

6300

Merriweather

16-story 340,000 SF A+
Trophy Office Building



CUSHMAN &
WAKEFIELD

Howard Hughes



The Essence of the Future of Office

6300 Merriweather is coming to Merriweather District - Area 3 in Downtown Columbia. Designed by world-renowned architect, KPF, and developed by master-developer, The Howard Hughes Corporation, 6300 Merriweather is where international design meets the bucolic landscape of Downtown Columbia.

Nestled into the fabric of the diverse retail offerings of the Merriweather District, 6300 Merriweather is redrawing the backdrop of the popular Merriweather Post Pavilion. The building's prominent stature lends incredible branding opportunities and unmatched views of the entire region. Designed with raw, recycled materials creating a sophisticated "tree house" look, 6300 Merriweather's design and architecture pays homage to the wooded landscape.

6300 Merriweather captures the essence of the future of office – a building that instills corporate pride, provides an inspiring workplace, and offers employees immediate access to highly concentrated, dynamic destination retail.

FEATURES



Anticipated LEED-Platinum Certification



Autonomous parking enabled in garage by **STEER**



Manned security desk



Destination Dispatch elevators



Direct access to over 100 miles of trails



Anticipated WiredScore Silver Certification



Towel-served Fitness Facility with locker rooms



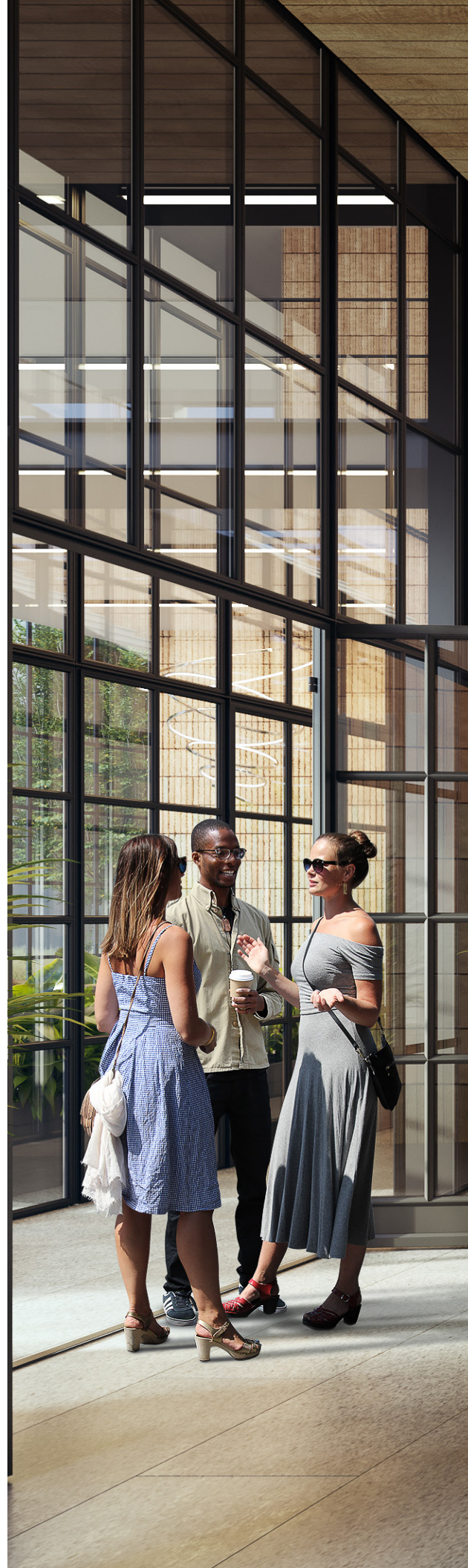
Rooftop Amenity Space with an outdoor terrace overlooking Merriweather Post Pavilion



Ample garage parking immediately adjacent to the building

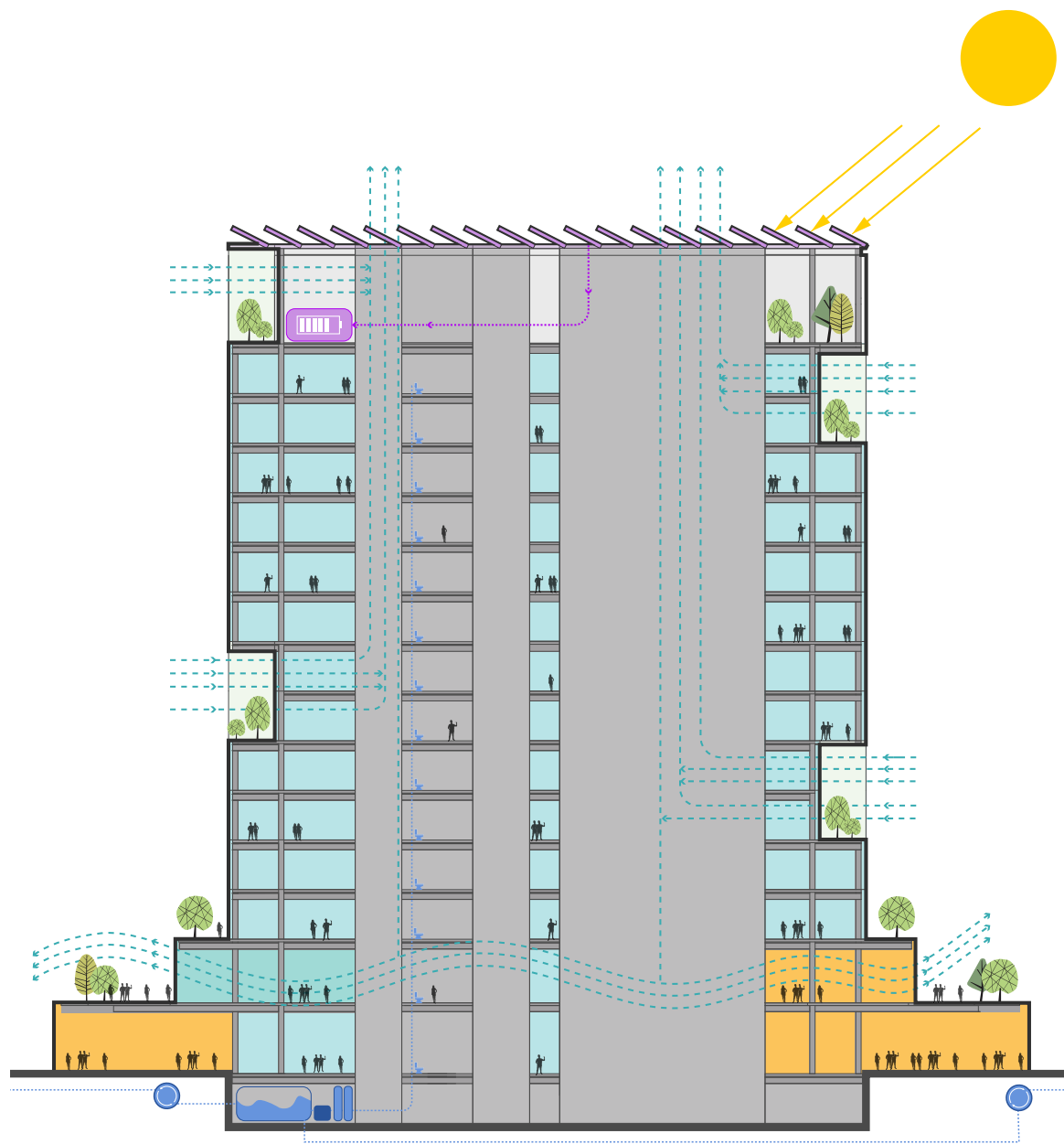
Elevating The Everyday And Creating Meaningful Moments In Great Places

6300 Merriweather's
expansive lobby will inspire,
engage, and welcome.





The Market Leader in Sustainability




Pursuing
LEED Platinum


Rainwater Reusage and
Smart Irrigation


Stonecycling


Green Roof and
Tenant Terraces

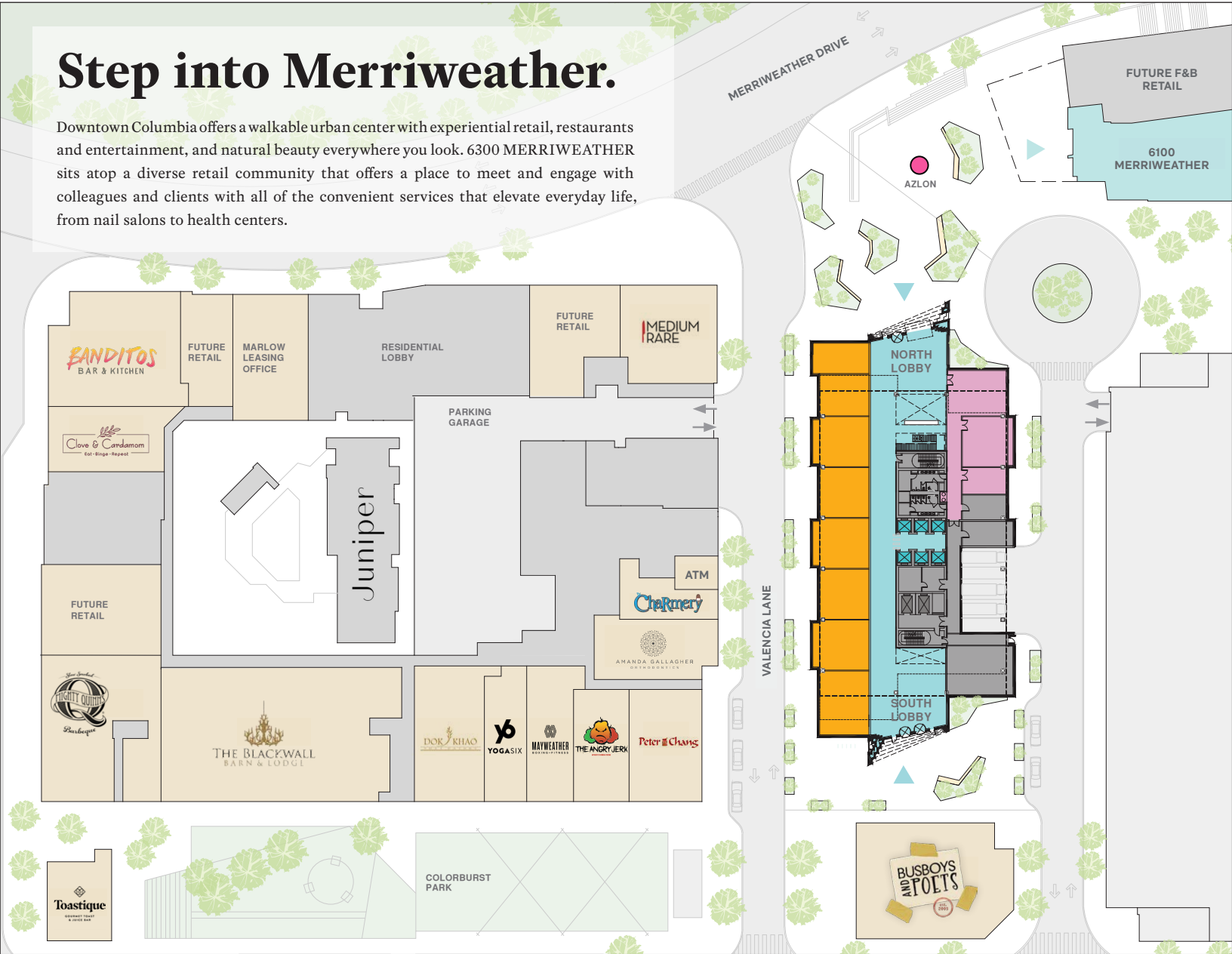

Rooftop Solar


Ultra-Resilient
Energy System

6300 Merriweather's sophisticated design is complimented by futuristic inner workings that will stand the test-of-time. Access to outside air and natural ventilation promotes wellness and productivity; mass timber floor systems reduce carbon emissions from traditional concrete; biophilic design elements connect employees to all that nature inspires.

Step into Merriweather.

Downtown Columbia offers a walkable urban center with experiential retail, restaurants and entertainment, and natural beauty everywhere you look. 6300 MERRIWEATHER sits atop a diverse retail community that offers a place to meet and engage with colleagues and clients with all of the convenient services that elevate everyday life, from nail salons to health centers.



Indoor/Outdoor Rooftop Lounge



Sky Terraces on Select Floors

A Breath of Fresh Air



6300 Merriweather features 2-story sky terraces on select floors, providing employees access to engaging outdoor spaces designed to foster collaboration.

Enjoy views of the dynamic retail community, the sweeping tree line to Lake Kittamaqundi, or catch a glimpse of live entertainment at Merriweather Post Pavilion from the private terraces or the expansive rooftop lounge.

Merriweather Is The Epicenter Of Convenience In Downtown Columbia



Columbia is consistently rated among the best cities in the nation to live. Situated between two great cities, it's close enough to Baltimore and Washington, D.C., yet far away enough to have its own bold expression. The dynamic transformation of Downtown includes corporate headquarters and new businesses that are thriving in an amenity-rich environment that attracts and retains employees.

Reimagined as a 68-acre amenity-rich urban center surrounding the iconic Merriweather Post Pavilion and Symphony Woods, it brings fresh ways of working, living, and exciting arts and cultural experiences to life.



#2

Happiest City in America

Wallet Hub
2022

#2

Best City for Jobs

Wallet Hub
2022

#5

**Best City to
Raise a Family**

Wallet Hub 2022

#1

Safest City in America

Wallet Hub
2022

#6

Best Place to Live

Money
2022

#1

Best Place to Rent

Wallet Hub
2022





At Full Build Out

2.3M

Square Feet of Office

1900

Residential Units

320K

Square Feet of Retail

250

Hotel Rooms

60

Acres of Protected
Open Space

“Our administration has worked hard to try to help build an unrivaled ecosystem in Maryland to serve and to grow our critical cyber security industry. Merriweather District presents the future of Maryland’s tech evolution. We’ll continue to lead here at home and on a global scale.

- LARRY HOGAN, Former Governor of Maryland



The Mall in Columbia Dining

- Bibibop Asian Grill
- Bourbon Street
- Charley's Philly Steaks
- Cheesecake Factory
- Chick-Fil-A
- Chop Chop Salad
- Five Guys
- Maggiano's Little Italy
- McDonald's
- Noodles and Company
- Panda Express
- P.F. Changs
- Pizza Hut
- Popeyes
- Ruby Thai Kitchen
- Sarku Japan
- Seasons 52
- Shake Shack
- Ssong's Hot Dog
- Uncle Julio's
- Walrus Oyster & Ale House
- Wsaabi Sushi Bar
- Zoe's Kitchen

Lakefront District

- GrillMarx Steakhouse
- Sushi Sono
- The Collective
- Whole Foods

Merriweather Row

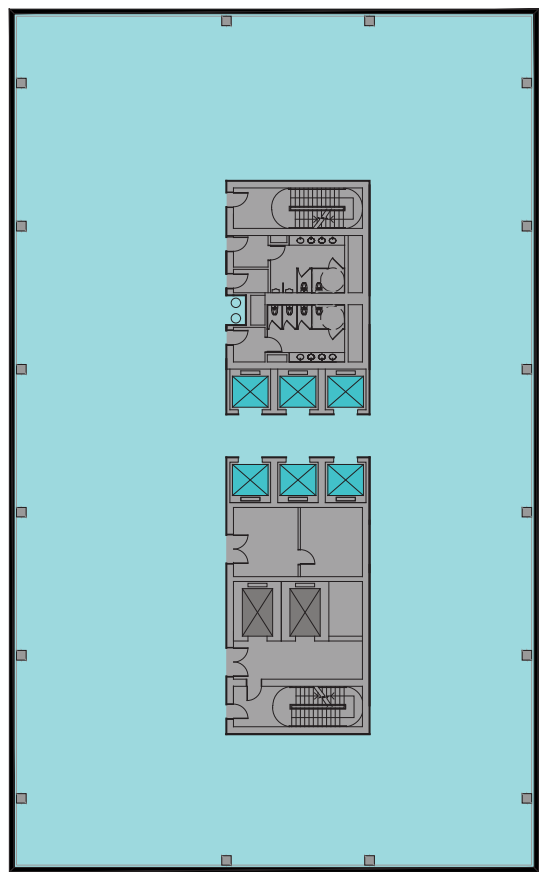
- Union Jack's Columbia
- The Food Market

Merriweather District - Area 3

- Banditos Bar and Kitchen
- Blackwall Barn & Lodge
- Busboys and Poets
- Clove & Cardamom
- Dok Khao Thai Eatery
- Jrip Cafe
- Medium Rare
- Mighty Quinn's Barbeque
- Peter Chang
- The Charmery
- Tostique
- Cured 18th and 21st

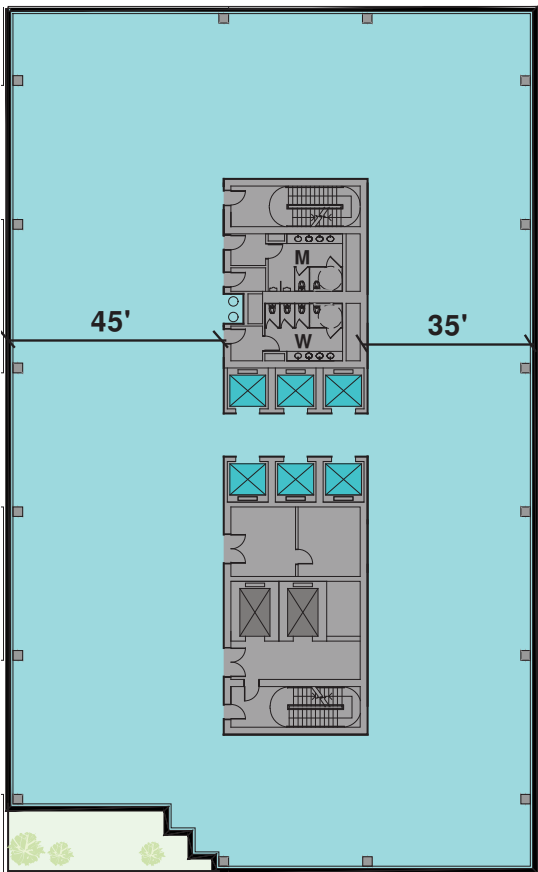
SAMPLE FLOOR PLATE - 22,810 RSF

STANDARD



NORTH WITH VIEWS OF MERRIWEATHER POST PAVILION

FEATURING SKY TERRACE



NORTH WITH VIEWS OF MERRIWEATHER POST PAVILION

6300

Merriweather

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