

310 SENTINEL WAY THE NATIONAL BUSINESS PARK

Annapolis Junction // Anne Arundel County // Maryland



135,406 RSF
Available in
190,000 SF
ATFP Building
Opposite
Fort Meade –
Ready for
Government
Use

310 SENTINEL WAY THE NATIONAL BUSINESS PARK



BUILDING FACTS:

- > 6-story above grade, fully sprinkled, Type IIA construction, 190,000 RSF Class A office building
- > Parking ratio of 4/1,000 SF (surface & garage)
- > Designed to support AFTP and structural criteria meeting the requirements of the 1 October 2013 UFC 4-010-01 Occupancy Category III and ISC FSL III Resist Progressive Collapse dated 27 January 2010
- > 9' ceiling height
- > Loading docks

BUILDING SYSTEMS:

- > State of the art energy management systems
- > Upgraded BGE electrical service
- > Fiber optics available
- > Can be connected to existing BAS control room – USG spec Automated Logic Controls
- > COPT works closely with USG team relative to Power, Space and Cooling initiative and is working to get metering services installed at base building to help facilitate this requirement
- > COPT Property Management has ability to manage work through Maximo CMMS

LEED INFORMATION:



- > LEED Gold Certified
- > COPT Property Management team is very knowledgeable about USG IAQ requirements as prescribed by OHES

SPECIALIZED SERVICES:

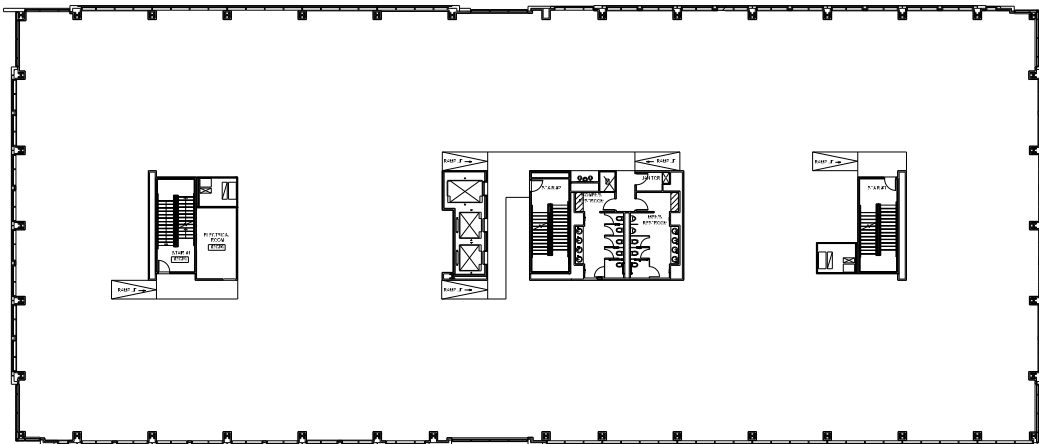
- > COPT's turn-key, credentialed (TS/SCI) Government Services team is dedicated to servicing the USG's special requirements in design, development, interior improvements, mission critical/ SCIF and data facilities; has dedicated Government Operations Coordinator and Project Engineer that works exclusively with ACOE's Project Managers
- > COPT's credentialed (TS/SCI), 50-person, dedicated Property Management team ensures operational efficiency and supports 24/7 emergency operations; hold monthly QC operational and financial meetings with USG & LI, bi-weekly meetings with USG security, and quarterly tenant informational meetings
- > Complimentary concierge services provided by COPT through Charm City
- > USG shuttle service operates between NBP and the main campus on Fort Meade

POTENTIAL FOR USG CONTROLLED FACILITY:

- > Part of 300-series campus, can go behind the fence
- > USG Visitor Control Center would ultimately service 310 Sentinel Way
- > Parking garage contains 964 spaces

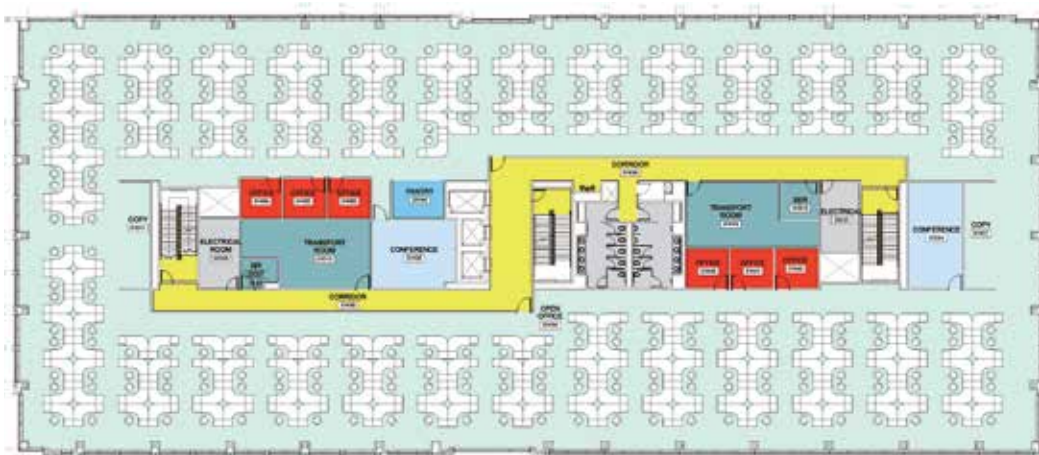
PARK AMENITIES:

- > Two hotels – Marriott Courtyard and TownePlace Suites
- > Fitness center and Day care center
- > Restaurants – Fiero Mexican Grill, Subway, Joe's Café (+ 5 minutes to 1.5MM SF Arundel Mills Mall)
- > Tower Federal Credit Union



Typical Floor
Approx. 31,000 SF

Floors Designed to Support
12" Raised Flooring



Typical Floor
Test Fit Plan

Seat Count: 247
Offices: 6
Conference: 2
Pantry: 1

 CIRCULATION	 OFFICE
 COMMS	 OPEN OFFICE
 CONFERENCE	 PANTRY
 CORE	

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CONTACTS:

William S. Barroll
Managing Senior Vice
President
Asset Management
+ Leasing
443.285.5705
bill.barroll@copt.com

Greg Prossner
Senior Vice President
Asset Management
+ Leasing
443.285.5710
greg.prossner@copt.com

Frank W. Ziegler, P.E.
Senior Vice President
New Business
+ Development
443.285.5680
frank.ziegler@copt.com

CORPORATE OFFICE PROPERTIES TRUST

6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046

www.copt.com // 443.285.5400 // NYSE: OFC

