

Class A Office  
254,000 SF

Restaurants  
12,000 SF

Proposed LEED  
Core & Shell Project  
Intended for Gold  
Certification



# ABERDEEN CORPORATE PARK

*Located just off Route 22 next to Target*

Corporate park campus consisting of five buildings  
totaling 265,900 SF +/-

Two three-story Class A office buildings; 95,200 SF +/- each  
One two-story Class A office building; 63,500 SF +/-  
Two retail pad sites; 6,000 SF +/- each

Energy-efficient HVAC systems

Underfloor air distribution

Low VOC materials

10' Ceiling heights

Close proximity to Aberdeen Proving Ground

On-site state-of-the-art fitness center

4/1000 Parking ratio



**AVAILABLE  
LATE SUMMER  
2011**

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

*Lou Boeri  
410.298.2600  
[www.merrittproperties.com](http://www.merrittproperties.com)*

**MERRITT**  
PROPERTIES, LLC®

# ABERDEEN CORPORATE PARK

## Aerial and Site Plan



- BLDG. 1 - THREE-STORY CLASS A OFFICE - 95,200 SF +/-
- BLDG. 2 - THREE-STORY CLASS A OFFICE - 95,200 SF +/-
- BLDG. 3 - TWO-STORY CLASS A OFFICE - 63,500 SF +/-
- BLDG. 4 - RESTAURANT - 6,000 SF +/-
- BLDG. 5 - RESTAURANT - 6,000 SF +/-

