property Summary Report

5070-5076 Dorsey Hall Dr
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1994
RBA:	13,692 SF
Floors:	2
Typical Floor:	6,846 SF
Construction:	Wood Frame

LAND

Land Area:	6.00 AC
Zoning:	POR
Parcel	02-370662

EXPENSES PER SF

Taxes:	\$0.22 (2016)
Opex:	\$2.79 (2013)

LEASING

Available Spaces: 1,070 SF Available in 1 Space

Availability: 7.8% Available; 7.8% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Relet	1,070	1,070	1,070	\$20.75/MG	Vacant	Negotiable

TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)

Airport: 22 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (41)

Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Lundy Family Foundation**

Recorded Owner: **Lundy Family Foundation**

Developer: **Ellicott Ridge Corporation II**

Property Summary Report

5070-5076 Dorsey Hall Dr

Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	7.8%	▲ 7.8%
Submarket 1-3 Star	5.0%	▼ 0.8%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$20.75	
Submarket 1-3 Star	\$20.34	▼ 4.8%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	▲ 107.8%
Months On Market	11.6	▼ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	▲ 113.0%
12 Mo. Price Per SF	\$174	▲ 34.7%

Property Summary Report

5130-5136 Dorsey Hall Dr - The Offices at Dorsey Manor Bldg 3
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	8,000 SF
Floors:	2
Typical Floor:	4,000 SF
Construction:	Wood Frame

LAND

Land Area:	5.47 AC
Zoning:	POR
Parcel	02-332019

EXPENSES PER SF

Taxes:	\$4.87 (2012)
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LEASING

Available Spaces: 2,000 SF Available in 1 Space

Availability: 25.0% Available; 25.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Relet	2,000	2,000	2,000	\$21.00/MG	Vacant	1 - 5 Yrs

TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 4.40/1,000 SF

Commuter Rail: 15 minute drive to Jessup Commuter Rail (Camden Line)

Airport: 21 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (32)

Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **RTSH, LLC**

Recorded Owner: **RTSH, LLC**

Property Manager: **Waverly Real Estate Group**

Property Summary Report

5130-5136 Dorsey Hall Dr - The Offices at Dorsey Manor Bldg 3
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	25.0%	↔ 0.0%
Submarket 2-4 Star	4.9%	↓ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$21.00	↑ 31.3%
Submarket 2-4 Star	\$20.15	↓ 5.7%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	↑ 107.8%
Months On Market	11.6	↓ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑ 113.0%
12 Mo. Price Per SF	\$174	↑ 34.7%

Property Summary Report

5300 Dorsey Hall Dr

Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1989
RBA:	19,976 SF
Floors:	2
Typical Floor:	9,988 SF
Construction:	Masonry

LAND

Land Area:	2.28 AC
Zoning:	commercial

EXPENSES PER SF

Taxes:	\$1.76 (2016)
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PARCEL

02-416646, 02-416654, 02-416662, 02-416670, 02-421739

LEASING

Available Spaces: 1,150 - 4,000 SF Available in 1 Space

Availability: 25.8% Available; 25.8% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,150	1,150	1,150	\$24.00/MG	Vacant	3 Yrs

TRANSPORTATION

Parking: 80 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 17 minute drive to Jessup Commuter Rail (Camden Line)

Airport: 22 minute drive to Baltimore-Washington International Airport

Walk Score ®: Car-Dependent (29)

Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Fady Sinno**

Recorded Owner: **Sinno Realty Llc**

Prior True Owner: **Donald & Deborah Reuwer**

Property Manager: **Waverly Real Estate Group**

Developer: **Drew Sikorski**

Property Summary Report

5300 Dorsey Hall Dr

Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	25.8%	↔ 0.0%
Submarket 2-4 Star	4.9%	↓ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$24.00	↔ 0.0%
Submarket 2-4 Star	\$20.15	↓ 5.7%
Market Overall	\$22.77	↑ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	↑ 107.8%
Months On Market	11.6	↓ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	↑ 113.0%
12 Mo. Price Per SF	\$174	↑ 34.7%

Property Summary Report

9123 Old Annapolis Rd

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1950
RBA:	13,896 SF
Floors:	3
Typical Floor:	4,632 SF
Construction:	Masonry

LAND

Land Area:	1.08 AC
Zoning:	R-20, NC
Parcel	06-416500

EXPENSES PER SF

Taxes:	\$0.72 (2012)
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LEASING

Available Spaces: 4,040 - 4,847 SF Available in 3 Spaces

Availability: 93.0% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	4,847	4,847	4,847	\$32.50/NNN	Feb 2018	5 Yrs
P 2nd	200	Office	Relet	4,040	4,040	4,040	\$24.00/NNN	Jan 2018	5 Yrs
P 3rd	300	Office	Relet	4,040	4,040	4,040	\$22.00/NNN	Feb 2018	5 Yrs

TRANSPORTATION

Parking: 38 free Surface Spaces are available; Ratio of 3.54/1,000 SF

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (27)

PROPERTY CONTACTS

Recorded Owner: **Old Annapolis Road Llc**

Property Summary Report

9123 Old Annapolis Rd

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 0.9%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$33.85	▲ 88.1%
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

9501 Old Annapolis Rd - Dorsey Hall Medical Center
 Ellicott City, MD 21042 - Ellicott City Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1974
RBA:	38,081 SF
Floors:	3
Typical Floor:	12,693 SF
Construction:	Masonry

LAND

Land Area:	2.77 AC
Zoning:	B1, County
Parcel	02-252457

EXPENSES PER SF

Taxes:	\$1.54 (2016)
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AMENITIES

Banking

LEASING

Available Spaces: 1,284 - 2,483 SF Available in 3 Spaces

Availability: 13.7% Available; 13.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201	Off/Med	Relet	2,483	2,483	2,483	\$27.00/FS	Vacant	5 - 10 Yrs
P 3rd	303	Off/Med	Relet	1,438	1,438	1,438	\$27.00/FS	Vacant	5 - 10 Yrs
P 3rd	313	Off/Med	Relet	1,284	1,284	1,284	\$27.00/FS	Vacant	5 - 10 Yrs

TRANSPORTATION

Parking: 150 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Walk Score ®: Car-Dependent (49)

Transit Score ®: Minimal Transit (20)

PROPERTY CONTACTS

True Owner: **National Retail Properties LP**

Recorded Owner: **CNL Retirement MOP Columbia MD, LP**

Developer: **JHP Development**

Property Summary Report

9501 Old Annapolis Rd - Dorsey Hall Medical Center
 Ellicott City, MD 21042 - Ellicott City Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	13.7%	↔ 0.0%
Submarket 2-4 Star	4.9%	▼ 0.6%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$27.00	↔ 0.0%
Submarket 2-4 Star	\$20.15	▼ 5.7%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	77,096	▲ 107.8%
Months On Market	11.6	▼ 1.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$1.5	▲ 113.0%
12 Mo. Price Per SF	\$174	▲ 34.7%

Property Summary Report

9030 Red Branch Rd - Lovell Bldg

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 1997
RBA:	20,325 SF
Floors:	2
Typical Floor:	10,162 SF
Construction:	Masonry

LAND

Land Area:	1.31 AC
Zoning:	NT, Howard County
Parcel	12-000464

EXPENSES PER SF

Taxes:	\$1.35 (2016)
Opex:	\$8.99 (2009)

LEASING

Available Spaces: 919 - 2,578 SF Available in 2 Spaces

Availability: 17.2% Available; 12.7% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	170	Office	Relet	919	919	919	Withheld	Negotiable	Negotiable
P 2nd	200	Office	Relet	2,578	2,578	2,578	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking: 70 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 10 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 16 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner: **Site Realty Group**

Recorded Owner: **Beltway Plaza LLC-Lovell**

Property Manager: **Site Realty Group**

Developer: **Brantley Development Group**

Property Summary Report

9030 Red Branch Rd - Lovell Bldg

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.7%	▼ 17.6%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

9194 Red Branch Rd - Red Branch Bus Ctr Bldg B
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF
Construction:	Masonry

LAND

Land Area:	2.96 AC
Zoning:	NT
Parcel	12-000707

EXPENSES PER SF

Taxes:	\$1.80 (2012-Est)
Opex:	\$1.33 (2012-Est)
Total Expenses:	\$3.13 (2012-Est)

LEASING

Available Spaces:	714 SF Available in 1 Space
Availability:	4.8% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Office	Relet	714	714	714	Withheld	30 Days	Negotiable

TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	10 minute drive to Dorsey Commuter Rail (Camden Line)
Airport:	17 minute drive to Baltimore-Washington International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (27)

PROPERTY CONTACTS

True Owner:	9198 Limited Partnership	Recorded Owner:	9198 Limited Partnership
Property Manager:	Sanford Management Services, LLC	Developer:	9198 Limited Partnership
Architect:	Hofmann Associates Inc.		

Property Summary Report

9194 Red Branch Rd - Red Branch Bus Ctr Bldg B
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 11.8%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

8930 Route 108 - Oakland Center 10

Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1981
RBA:	16,250 SF
Floors:	1
Typical Floor:	16,250 SF
Construction:	Masonry

LAND

Land Area:	1.80 AC
Zoning:	NT
Parcel	12-000634

EXPENSES PER SF

Taxes:	\$0.99 (2016)
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LEASING

Available Spaces: 4,438 - 12,125 SF Available in 2 Spaces

Availability: 74.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Office	Relet	4,438	12,125	12,125	Withheld	Apr 2017	Negotiable
P 1st	G	Office	Relet	7,687	12,125	12,125	Withheld	Apr 2017	Negotiable

TRANSPORTATION

Parking: 70 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Some Transit (28)

PROPERTY CONTACTS

True Owner:	Greenfield Partners LLC
Recorded Owner:	Columbia Business Center Green, LLC
Property Manager:	JLL
Architect:	Nichols Architects

Recorded Owner:	Gateway Crossing Green, LLC
Prior True Owner:	Prologis
Developer:	Manekin LLC

Property Summary Report

8930 Route 108 - Oakland Center 10

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 1-3 Star	8.4%	↓	2.9%
Market Overall	10.5%	↔	0.0%

Gross Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$27.17	↑	4.0%
Market Overall	\$22.77	↑	2.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	103,943	↓	43.4%
Months On Market	9.2	↓	3.1 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$0	↓	100%

Property Summary Report

8950 Route 108 - Park Ridge Plaza
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1971
RBA:	56,220 SF
Floors:	2
Typical Floor:	28,110 SF
Construction:	Masonry

LAND

Land Area:	3.50 AC
Zoning:	NT, County
Parcel	12-000138

EXPENSES PER SF

Taxes:	\$1.13 (2016)
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LEASING

Available Spaces: 835 - 3,705 SF Available in 6 Spaces
Availability: 20.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	112	Office	Relet	835	835	835	Withheld	Negotiable	Negotiable
P 1st	114	Office	Relet	994	994	994	Withheld	Negotiable	Negotiable
P 1st	118	Office	Relet	2,092	2,092	2,092	Withheld	Negotiable	Negotiable
P 2nd	226	Office	Relet	3,705	3,705	3,705	Withheld	30 Days	3 - 5 Yrs
P 2nd	219/221	Office	Relet	1,920	1,920	1,920	Withheld	Negotiable	Negotiable
P 2nd	236	Office	Relet	2,056	2,056	2,056	Withheld	Negotiable	Negotiable

TRANSPORTATION

Parking: 250 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Walk Score ®: Somewhat Walkable (56)
Transit Score ®: Some Transit (29)

PROPERTY CONTACTS

True Owner:	Site Realty Group	Recorded Owner:	Parkridge Associates, LLC
Property Manager:	Site Realty Group	Developer:	General Growth Properties, Inc.

Property Summary Report

8950 Route 108 - Park Ridge Plaza

Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 9.3%
Submarket 1-3 Star	8.4%	▼ 2.9%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$27.17	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Property Summary Report

9240 Rumsey Rd - Chesapeake Center 4
Columbia, MD 21045 - Columbia North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2001
RBA:	18,422 SF
Floors:	1
Typical Floor:	18,422 SF
Construction:	Masonry

LAND

Land Area:	1.41 AC
Zoning:	NT
Parcel	12-000766

EXPENSES PER SF

Taxes:	\$1.38 (2016)
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LEASING

Available Spaces: 5,500 SF Available in 1 Space

Availability: 29.9% Available; 29.9% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	5,500	5,500	5,500	\$9.50/+U&CH	Vacant	Negotiable

TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 12 minute drive to Dorsey Commuter Rail (Camden Line)

Airport: 19 minute drive to Baltimore-Washington International Airport

Walk Score ®: Somewhat Walkable (51)

Transit Score ®: Minimal Transit (24)

PROPERTY CONTACTS

Recorded Owner: **Rumsey Road LLC**

Property Manager: **Atlantic Properties**

Developer: **Norman E. Rockwell**

Property Summary Report

9240 Rumsey Rd - Chesapeake Center 4
 Columbia, MD 21045 - Columbia North Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	29.9%	▲ 29.9%
Submarket 2-4 Star	8.5%	▼ 3.0%
Market Overall	10.5%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$12.91	
Submarket 2-4 Star	\$27.05	▲ 4.0%
Market Overall	\$22.77	▲ 2.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	103,943	▼ 43.4%
Months On Market	9.2	▼ 3.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ 100%

Maryland Department of Transportation
State Highway Administration Data Services Engineering Division
Turning Movement Count Study - Field Sheet

Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

Location: MD 108 at MELLENBROOK RD/BEND

Weather: Partly Cloudy

Interval 60 min

(dd):

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Hour Begin	BENDIX RD					MELLENBROOK RD					MD 108					MD 108					Grand Total
	From North					From South					From East					From West					
	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Throug	Right	TOTAL	U.Turn	Left	Throug	RIGHT	TOTAL	U.Turn	Left	Through	Right	TOTAL	
6:00	0	11	0	33	44	0	14	3	8	25	0	4	176	35	215	2	93	267	4	364	648
7:00	0	19	8	79	106	0	24	8	24	56	0	18	410	50	478	0	130	663	35	828	1468
8:00	0	30	17	126	173	0	39	6	27	72	0	43	440	47	530	0	142	922	51	1115	1890
9:00	0	57	28	146	231	0	65	7	64	136	0	60	421	61	542	1	114	719	33	866	1775
10:00	0	52	5	106	163	0	27	4	12	43	0	15	400	49	464	0	71	448	18	537	1207
11:00	0	57	8	89	154	0	33	9	15	57	0	12	424	61	497	0	83	442	15	540	1248
12:00	0	95	14	110	219	0	25	14	13	52	0	27	483	97	607	0	107	448	16	571	1449
13:00	0	63	10	109	182	0	26	9	20	55	0	21	534	90	645	1	135	448	15	598	1480
14:00	0	46	5	125	176	0	26	9	22	57	1	17	493	59	569	0	99	449	11	559	1361
15:00	0	51	15	212	278	0	29	12	35	76	0	53	686	67	806	1	119	581	19	719	1879
16:00	0	75	11	187	273	0	75	21	57	153	0	49	891	73	1013	0	116	706	24	846	2285
17:00	0	60	28	164	252	0	62	37	53	152	0	82	1196	86	1364	0	130	818	33	981	2749
18:00	0	50	22	155	227	0	39	8	11	58	0	47	870	69	986	0	94	632	40	766	2037
TOTAL:	0	666	171	1641	2478	0	484	147	361	992	2	448	7424	844	8716	5	1433	7543	314	9290	21476
AM Peak:	0	30	17	126	173	0	39	6	27	72	0	43	440	47	530	0	142	922	51	1115	1890
PM Peak:	0	60	28	164	252	0	62	37	53	152	0	82	1196	86	1364	0	130	818	33	981	2749

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		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Hour Ending	BENDIX RD North Leg			MELLENBROOK RD South Leg			MD 108 East Leg			MD 108 West Leg		
	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles
6:00	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	1	0	0	0	0	0	0	0
9:00	0	1	0	0	0	0	0	1	0	0	0	0
10:00	0	0	0	0	1	0	0	1	0	0	0	0
11:00	0	0	0	0	1	0	0	1	0	0	0	0
12:00	0	0	0	0	1	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	1	0	0	0	0
14:00	0	0	0	0	1	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	1	0	0	0	0
16:00	0	1	0	0	1	0	0	3	0	0	0	0
17:00	0	1	0	0	1	0	0	1	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0
Total:	0	3	0	0	7	0	0	9	0	0	0	0
AM Peak:	0	0	0	0	1	0	0	0	0	0	0	0
PM Peak:	0	1	0	0	1	0	0	1	0	0	0	0

Station ID: S2001130058

County: Howard

Comments: LOS AM:A(0.49) PM:B(0.63)

Date: Thursday 02/05/2015

Town: none

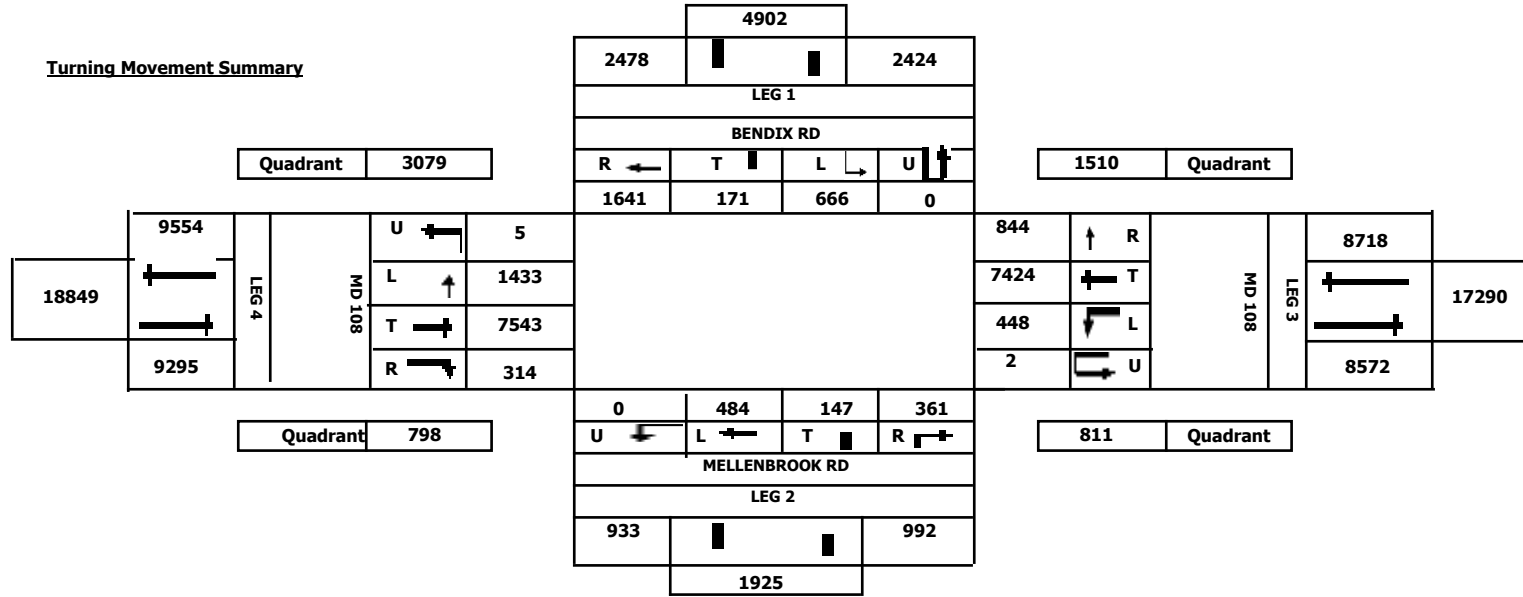
Location: MD 108 at MELLENBROOK RD/BEND

Weather: Partly Cloudy

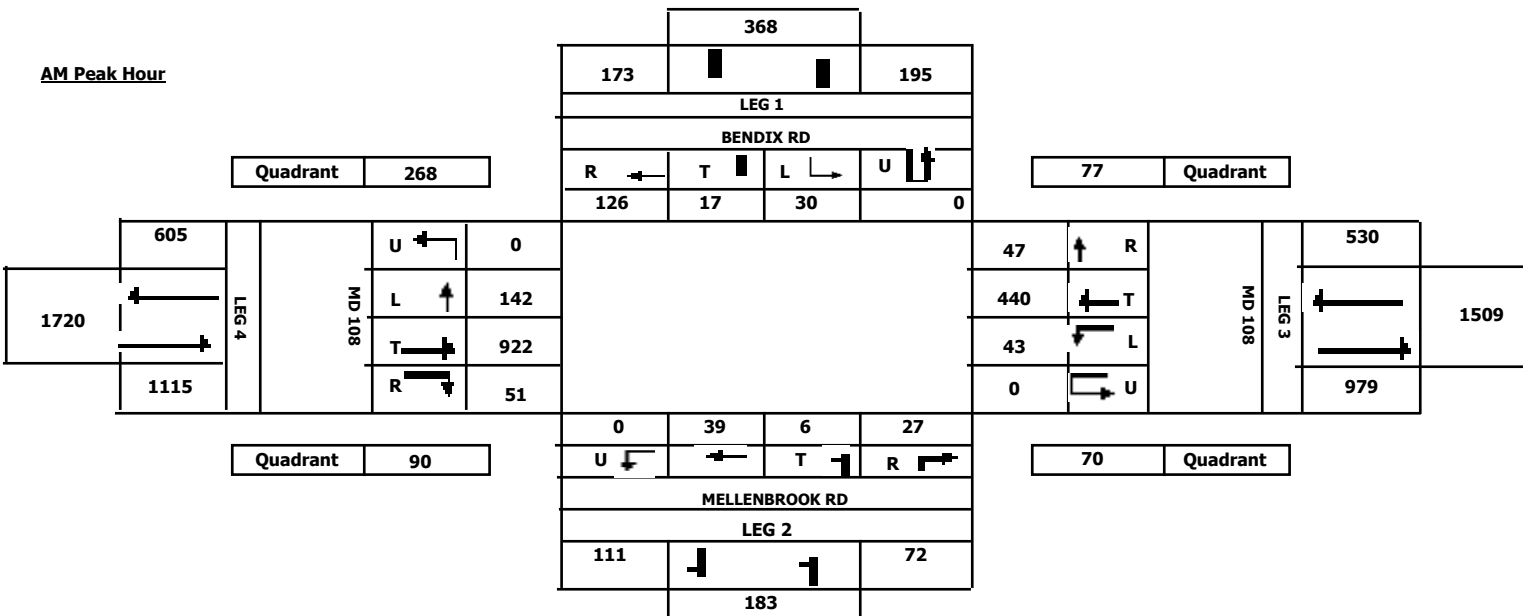
Interval (dd): 60 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

Turning Movement Summary



AM Peak Hour



Station ID: S2001130058

County: Howard

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Date: Thursday 02/05/2015

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		08:00	09:00	1890	A	0.49		17:00	18:00	2749	B	0.63

PM Peak Hour

