

**THE MORE
MERRIWEATHER**



MERRIWEATHER DISTRICT

COLUMBIA, MARYLAND

A photograph of a modern building with a glass facade, featuring a grid of windows and a blue circular overlay. The building is set against a clear blue sky. The text "ONE PLACE." is overlaid on the image in white, bold, sans-serif font. The address "10960" is visible on the building's facade.

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.

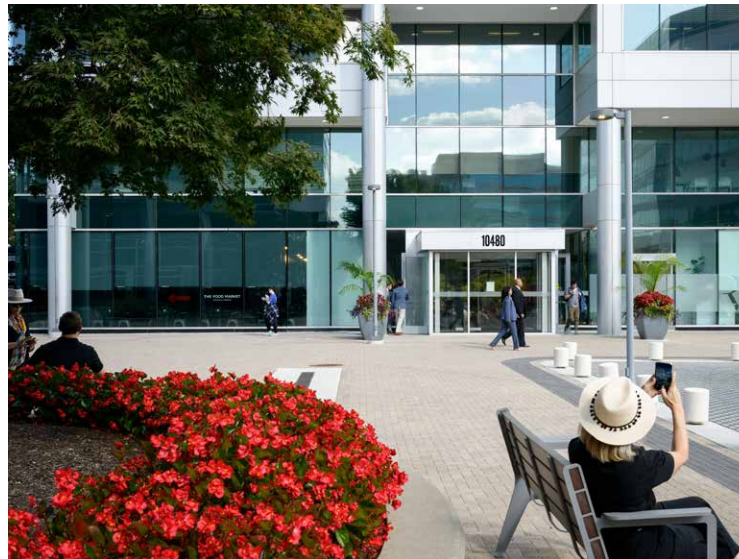
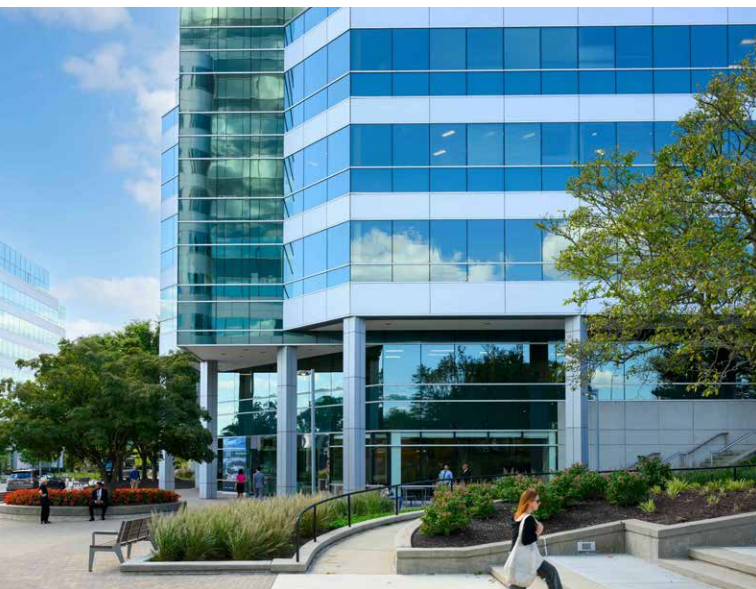




ONE PLACE.

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.





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.



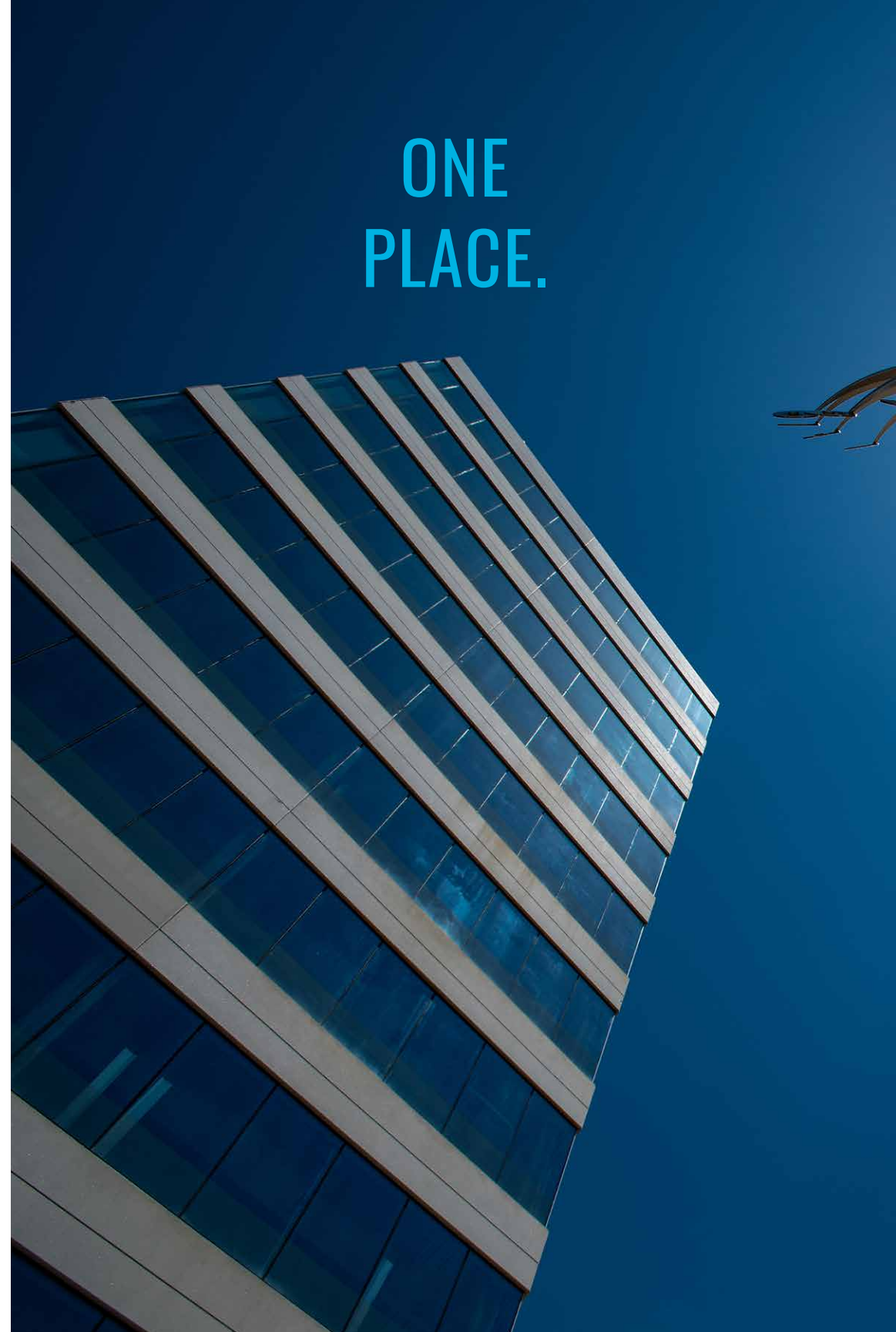
YOUR NEXT
OFFICE NEEDS
BIG THINKING.

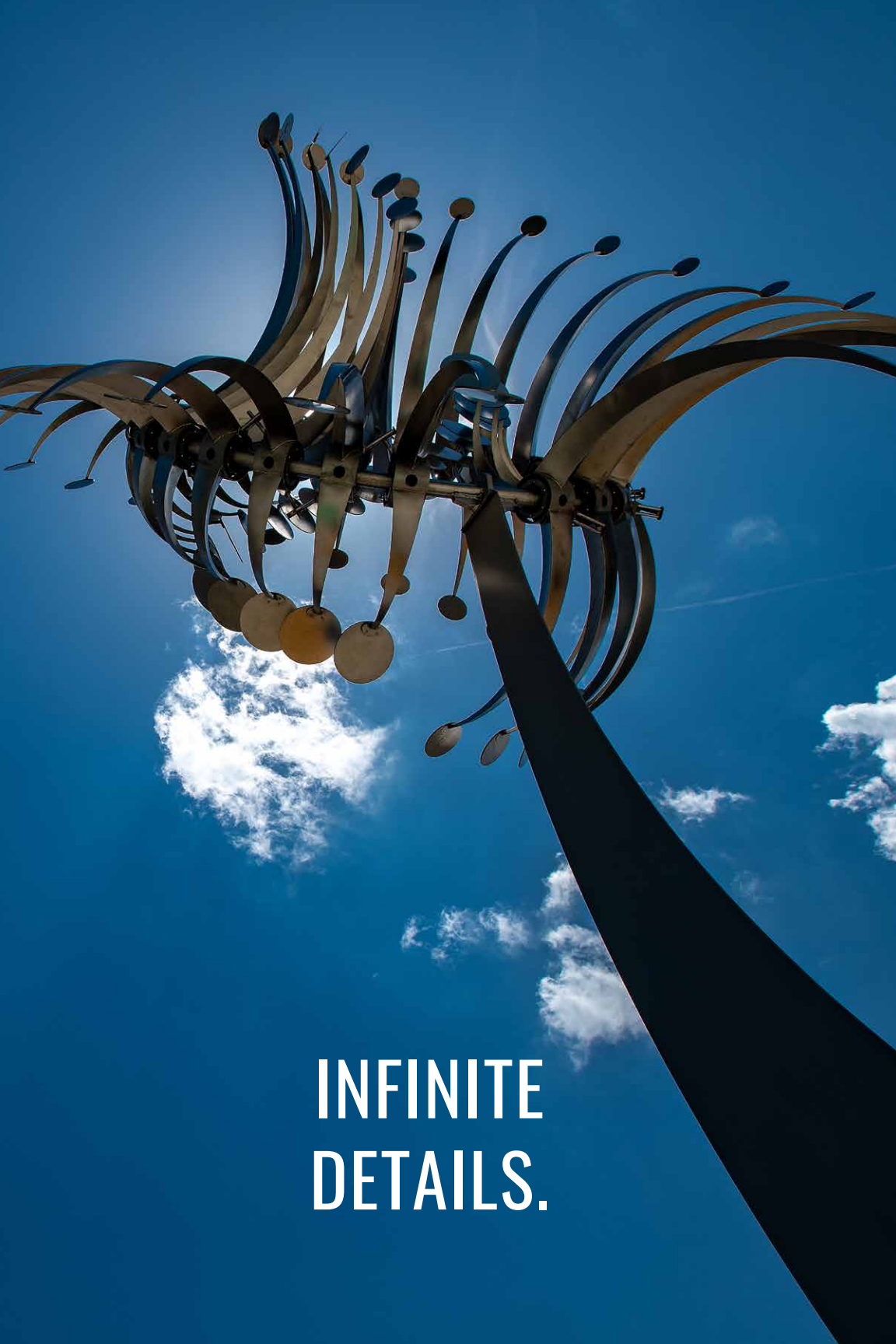


Space that inspires big thinking includes views of a thriving ecosystem, welcoming lobbies, breakout spaces, and fitness centers that all feel elevated and delight your staff.



ONE
PLACE.

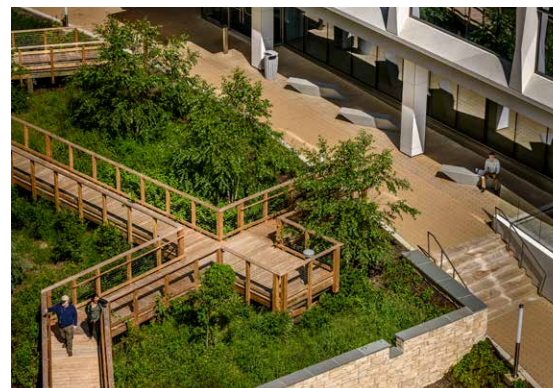




INFINITE
DETAILS.



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







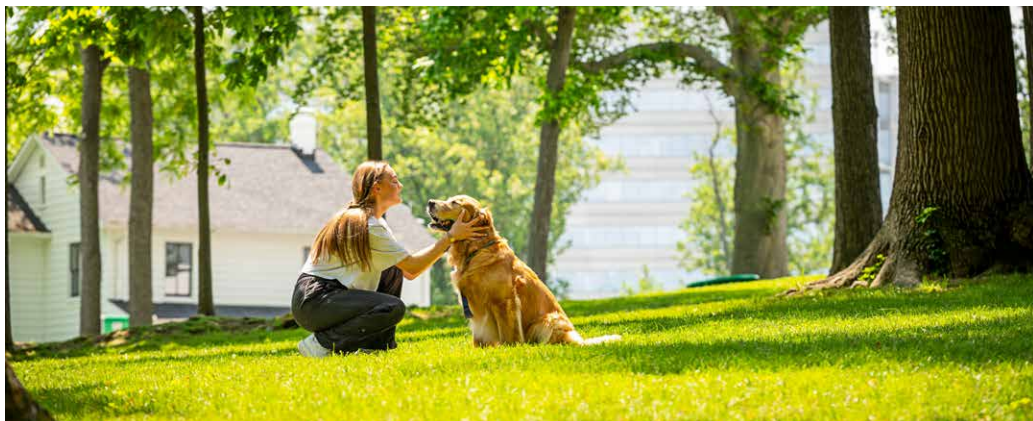
INFINITE FUN.

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