

m

**THE MORE THE  
MERRIWEATHER**



MERRIWEATHER DISTRICT

COLUMBIA, MARYLAND



ONE  
PLACE.

10960

# INFINITE POTENTIAL.

## MERRIWEATHER DISTRICT DELIVERS MORE.

More than a thriving business ecosystem with a robust talent pool and business leaders as your neighbors. More than a diverse and interesting environment that people actually look forward to being in. More than arts and culture, fitness and nature, food and fun. More than a community with endless potential for success.

YOUR BUSINESS DESERVES MORE. THIS IS THE PLACE TO FIND IT.



# ONE PLACE.

## PERFECT SPACE FOR YOUR ENTERPRISE.

As the region's most vibrant ecosystem, businesses have found Merriweather District delivers more flexibility. Whether you are looking for a small office in an established building, flexible co-working space, trophy office space, medical office space, or an entirely custom HQ campus, Merriweather District delivers infinite opportunity with an unmatched environment and amenities.



INFINITE  
OPPORTUNITY.





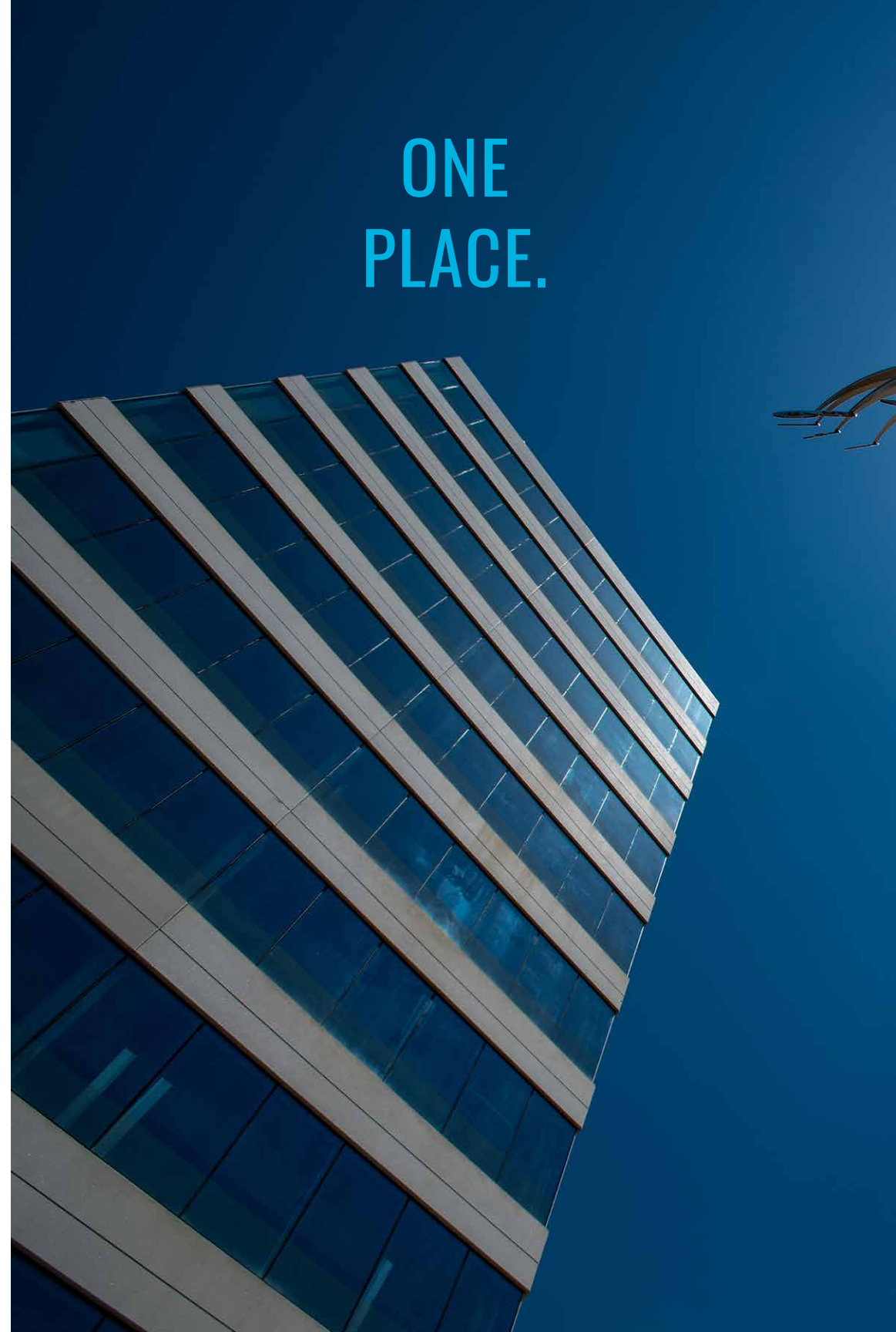
**YOUR NEXT  
OFFICE NEEDS  
BIG THINKING.**



Space that inspires big thinking includes views of a thriving ecosystem, welcoming lobbies, breakout spaces, and fitness centers that all feel elevated and delight your staff.



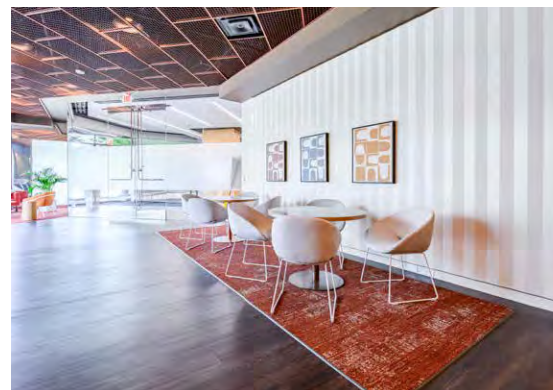
**ONE  
PLACE.**



An office that takes you places has to work hard for your business. It's more than open floor plates. It starts with thoughtful design touches, in-building hospitality-inspired amenities, and exceptional property management.



**INFINITE  
DETAILS.**



The portfolio includes established and trophy properties, premier medical space, and opportunities for a new corporate campus.

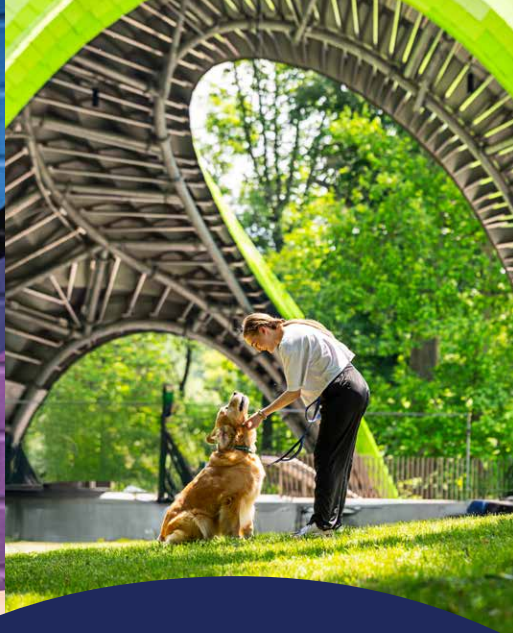


**MERRIWEATHER  
DISTRICT'S BUILDINGS  
INCLUDE MORE  
ROOM TO GROW.**



Howard Hughes brings financial strength and long-term commitment to the businesses that call Merriweather District home, ensuring sustainability and community success for generations to come. Certifications: LEED, Fitwel, BOMA 360, ENERGY STAR



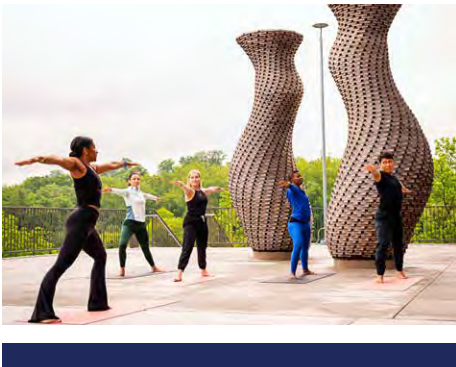




# INFINITE FUN.

**HERE, YOUR OFFICE HAS UNLIMITED BOUNDARIES.**

Your next office should extend well beyond your front door. The experience starts the moment you enter Merriweather District. Here you'll find a community that delivers energy and purpose to your endeavors. Whether your employees choose to bike to work, brainstorm together on 100+ miles of trails, experience all the flavors of 50+ restaurants, or take in an after-work concert at the storied Merriweather Post Pavilion – it is all within walking distance. The city of livability is truly livable.



MERRIWEATHER DISTRICT  
DELIVERS A BETTER  
BUSINESS ECOSYSTEM.



Columbia, Maryland  
is consistently  
ranked as one of the  
“Best Cities to Live in  
America” and one of the  
“Best U.S. Cities  
for Jobs.” And we  
have our fair share of  
impressive rankings  
from top publications,  
including *WalletHub*,  
*MarketWatch*, and *Niche*.

THE CITY IN A GARDEN HAS RANKED  
IN THE TOP OF THE NATION AS:

SAFEST CITY

BEST SMALL CITY

BEST CITY FOR WOMEN

BEST PLACE TO RENT

HAPPIEST CITY

BEST PLACE TO RAISE CHILDREN

HEALTHIEST COMMUNITY IN THE U.S.

BEST LIBRARY SYSTEM IN THE U.S.

# HAPPY

TO BE  
HERE



## MORE WALKABLE.

Easy to get everywhere on foot with miles of pathways and streets that are alive with places to eat, and fitness boutiques and services that deliver a perfect work-life balance.



## MORE ACCESSIBLE.

Close to major highways, international airports, as well as Baltimore and Washington, D.C.

## MORE TO DO.

With gyms and fitness boutiques, restaurants and night spots, Whole Foods and Merriweather Post Pavilion.



## MORE TO BE PROUD OF.

With the highest-quality buildings and award-winning amenity spaces.





**BORN FROM AN INNOVATIVE URBAN DESIGN.** THE ORIGINAL VISION FOR COLUMBIA: **CREATE A CITY IN A GARDEN WHERE PEOPLE AND IDEAS THRIVE AND GROW.** AS THE NATION'S LEADING MASTER-PLANNED COMMUNITY DEVELOPER, **HOWARD HUGHES** IS EVOLVING THAT VISION WITH **MERRIWEATHER DISTRICT** AND ADDING VALUE FOR GENERATIONS TO COME. COMMUNITY, CULTURE AND SUSTAINABILITY ARE AT THE CORE OF ALL WE DO. WE BUILD WORKSPACES AND COMMUNITIES WITH **HEART AND SOUL.**

*Howard Hughes*

MERRIWEATHERDISTRICT.COM



V  
I  
B  
R  
A  
N  
T

COMMUNITY



Merriweather District is a fresh take on a city, with all the food, events, and dining, but without the hassle. More green. More space for living.

*Howard Hughes*  
COMMUNITIES™



RICHARD THOMAS, CCIM  
 410.591.3881  
 RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
 410.913.1784  
 MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
 301.787.7730  
 PAT.CRILLEY@CUSHWAKE.COM

P  
E  
R  
F  
E  
C  
T

#1

SMALL CITY IN AMERICA  
SAFEST CITY IN AMERICA  
BEST CITY FOR WOMEN  
BEST PLACE TO RENT

Columbia is consistently ranked as one of the “Best Cities to Live in America” and one of the “Best U.S. Cities for Jobs.” And we have our fair share of impressive rankings from top publications, including WalletHub, MarketWatch, and Niche.



WORK-LIFE BALANCE

*Howard Hughes*  
COMMUNITIES™



1  
0  
2  
8  
5

LAKEFRONT

> 10285 Little Patuxent Parkway  
Columbia, MD 21044



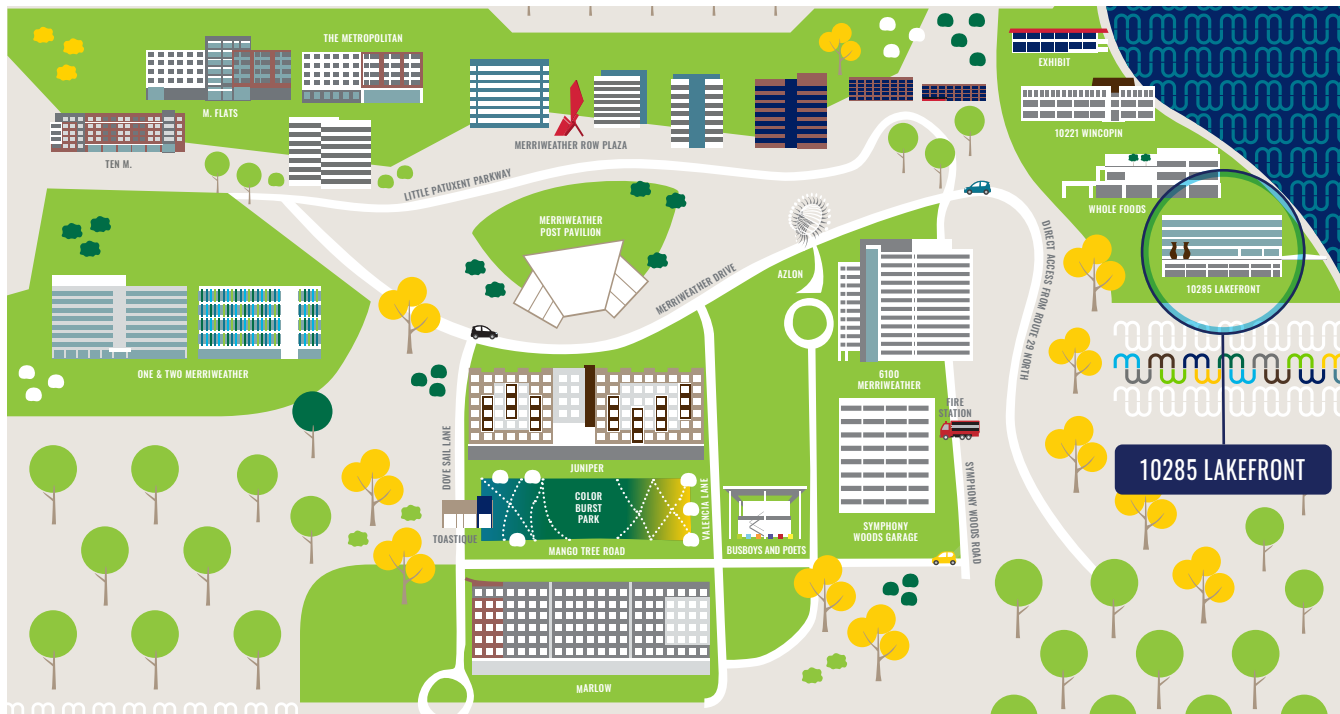
*Howard Hughes*  
COMMUNITIES

# 10285 LAKEFRONT

## FEATURES

With stunning lake views and a welcoming community feel, 10285 Lakefront offers modern office space with direct trail access, EV charging, and LEED Gold + Fitwel certifications. An activated terrace overlooking Whole Foods and nearby walkable amenities make this a standout workplace in a connected, wellness-focused environment.

- Expansive Lakefront views
- Flexible suite options available
- Covered parking
- Electric car charging stations
- Direct access to 90+ miles of trails
- Located within walking distance of countless restaurants, fitness options and Whole Foods
- An activated, engaging public terrace



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

> 10980 Grantchester Way  
Columbia, MD 21044



O  
N  
E

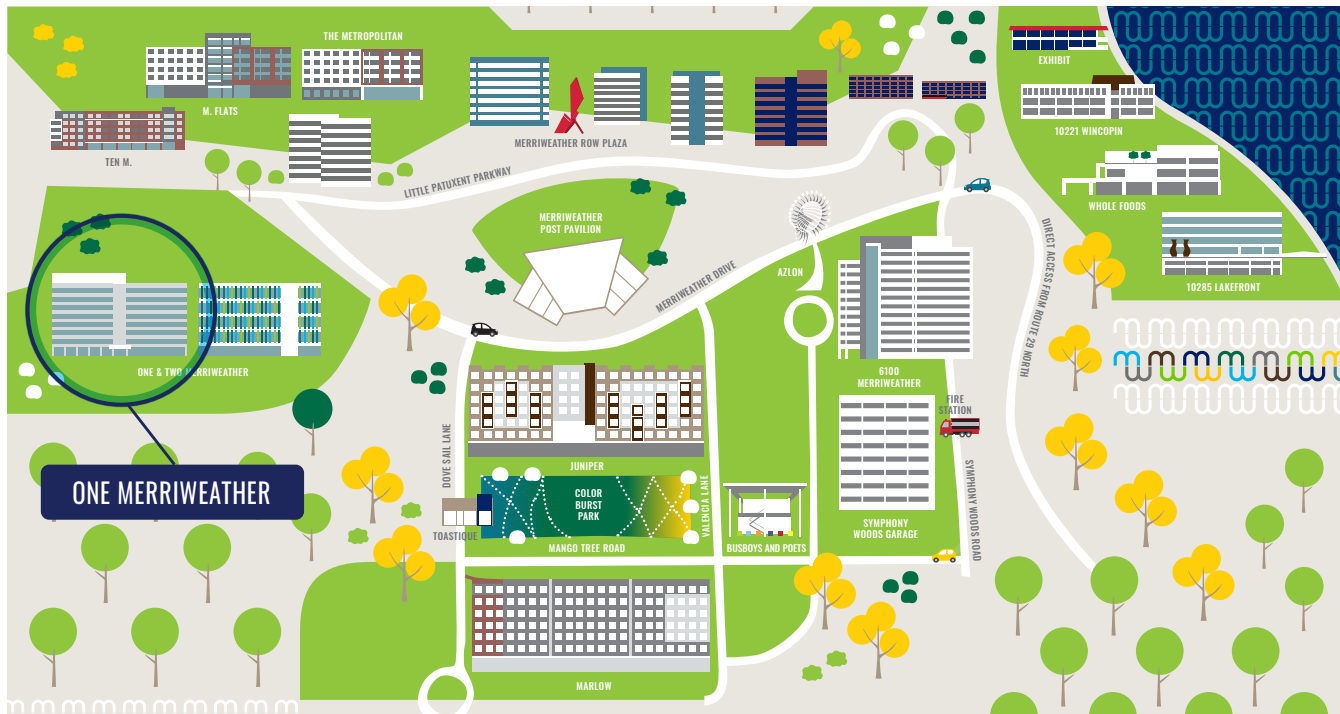
MERRIWEATHER

*Howard Hughes*  
COMMUNITIES

# ONE MERRIWEATHER FEATURES

Home to MedStar's HQ, One Merriweather delivers high-performance office space and is certified LEED Silver. Enjoy ground-floor dining at Cured and 18th & 21st, easy walkability and seamless access to all that Merriweather District has to offer.

- LEED Silver Certified
- 8 floors with approximately 27,000 SF floor plates
- 2,000 SF first-class, towel-served fitness facility with locker rooms
- Cured, 18th & 21st in the building
- Walking distance to Whole Foods, Merriweather Post Pavilion, The Mall at Columbia and dozens of restaurants
- Shared conference room available on third floor
- 4 Destination Dispatch Elevators
- Manned Security Desk
- 206,865 SF of office space with street-level retail
- Ample garage parking with covered walkway to lobby



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

> 10960 Grantchester Way  
Columbia, MD 21044



T  
W  
O

MERRIWEATHER

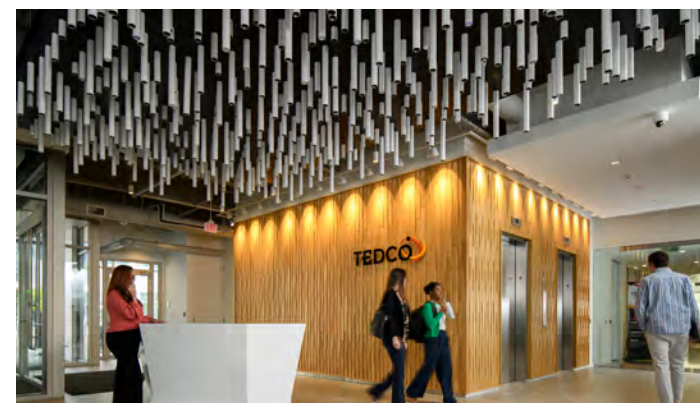
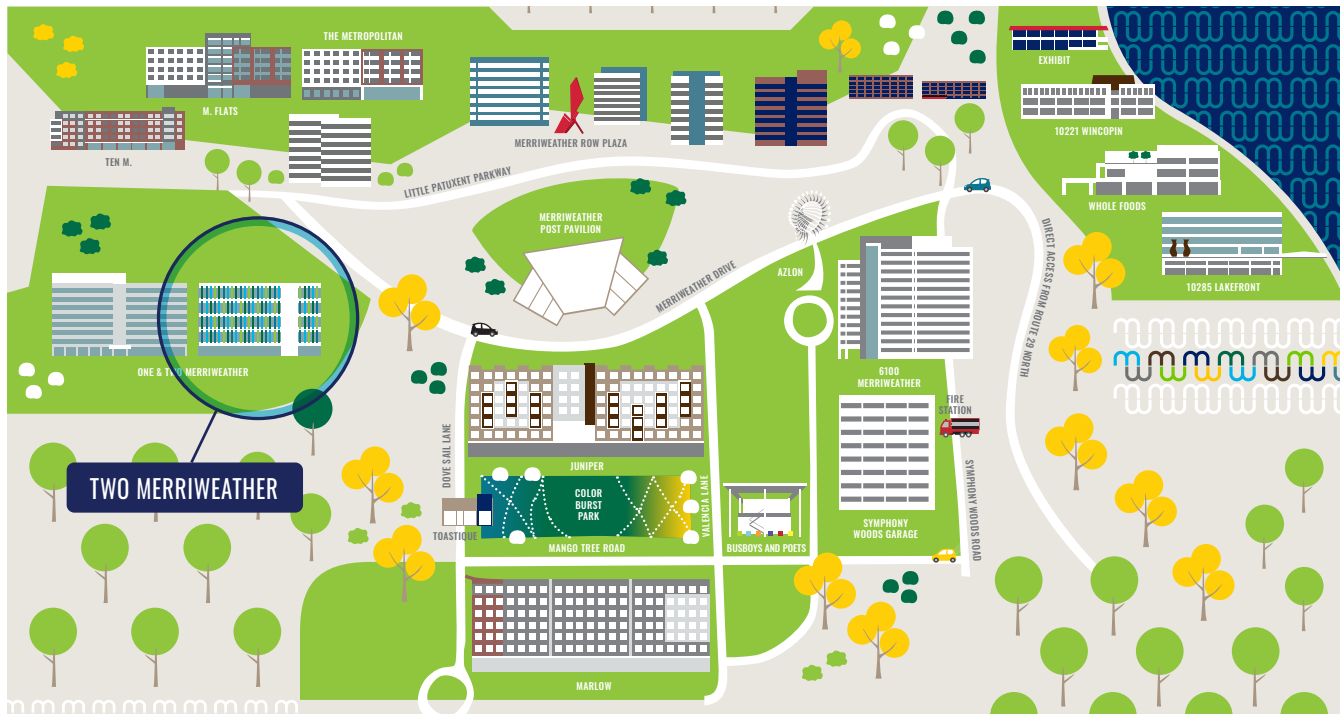
*Howard Hughes*  
COMMUNITIES

# TWO MERRIWEATHER

## FEATURES

Anchored by TEDCO, Two Merriweather offers a bright, modern workspace with direct access to dining, retail, and green spaces throughout Merriweather District. With an outdoor boardwalk and thoughtful amenities, it's designed to deliver an exceptional office experience inside and out.

- 127,422 SF LEED Silver Certified office building with 9,000 SF of ground-level retail
- Located across the plaza from Cured, 18th & 21st and walkable to dozens of restaurants
- 5th floor outfitted with five spec suites of varying sizes
- Ample garage parking



> 6100 Merriweather Drive  
Columbia, MD 21044

6100



MERRIWEATHER

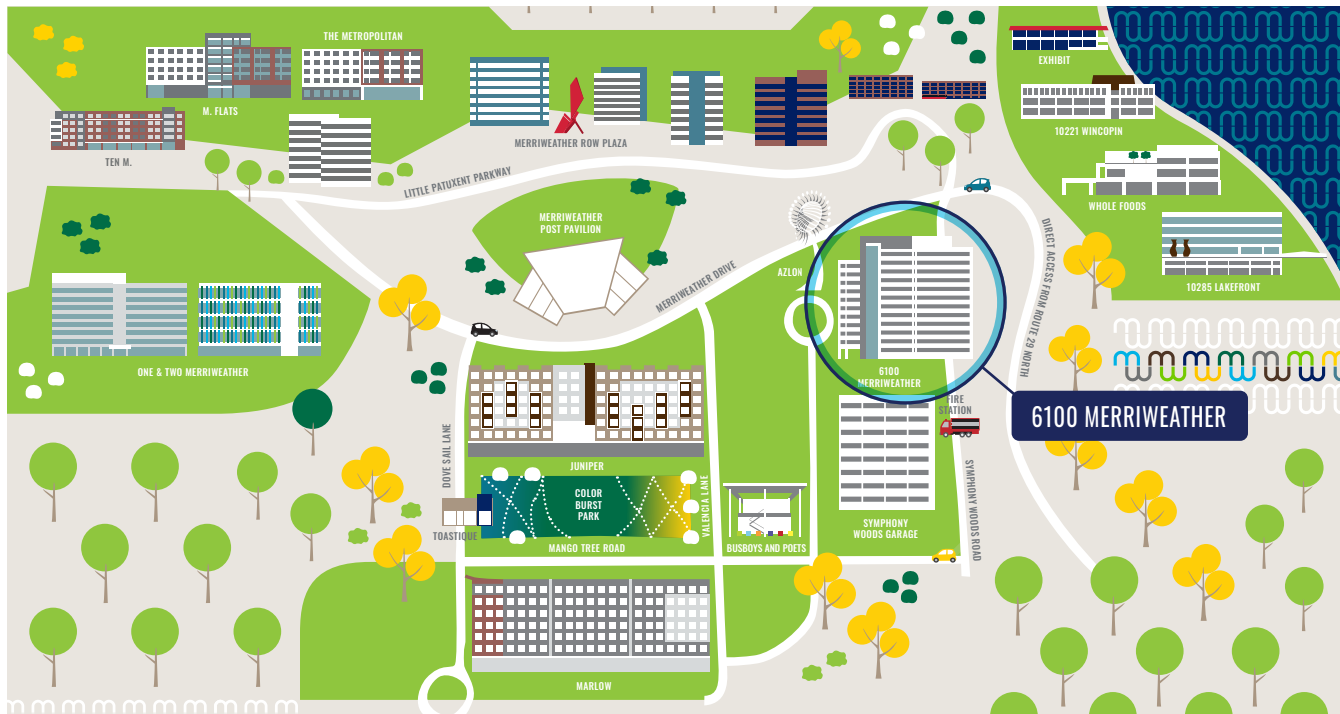
*Howard Hughes*  
COMMUNITIES

# 6100 MERRIWEATHER

LEED Gold certified and home to industry leaders like Tenable and CareFirst, 6100 Merriweather features panoramic views, premium finishes, a rooftop amenity space, and a towel-served fitness center all in the heart of Merriweather District.

## FEATURES

- LEED-Gold and WiredScore Silver certification
- 12-story 320,000 SF A+ signature office building
- Towel-served fitness facility with locker rooms
- Ample garage parking immediately adjacent to the building
- Direct access to over 100 miles of trails
- Rooftop amenity space with outdoor terrace overlooking Merriweather Post Pavilion
- Five destination dispatch elevators
- Manned security desk



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

10400

> 10400 Little Patuxent Parkway  
Columbia, MD 21044



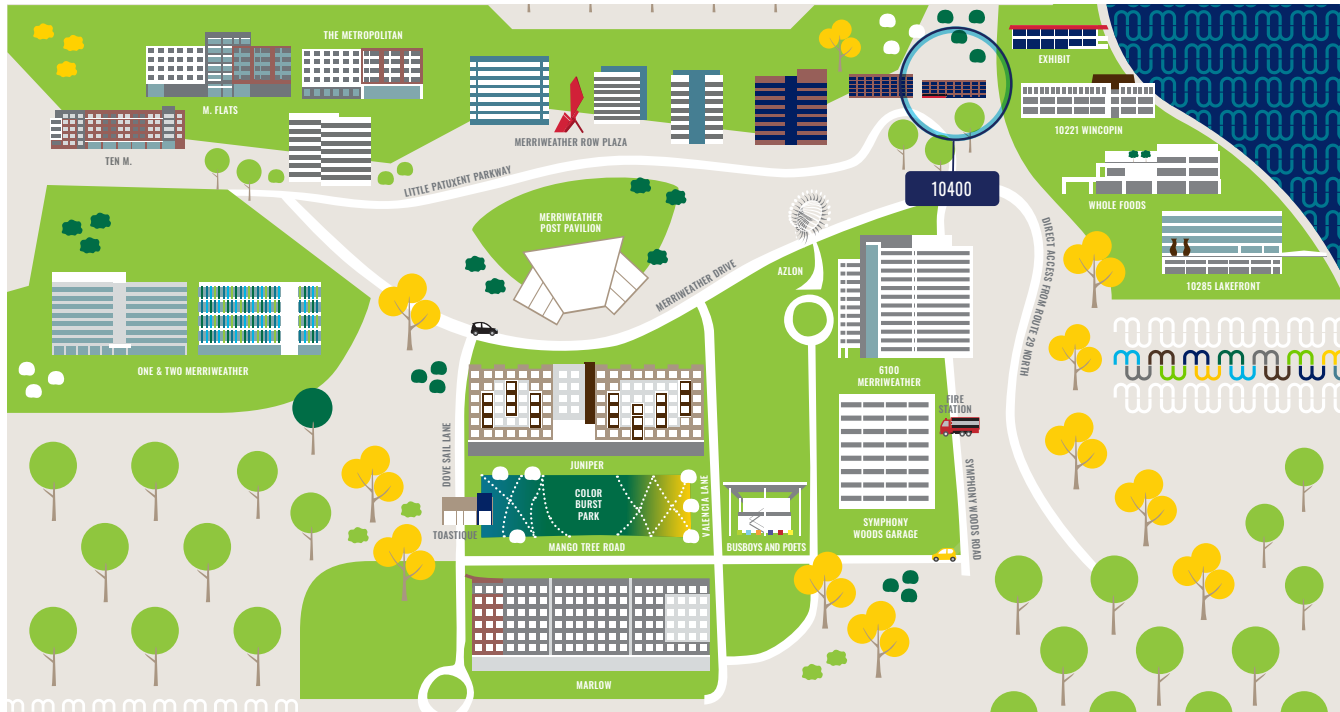
*Howard Hughes*  
COMMUNITIES

# 10400

## FEATURES

Located in a vibrant, walkable setting, 10400 offers access to over 20 eateries, wellness studios, and scenic trails. Modern offices are paired with on-site fitness, a yoga studio, coffee bar, and flexible meeting spaces designed to elevate the workplace experience and help your team thrive.

TOTAL BUILDING SIZE: 91,208 SF  
NUMBER OF FLOORS: 4  
AVERAGE FLOOR PLATE: 22,802 SF  
YEAR BUILT/RENOVATED: 1981/2022  
PARKING RATIO: 4 Spaces per 1,000 SF,  
Free Surface & Garage Covered  
AMENITIES: Union Jacks, Dry Cleaner, Bank,  
Modern Lobby  
INTERNET PROVIDERS: Verizon, AT&T,  
Century Link, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

10420

> 10420 Little Patuxent Parkway  
Columbia, MD 21044



# 10420

10420 offers the opportunity to establish a dedicated presence in a premier, standalone office setting. With access to modern amenities, nearby dining, wellness options and outdoor spaces, it's a place where your team can thrive, and your brand can stand out, all in the heart of Merriweather District.

## FEATURES

TOTAL BUILDING SIZE: 110,863 SF

NUMBER OF FLOORS: 5

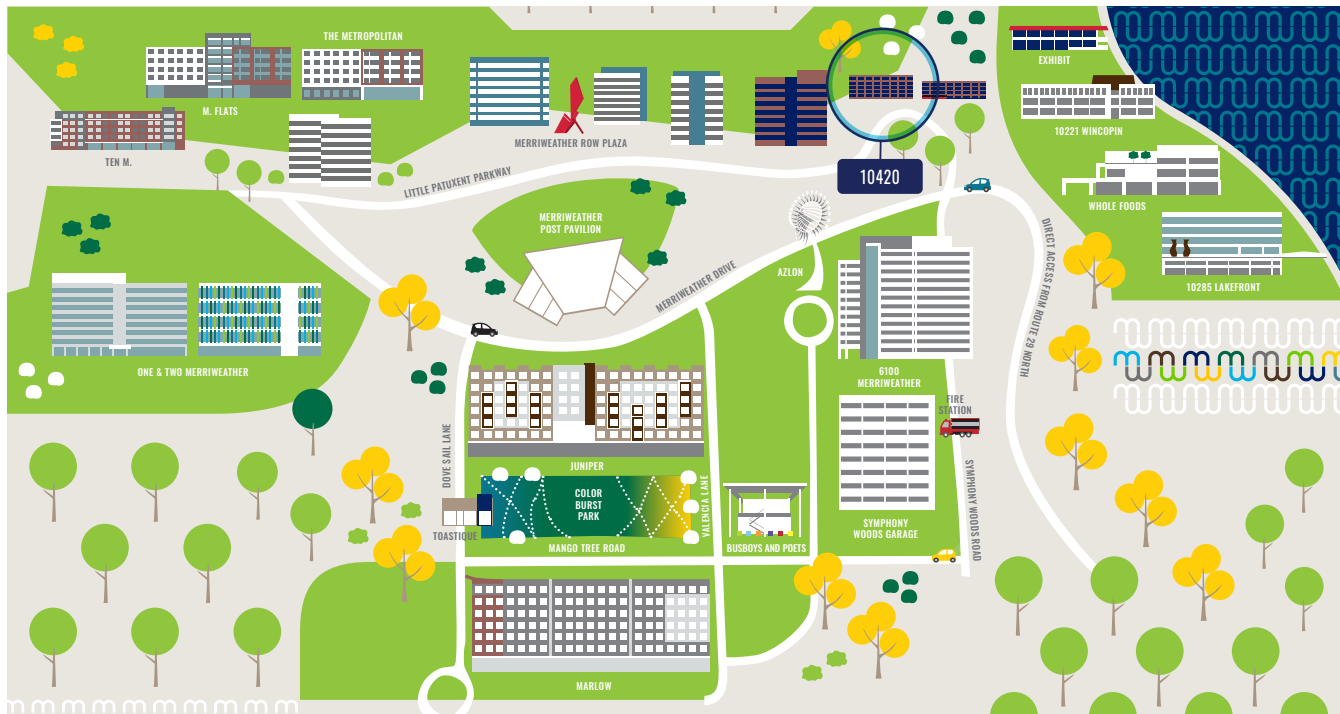
AVERAGE FLOOR PLATE: 22,172 SF

YEAR BUILT/RENOVATED: 1981/2022

PARKING RATIO: 4 Spaces per 1,000 SF,  
Free Surface & Garage Covered

AMENITIES: Fully Amenitized Fitness Center,  
Tenant Lounge, Bike Storage, Modern Lobby

INTERNET PROVIDERS: Verizon, AT&T, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

104440

> 10440 Little Patuxent Parkway  
Columbia, MD 21044

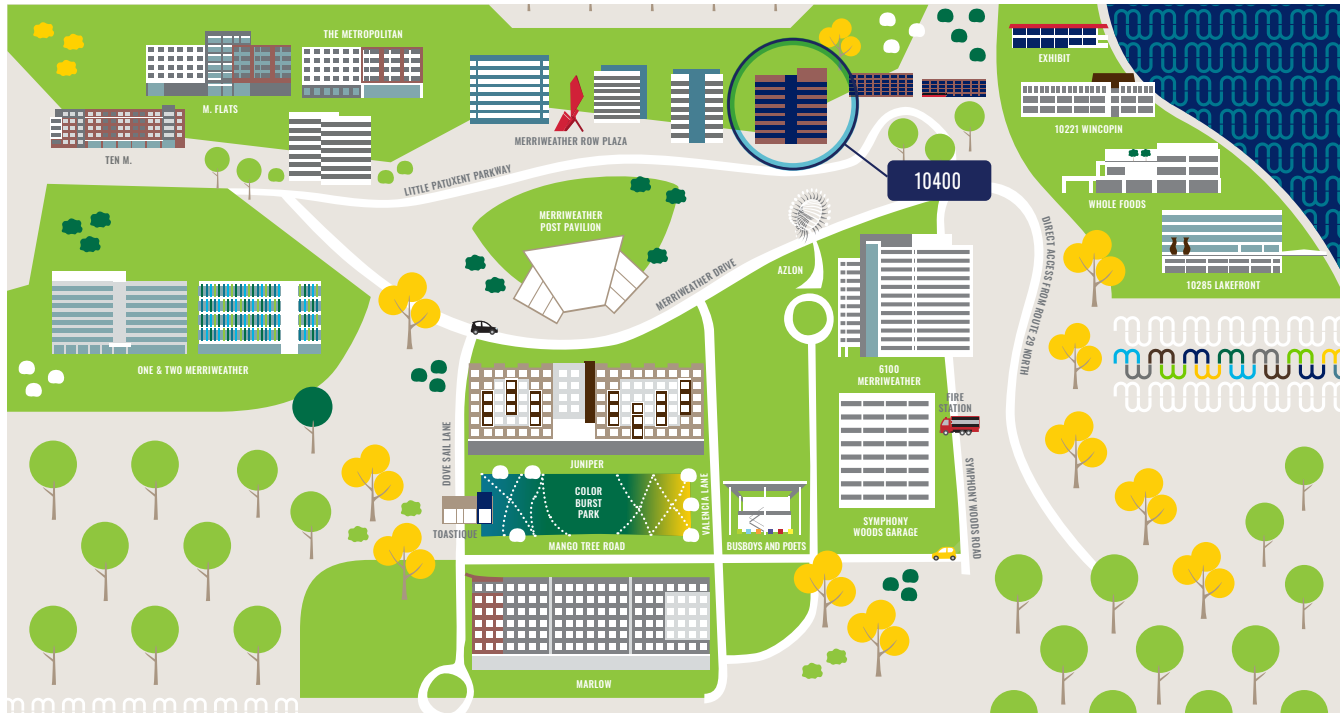


# 10440

## FEATURES

At 10440, work comes with built-in balance. Located in Merriweather District's Merriweather Row, 10440 offers easy access to the very best eateries, retail and fitness boutiques, and amenities like a yoga studio, indoor and outdoor gathering spaces and much more.

TOTAL BUILDING SIZE: 140,548 SF  
NUMBER OF FLOORS: 12  
AVERAGE FLOOR PLATE: 11,712 SF  
YEAR BUILT/RENOVATED: 1985/2020  
PARKING RATIO: 4 spaces per 1,000 SF, free surface & garage covered  
AMENITIES: Modern lobby, outdoor patio and access to nearby amenity lounge and fitness center  
INTERNET PROVIDERS: Verizon, Century Link, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

10480

> 10480 Little Patuxent Parkway  
Columbia, MD 21044



**m**  
MERRIWEATHER DISTRICT

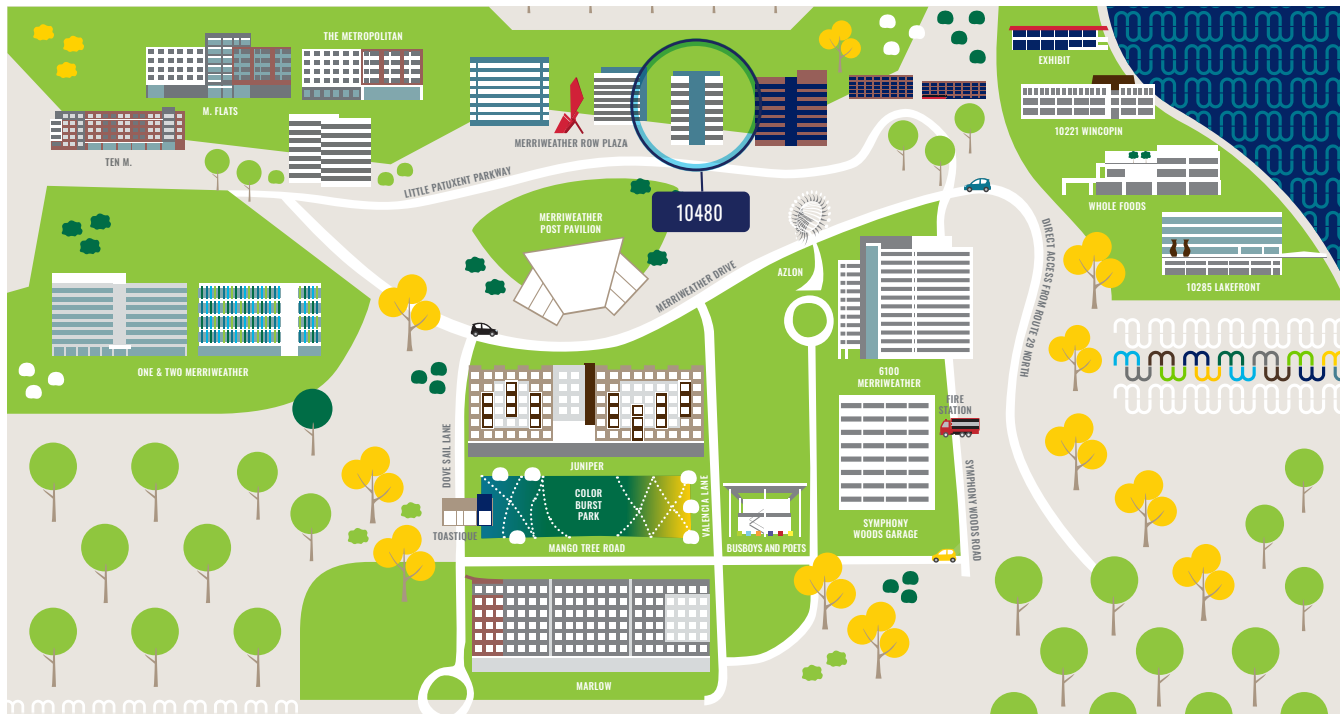
*Howard Hughes*  
COMMUNITIES

# 10480

## FEATURES

Steps from popular spots like The Food Market and Vacation & Chill, 10480 seamlessly blends office space with walkable lifestyle perks, including outdoor plazas with weekly programming just outside the door. Enjoy access to Merriweather District's fitness, dining, and wellness amenities all within walking distance.

TOTAL BUILDING SIZE: 137,653 SF  
NUMBER OF FLOORS: 12  
AVERAGE FLOOR PLATE: 12,618 SF  
YEAR BUILT/RENOVATED: 1986/2022  
PARKING RATIO: 4 Spaces per 1,000 SF free surface & garage covered  
AMENITIES: The Food Market, Vacation, The Food Market Cafe, 18-Person Conference Room, Modern Lobby  
INTERNET PROVIDERS: Verizon, AT&T, Century Link, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

10490

> 10490 Little Patuxent Parkway  
Columbia, MD 21044



*Howard Hughes*  
COMMUNITIES

# 10490

## FEATURES

Surrounded by Merriweather District's dining, fitness, and lifestyle destinations, 10490 offers thoughtfully designed office space with access to indoor and outdoor amenities that support team wellness and collaboration.

TOTAL BUILDING SIZE: 119,204 SF

NUMBER OF FLOORS: 6

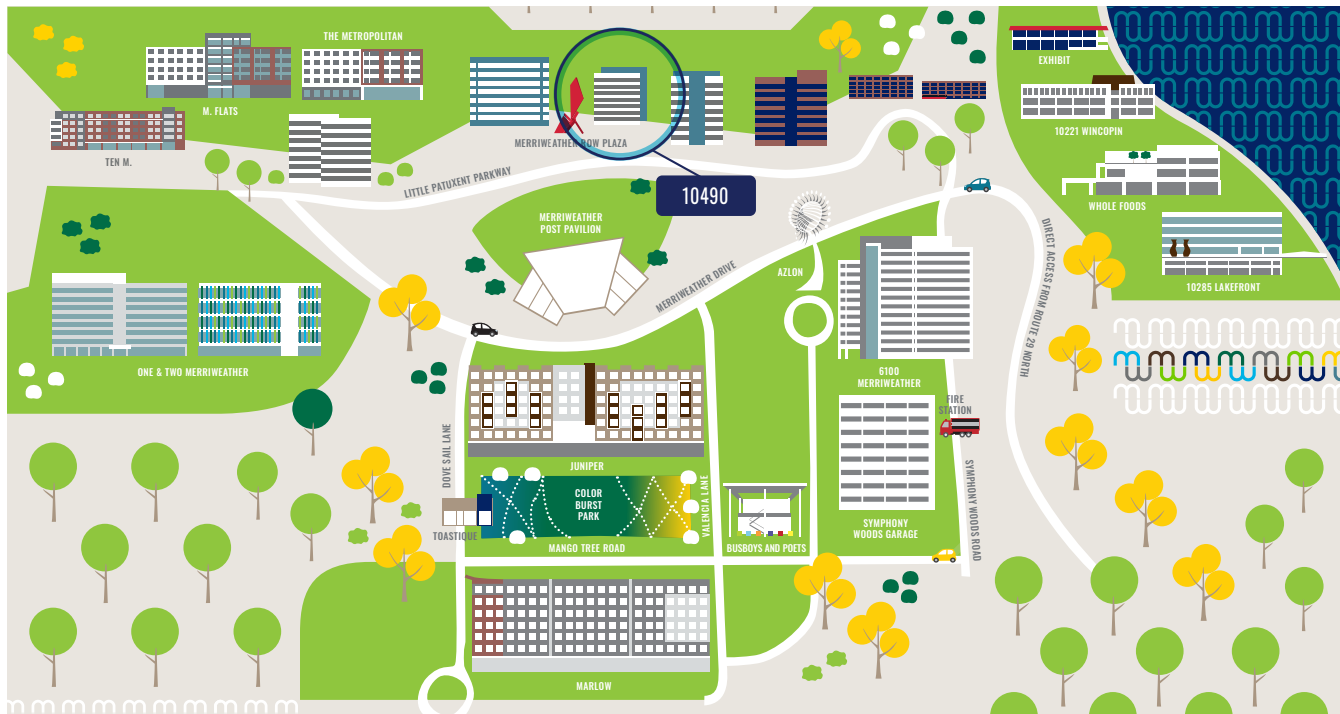
AVERAGE FLOOR PLATE: 19,867 SF

YEAR BUILT/RENOVATED: 1999/2022

PARKING: 4 Spaces per 1,000 SF Free surface & garage-covered

AMENITIES: Sweetgreen Outpost, Fully Amenitized Fitness Center, Tenant Lounge and Conference Room, Bike Storage Room, Yoga Room, Golf Simulator, Modern Lobby

INTERNET PROVIDERS: Verizon, Century Link, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

10500

> 10500 Little Patuxent Parkway  
Columbia, MD 21044



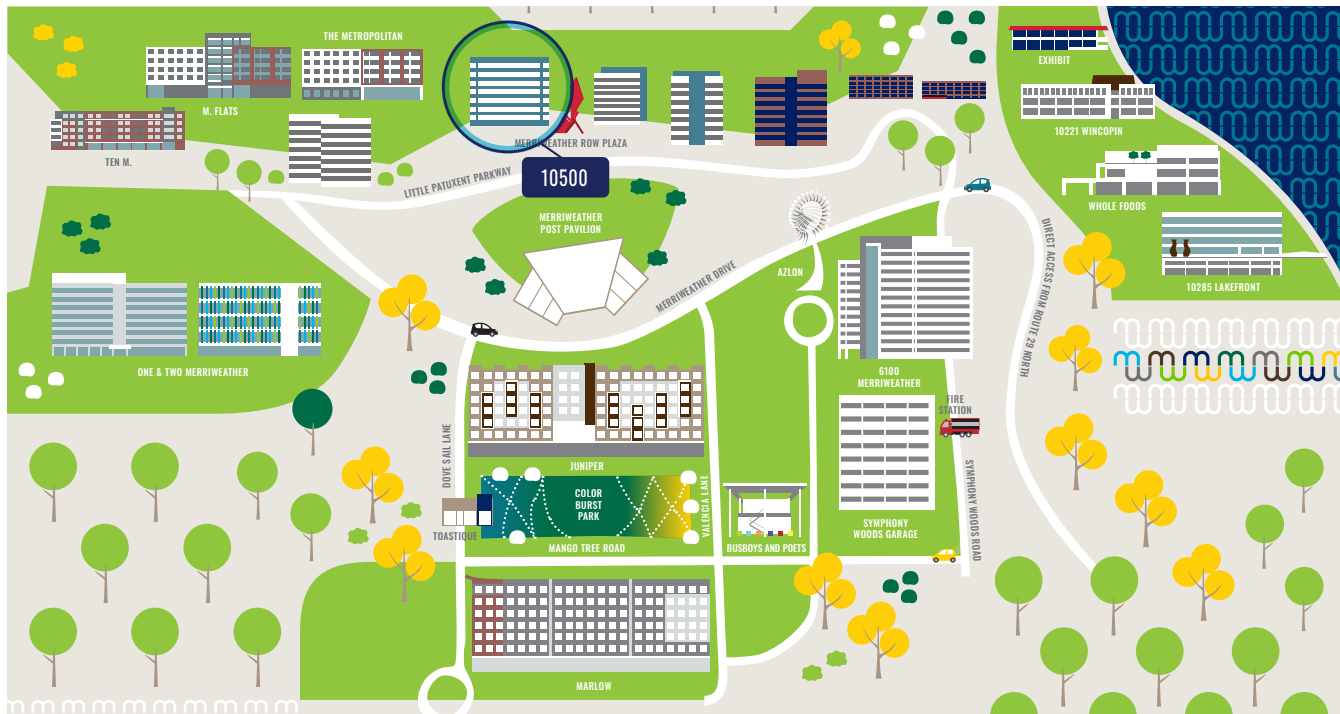
*Howard Hughes*  
COMMUNITIES

# 10500

## FEATURES

Located across from Merriweather Post Pavilion, 10500 offers premium offices with built-in access to 20+ eateries, fitness studios, event spaces, and outdoor work areas, ideal for companies seeking a vibrant and connected environment.

TOTAL BUILDING SIZE: 122,824 SF  
NUMBER OF FLOORS: 7  
AVERAGE FLOOR PLATE: 17,546 SF  
YEAR BUILT/RENOVATED: 1989/2023  
PARKING RATIO: 4 Spaces per 1,000 SF free surface & garage covered  
AMENITIES: Fitness center with studio, bike storage room, conference room, tenant lounge, onsite USPS Store and Truist Bank  
INTERNET PROVIDERS: Verizon, Century Link, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

11000

➤ 11000 Broken Land Parkway  
Columbia, MD 21044



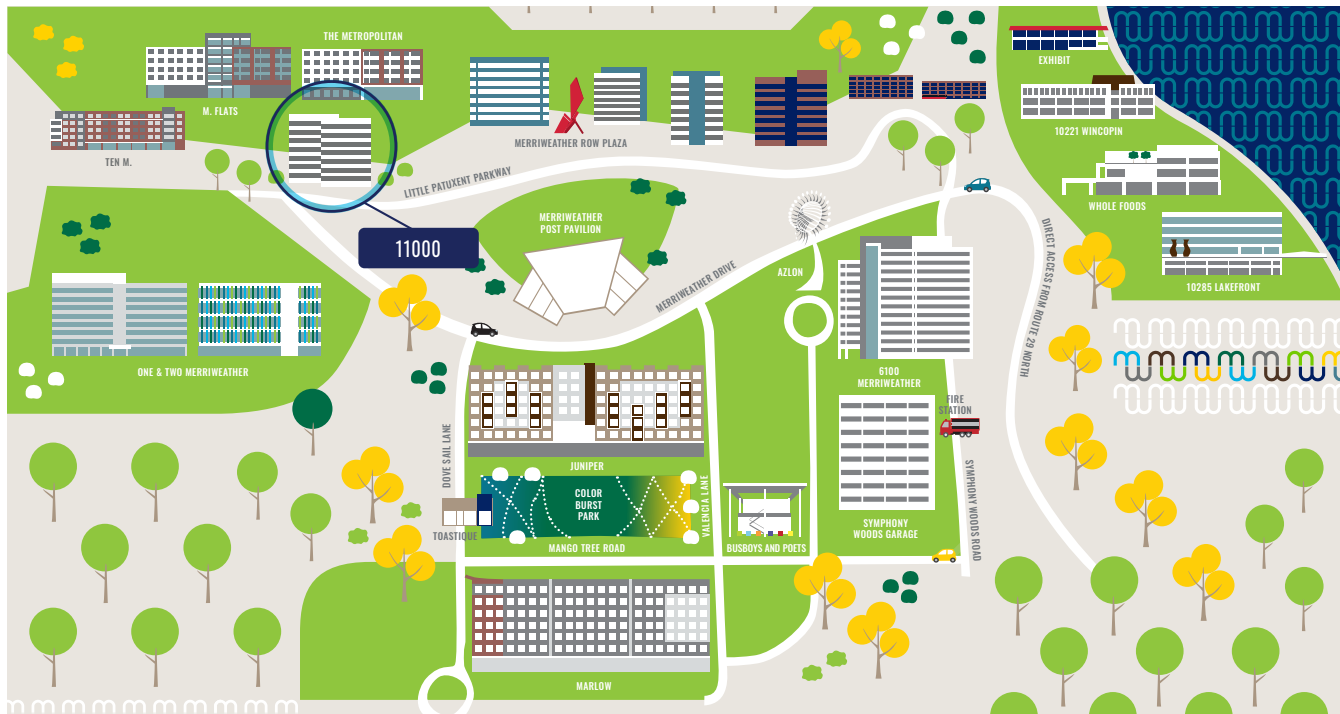
*Howard Hughes*  
COMMUNITIES

# 11000

## FEATURES

Merriweather District's 11000 Broken Land Parkway delivers modern office space steps from dining, wellness, and lifestyle amenities. New indoor and outdoor spaces foster collaboration and community creating an unmatched office environment.

TOTAL BUILDING SIZE: 168,647 SF  
NUMBER OF FLOORS: 9  
AVERAGE FLOOR PLATE: 18,738 SF  
YEAR BUILT/RENOVATED: 1992/2022  
PARKING: Free Surface & Garage Covered  
AMENITIES: Conference Center, On-site Deli, Modern Lobby, Access to Amenity Lounge, Fitness Center  
INTERNET PROVIDERS: Verizon, AT&T, CenturyLink, Comcast



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

# EXHIBIT

# BUILDING

> 10215 Wincopin Circle  
Columbia, MD 21044



# EXHIBIT BUILDING

# FEATURES

The Exhibit Building, located at 10215 Wincopin Circle, offers a serene lakeside setting just steps from Merriweather District's vibrant core. With immediate access to trails, eateries, retail and outdoor spaces, it's a balanced workplace in a thriving, walkable hub.

- Located in the center of Columbia's longtime gathering spot with over 60 events per year at the lakefront
- 1.9M Annual visits to the lakefront – Avg. stay of 50 minutes
- Future development in the lakefront will bring an additional 700+ apartments, neighborhood retail and office
- Adjacent to a Marriott Autograph Collection hotel and walking distance to the rest of Merriweather District amenities and residences with over 2,000 multifamily units within 1 mile



**RICH THOMAS, CCIM**  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

**MATT MELNICK**  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

**PAT CRILLEY**  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM

1  
0  
2  
2  
1

> 10221 Wincopin Circle  
Columbia, MD 21044



WINCOPIN CIRCLE

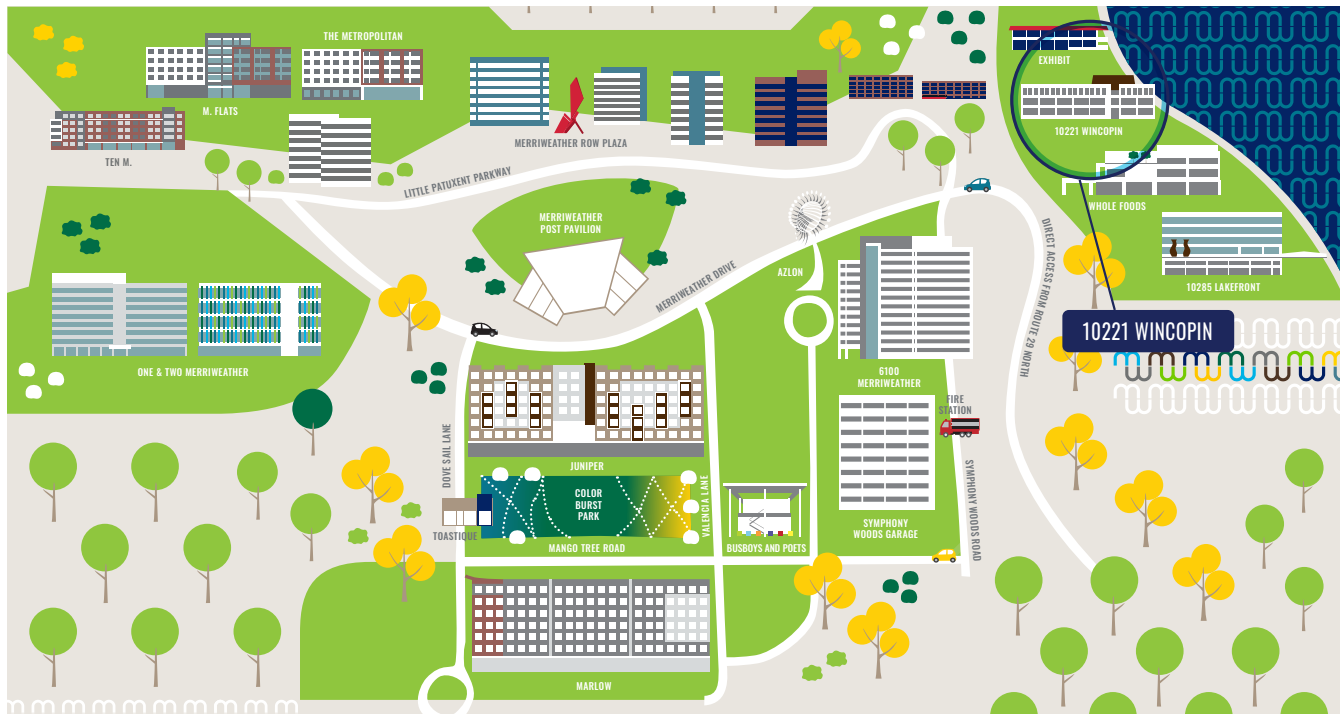
*Howard Hughes*  
COMMUNITIES

# 10221 WINCOPIN CIRCLE

## FEATURES

Enjoy lakeside views and proximity to everything Merriweather District offers. 10221 Wincopin Circle pairs well-appointed workspace with direct access to trails, dining, retail, and wellness, all in a naturally inspiring location.

- 4 Story, 46,000 SF building centrally located on Columbia's lakefront
- Offers expansive lakefront views from the east
- Ample garage parking directly across the street including EV Charging
- Popular restaurant and entertainment venue on lower level
- An activated connected environment with 60+ events at the lakefront
- Walkable amenities abound with access to Whole Foods, Merriweather Lakehouse Hotel, part of Marriott's Autograph Collection, and countless other restaurants and retailers throughout Merriweather District and the Mall in Columbia



RICH THOMAS, CCIM  
410.591.3881  
RICHARD.THOMAS@CUSHWAKE.COM

MATT MELNICK  
410.913.1784  
MATTHEW.MELNICK@CUSHWAKE.COM

PAT CRILLEY  
301.787.7730  
PAT.CRILLEY@CUSHWAKE.COM