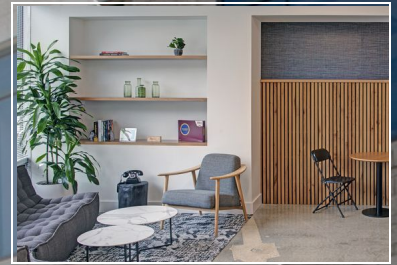


PROPERTY OVERVIEW

# BWTECH@UMBC RESEARCH & TECHNOLOGY PARK

5521 & 5523 RESEARCH PARK DRIVE, CATONSVILLE, MD 21228





## Building Information

- Located within the bwtech@UMBC Research & Technology Park
- Two three-story class-A office buildings, totaling 121,786 SF
- Flexible floorplans to accommodate both office and research requirements
- New Core Community Lounge with seating areas, micromarket, kitchenette, games and business-grade WiFi
- Adjacent to UMBC campus with access to university amenities including walking trails, UMBC Retriever Athletic Center, conference facilities, library, daycare and more
- Situated within a federal HUBZone, providing competitive advantages for government contracts
- Minutes to Amtrak/MARC station
- Direct access with no traffic lights to I-95, I-695 and I-195
- Five miles to BWI Airport, eight miles to downtown Baltimore
- Close proximity to federal labs, NSA and Ft. Meade
- Ample free parking, 4/1,000 SF
- Baltimore County, O.T. zoning: office, technology



## Surrounding Amenities

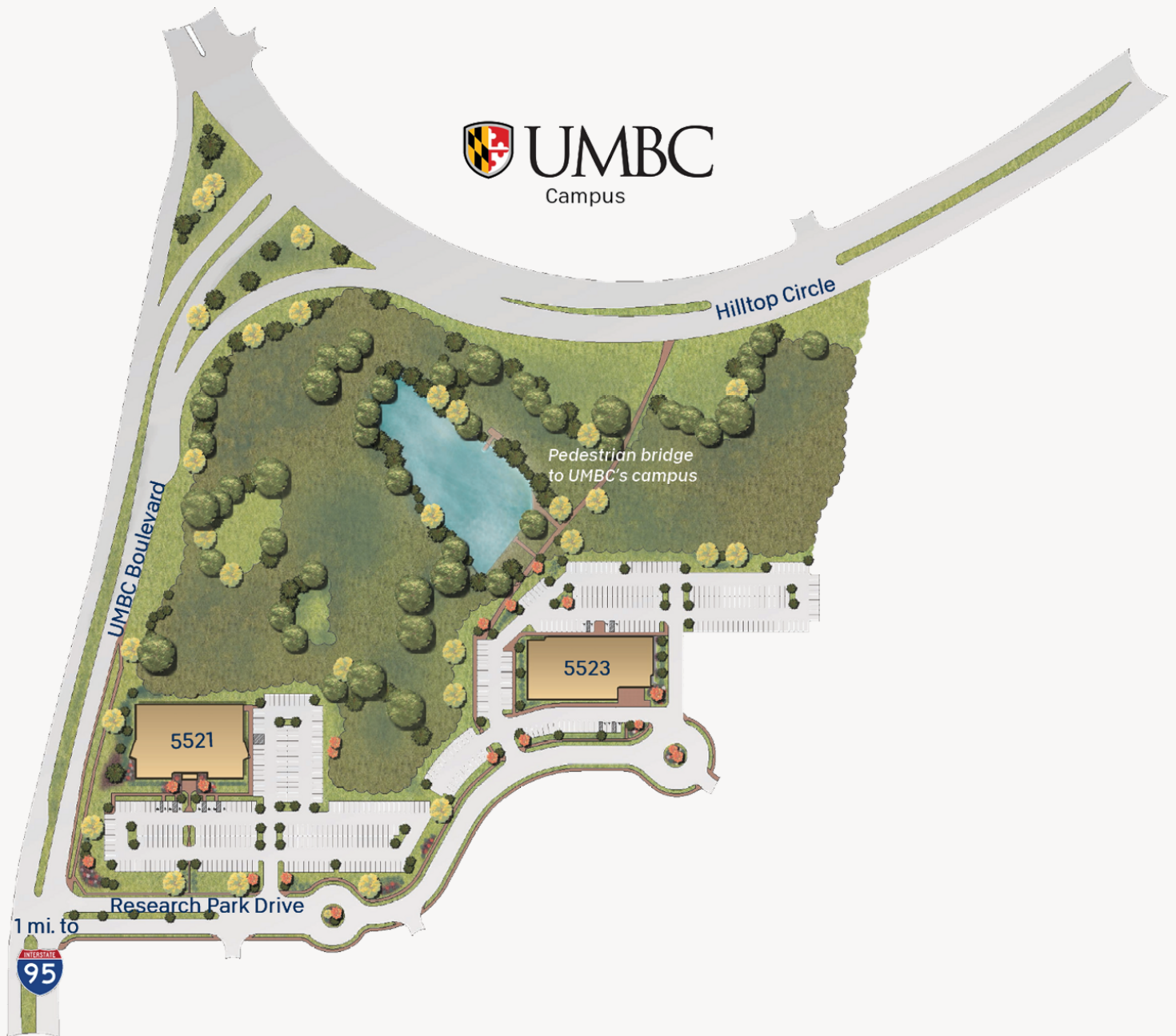
- University of Maryland Baltimore County (UMBC)
- Chesapeake Employers Insurance Arena (UMBC)
- Chick-fil-A (UMBC)
- Dunkin' (UMBC)
- Einstein Bros. Bagels (UMBC)
- Mondo Subs (UMBC)
- Pollo Restaurant (UMBC)
- Retriever Activities Center (UMBC)
- Starbucks (UMBC)
- The Commons (UMBC)
- True Grit's Restaurant (UMBC)
- Atwater's
- Bank of America
- Catonsville Gourmet
- Catonsville Park and Ride
- Chef Paolino Cafe
- Domino's
- Farmhouse Greens
- Fire Wok Chinese Restaurant
- G.L. Shacks Grill
- Oak Creek Cafe
- Papa John's Pizza
- Patapsco State Park - Soapstone Trail
- Peace A Pizza
- Rite Aid
- State Fare
- Subway
- The Y in Catonsville
- United States Postal Service

# Site Plan

bwtech@UMBC Research & Technology Park

5521 Research Park Drive  
5523 Research Park Drive

3-story office 64,026 SF  
3-story office 57,129 SF

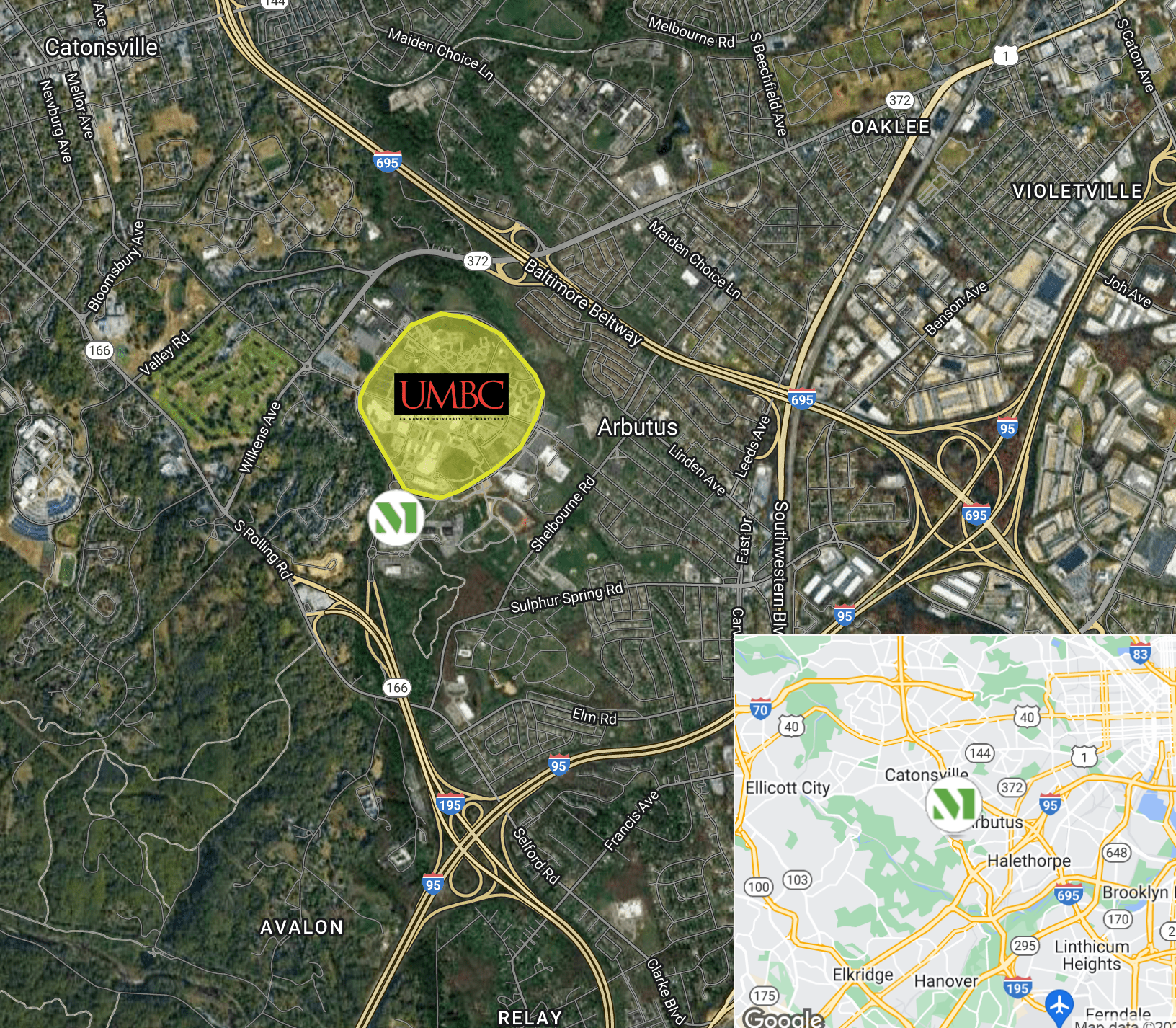


*“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”*

**TRACI MIGLIORISI**  
DIRECTOR OF FINANCE  
LOTAME







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**For additional information or to schedule a tour, contact:**

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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