

 **Maryland**
Department of Business &
Economic Development

With compliments of

July 11, 2005



Catherine Barrett, JD/MBA
*Assistant Director
Military & Federal Affairs*

217 East Redwood Street, 10th Floor
Baltimore, Maryland 21202

Phone: 410-767-0684 Cell: 410-718-0065 Fax: 410-333-1836
E-mail: cbarrett@choosemaryland.org
www.choosemaryland.org

Commission Staff -

*This material is offered for
the public record. Specifically,
this information is meant to
supplement Anne Arundel County,
Maryland and Ft. Meade materials.
-Catherine*

C A P I T O L



C R E A G JUL 15 2005

Received

Capitol CREAG and the Halle Companies are proud to present the future site of the Odenton Town Center, strategically located at the North/East corner of Route 32 and Route 175 in Odenton, Maryland. This environmentally friendly Town Center is regionally located between Baltimore and Washington and is within walking distance to the Odenton MARC Rail/Amtrak Station as well as extensive retail amenities in the area.

In keeping with the Halle Companies tradition of quality development, Odenton Town Center's campus setting will provide up to 5,500,000 square feet of high-tech office space while also providing affordable residential and prime retail type space in close proximity. The Odenton Town Center's adjacency to the Fort Meade Military Base and its proximity to the National Security Agency makes this 128-acre campus ideal for exceeding even the most stringent build-to-suite requirements for Government, Government contractors, and high-tech private sector tenants. Our buildings can accommodate Federal Government security requirements including, but not limited to:

- Unified Facilities Criteria (UFC4-010-01) - DOD Anti-terrorism Standards
- Defense Protective Service Requirements
- Federal Protective Service/Homeland Security Requirements
- Extensive Set-backs (100+ feet)
- Structural Hardening of the Shell
- SCIF Space
- Secured Campus Setting
- Bullet Proof/Blast Proof Windows
- Non-progressive Collapsible Floors
- Secured Structural Parking
- Fiber Connectivity Availability
- LEED Certification of Silver
- Roof Top Rights

Once again, Capitol CREAG and the Halle Companies are proud of this premier office/retail complex in the BWI corridor and would welcome the opportunity to speak with you in more detail about the project. Thank you in advance for keeping the Odenton Town Center in mind.

Kevin Wilson
Principal

Peter R. Marcin
Managing Director

ODENTON TOWN CENTER



Odenton Town Center is located at the North/East corner of Route 32 and Route 175 in Odenton, Maryland

This development is owned and is being developed by The Halle Companies, a leading regional office, retail, warehouse and residential developer in the Baltimore/Washington, DC Metro areas. This development consists of over 128 acres of proposed prime residential, retail and office campus space which can be built-to-suit based on the customer's needs. This Town Center is regionally located and is within walking distance to the Odenton MARC Rail/Amtrak Station as well as extensive retail amenities in the area.

In keeping with the Halle Companies tradition of quality development, Odenton Town Center's campus setting will provide up to 5,500,000 square feet of high-tech office building(s) complete with surface parking at no additional charge (structured parking available). Each building within the campus will have floor plates designed with today's office space users in mind and will feature minimal columns, extensive glass-line and an efficient core. Our buildings can accommodate Federal Government security requirements including, but not limited to: extensive set-backs (100+ Feet), structural hardening of the shell, SCIF Space, secured campus setting, bullet proof windows, non-progressive collapsible lifts, secured structural parking, fiber connectivity availability, LEED certification level of Silver, roof top rights, etc.



For Additional Information Contact:

CREAG
Commercial Real Estate

PETER R. MARCIN
202.204.3010
petermarcin@capitolcreag.com

THIS DEVELOPMENT IS OWNED & WILL BE DEVELOPED BY:
The Halle Companies

DCN 4686
Executive Correspondence

LOCATION, LOCATION, LOCATION! CALL 202.204.3010

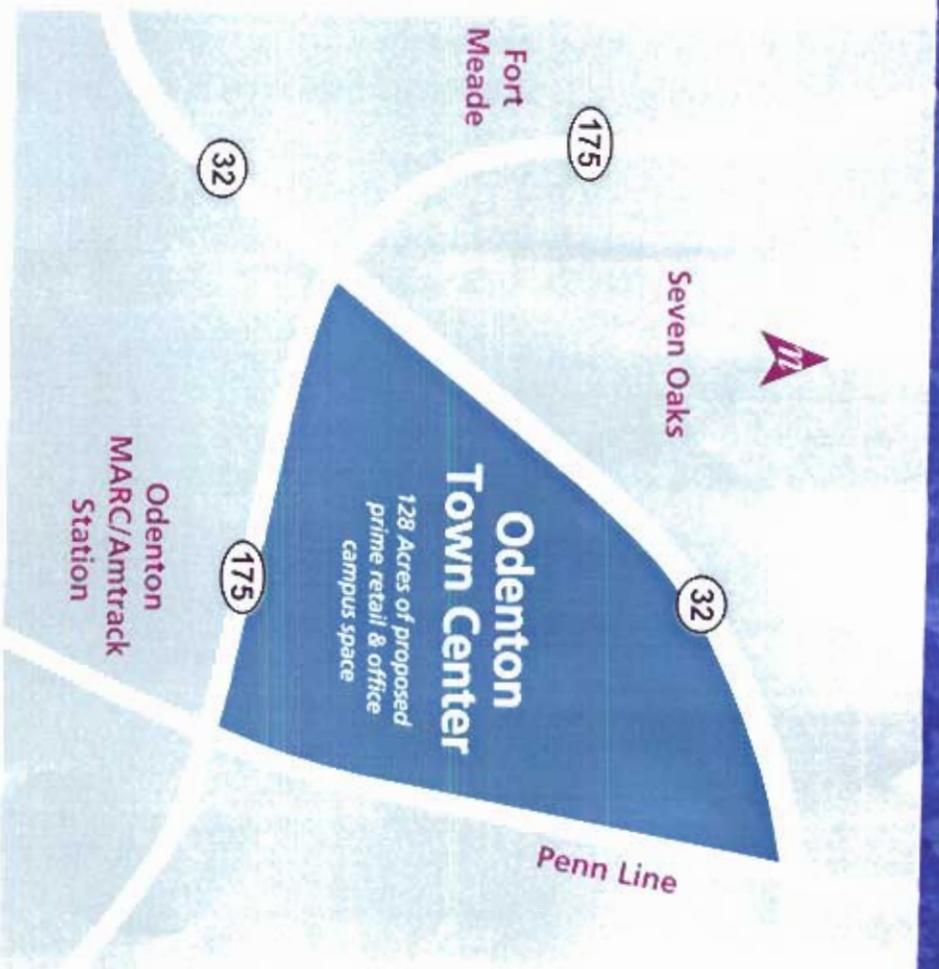


The combination of outstanding access coupled with a contemporary office complex

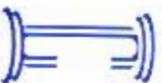
connected to a pedestrian-friendly retail facility provide Odenton Town Center with the ability to offer a unique mixed use environment to Baltimore/Washington, DC Metropolitan Area tenants.

Close Proximity To:

- Metro-rail (Odenton MARC/AMTRAK)
- National Security Administration (NSA)
- Baltimore Washington International Airport (BWI)
- Fort Meade Military Base
- TIPTON Air Field (Ft. Meade Air Field)
- Major Highways (easy access to all major highways in Maryland including I-95, I-295, Rt. 32, Rt. 175, Rt. 100, I-97, etc.)
- Arundel Mills Regional Shopping Center
- Potential Amenities (easy access to the Odenton Town Center restaurants, banks, cleaners, retail stores, etc.)
- Seven Oaks Planned Unit Development



Office Leasing by:



COMMERCIAL REAL ESTATE GROUP
CREAG
Commercial Real Estate

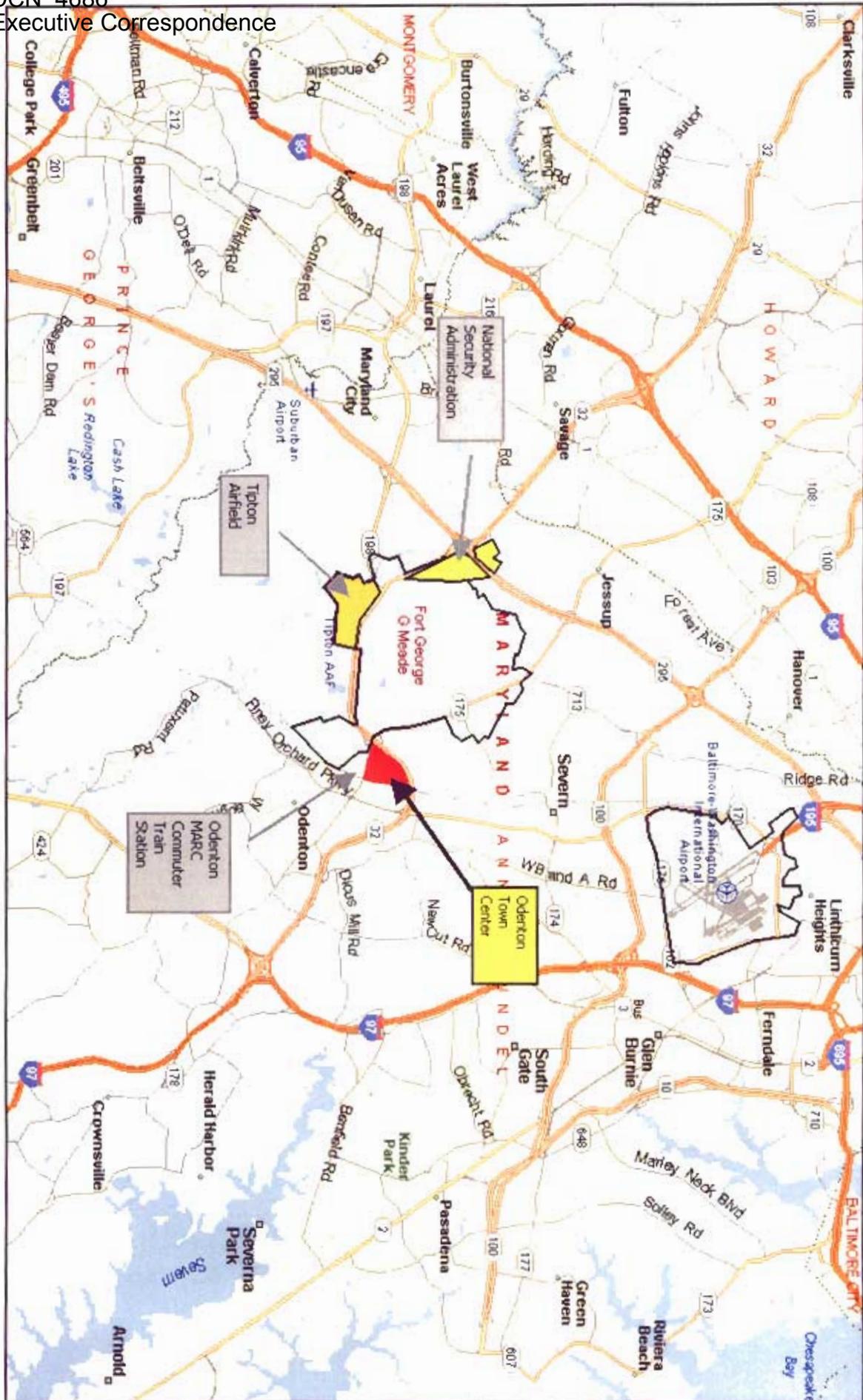
Contact: PETER R. MARCIN
202.204.3010

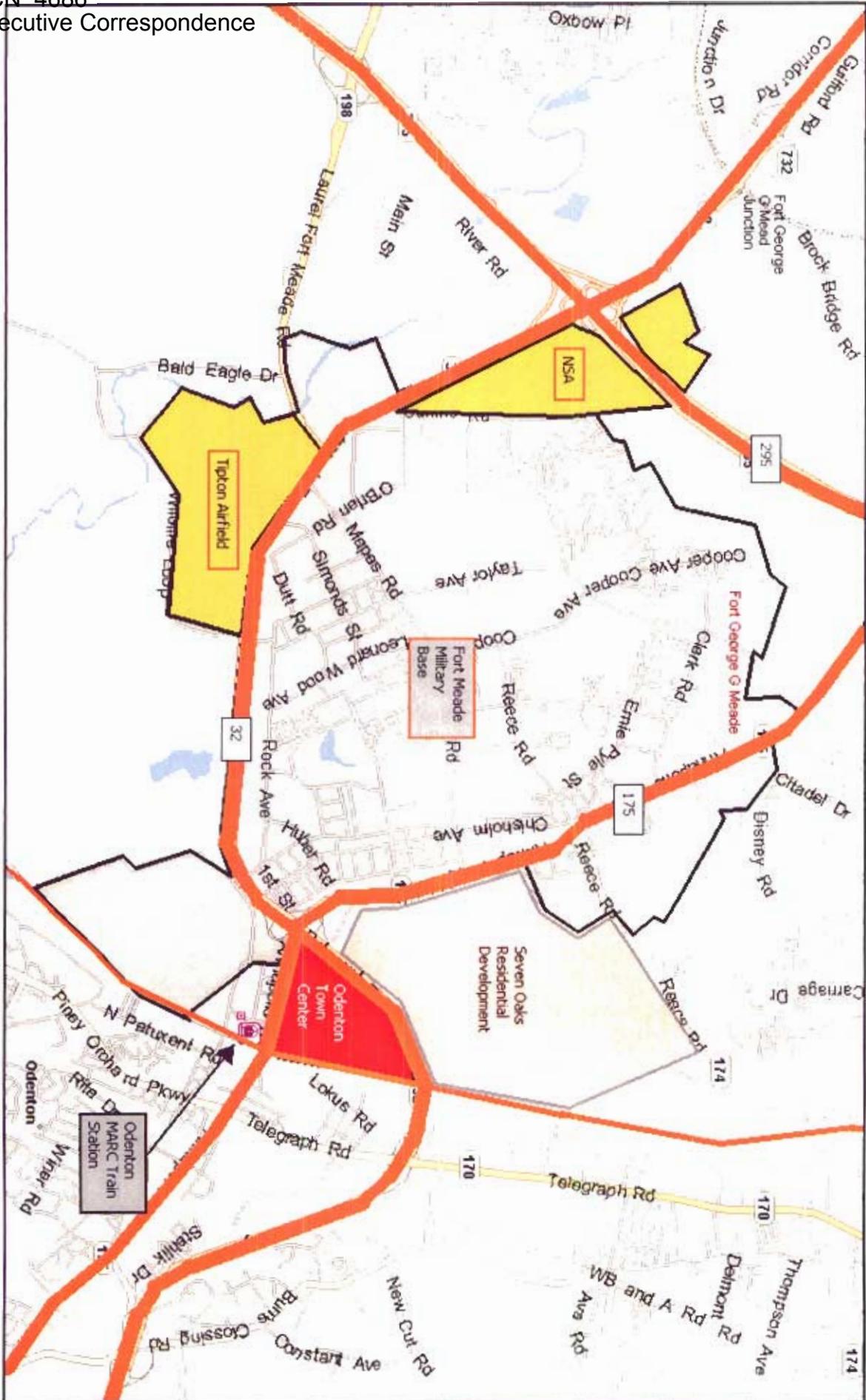
DCN 4686

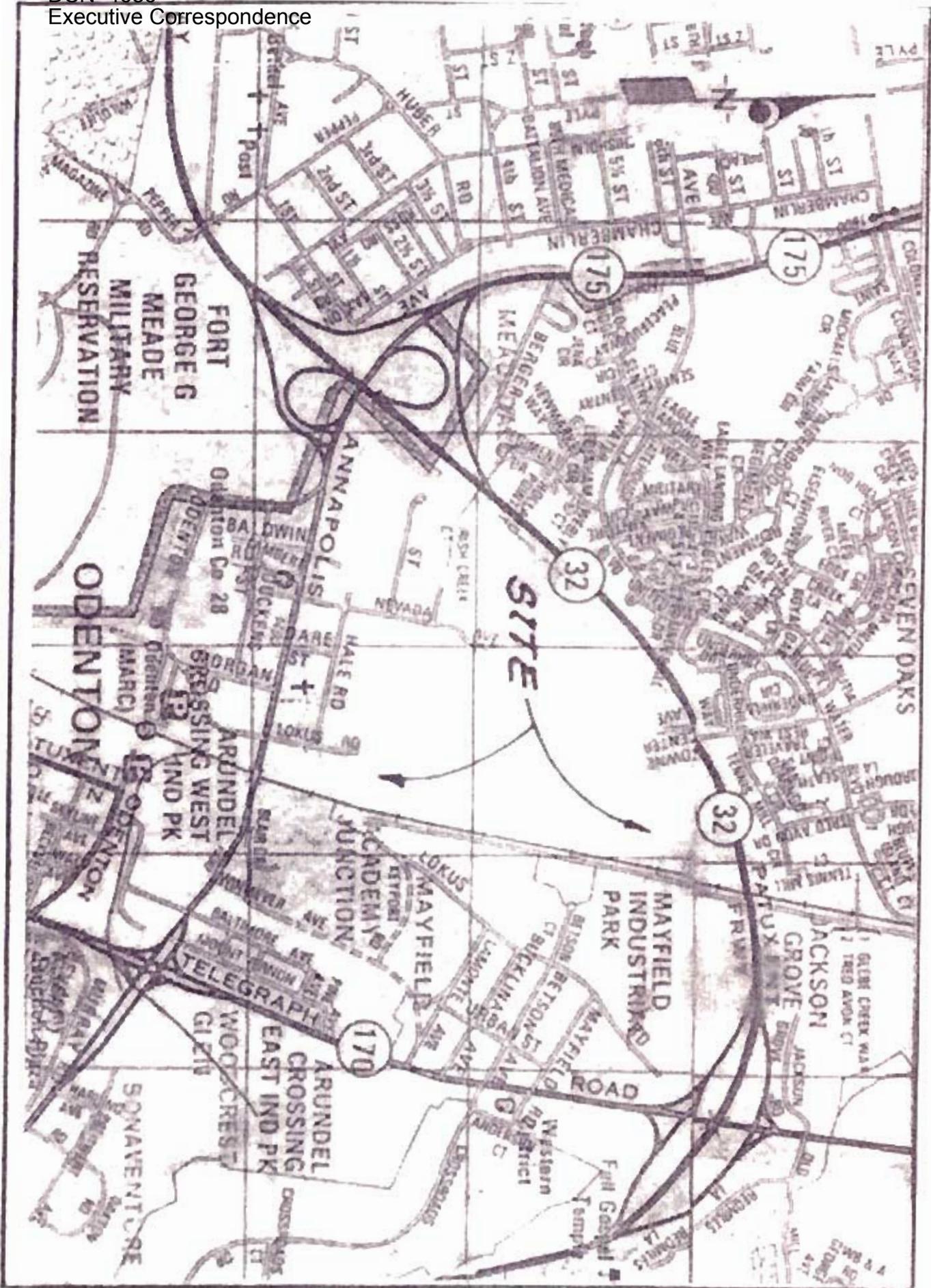
Executive Correspondence

THIS DEVELOPMENT IS OWNED & WILL BE DEVELOPED BY:

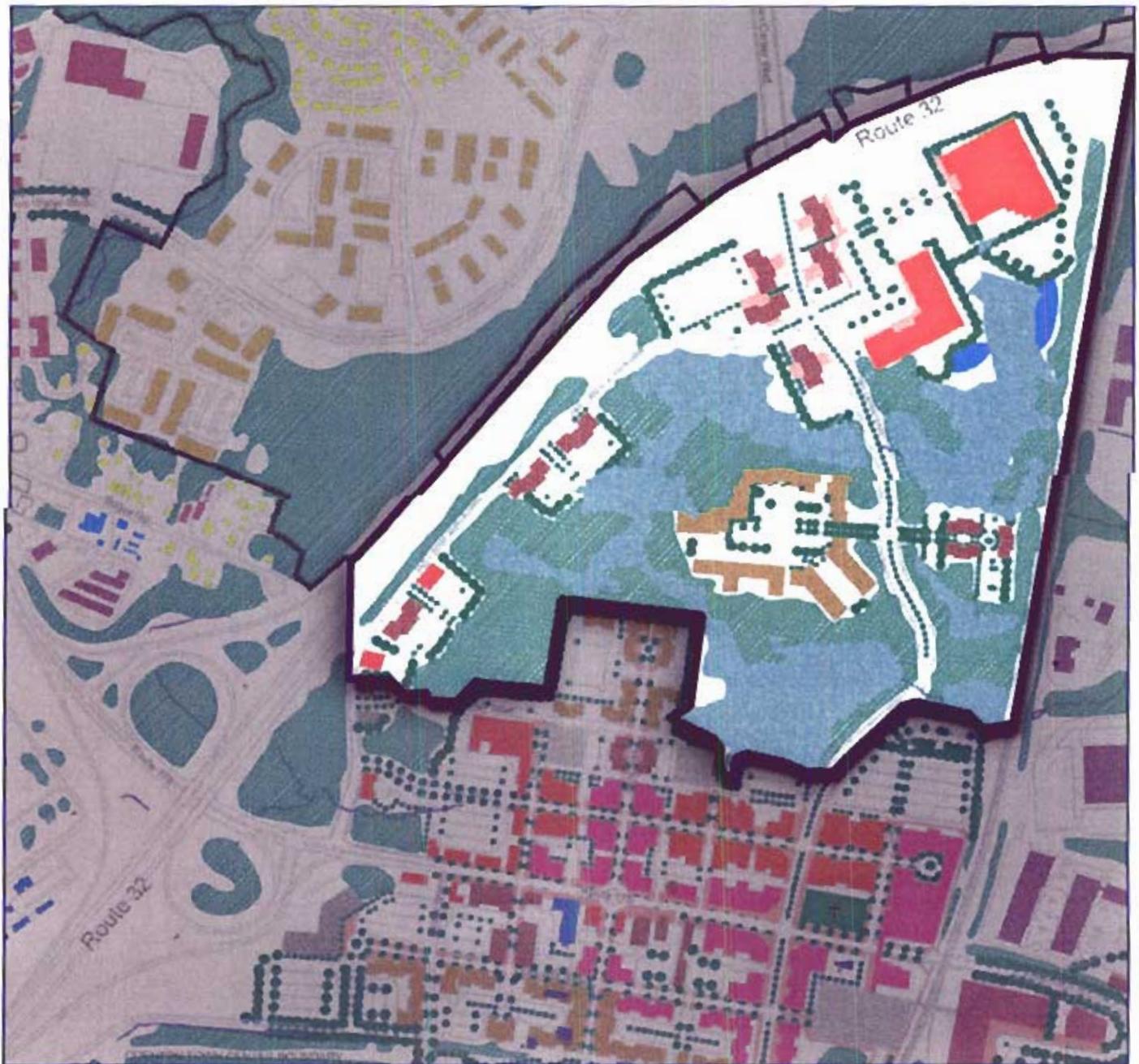
The Halle Companies











Odenton Growth Management Area Master Plan

DEVELOPMENT OWNED
& DEVELOPED BY:



BROKERED BY:



PLAN RENDERING BY:

