



GROW BOLDLY WITH US

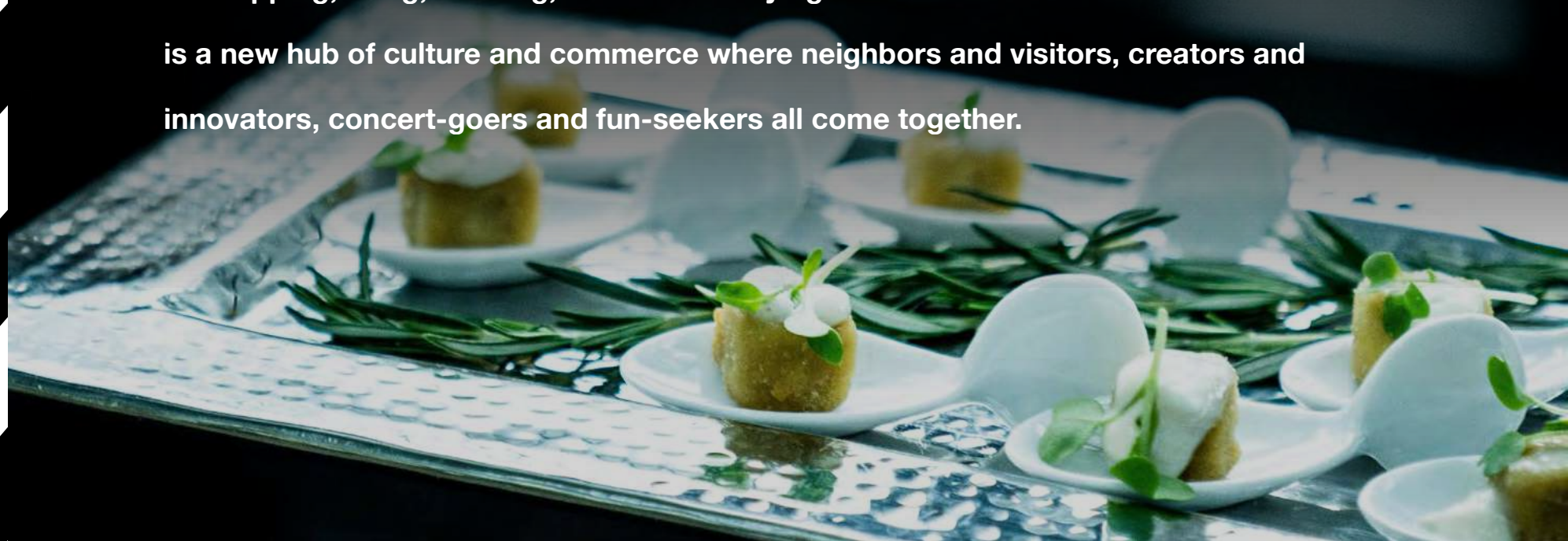
Merriweather
District

Calling all tastemakers

300K SQUARE FEET OF RETAIL OPPORTUNITY AWAITS IN MERRIWEATHER DISTRICT

Merriweather District in Downtown Columbia is a fast-growing destination with a bold new expression. We're changing the look and flavor of retail and creating an experience that transcends the storefront to a vibrant, walkable urban core.

Merriweather District is a place of connection and innovation, bringing unique ways of shopping, living, working, and an electrifying arts and music scene to life. This is a new hub of culture and commerce where neighbors and visitors, creators and innovators, concert-goers and fun-seekers all come together.



BUSBOYS AND POETS

THE CHARMERY

CURED AND 18TH & 21ST

DOK KHAO THAI EATERY

CLOVE AND CARDAMOM

F45

PETER CHANG

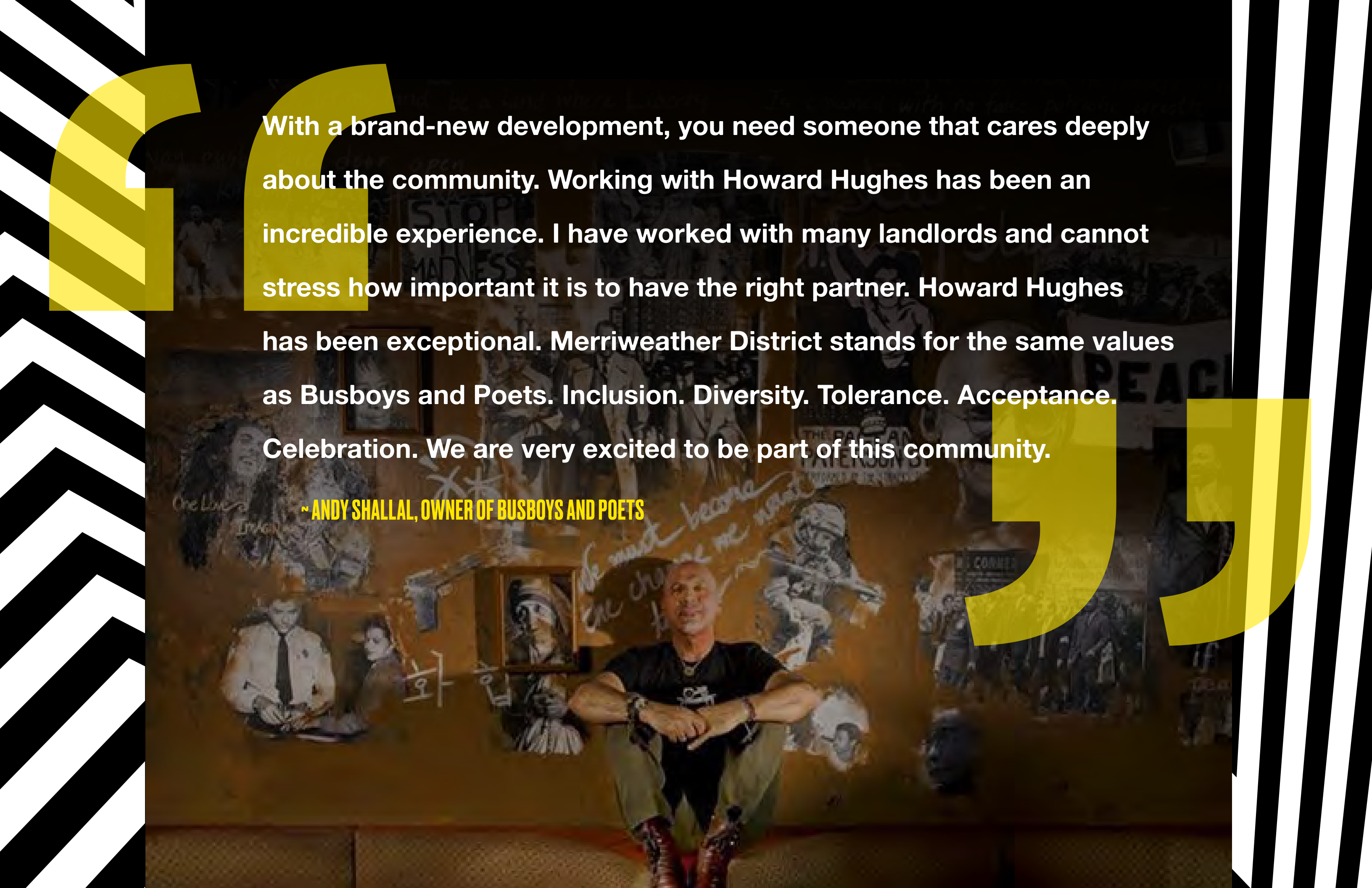
TOASTIQUE

MEDIUM RARE

BANDITOS

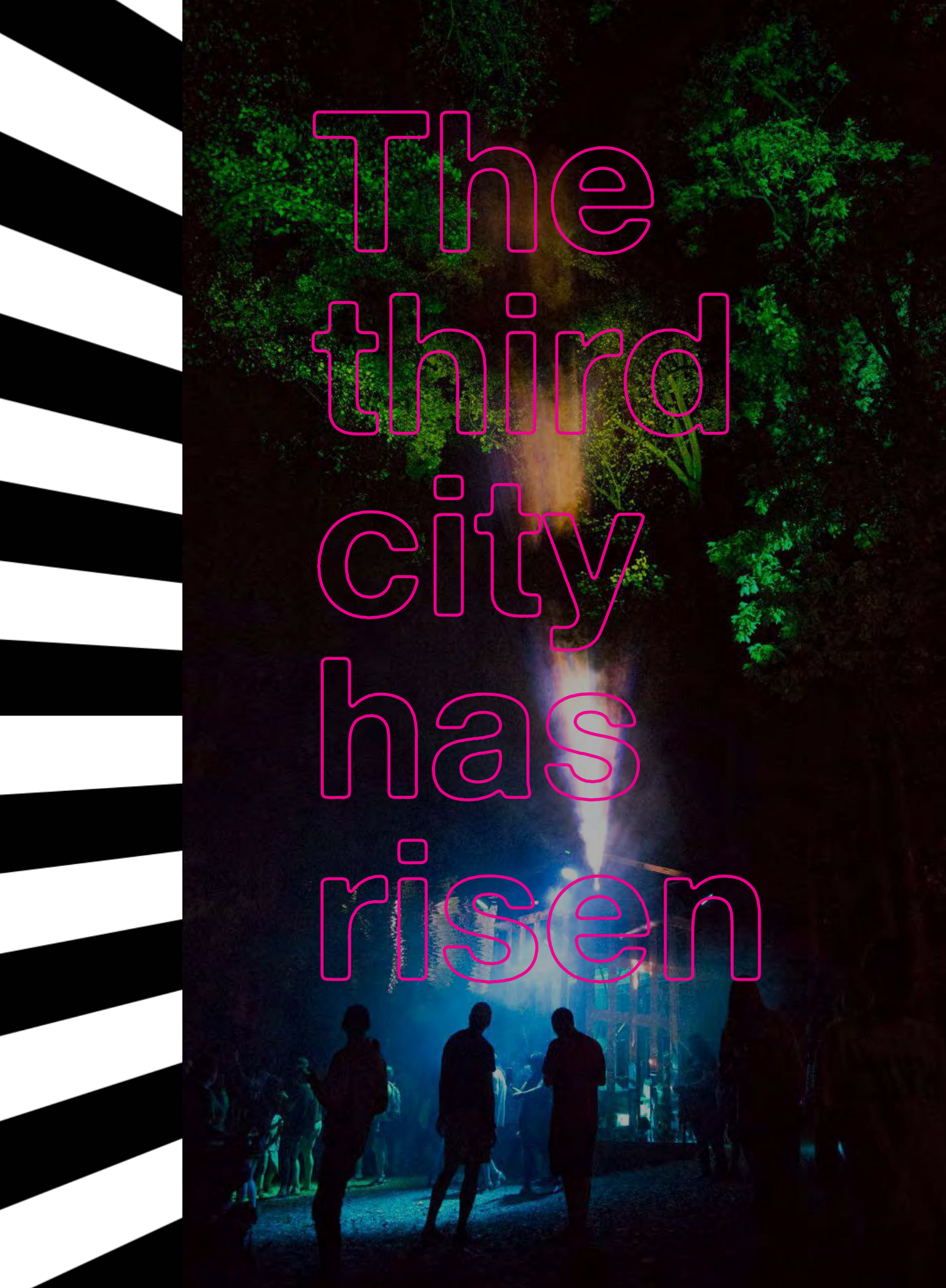
THE BLACKWALL BARN & LODGE

MIGHTY QUINN'S

A man with a shaved head, wearing a black t-shirt and green pants, sits on a wooden bench in a room. The walls are covered in graffiti, posters, and artwork. A large yellow graphic element, resembling a stylized 'S' or a bracket, is on the left side of the image. Another large yellow graphic element, resembling a stylized 'J' or a bracket, is on the right side. The background is dark and filled with various images and text, including a poster that says 'PEACE' and another that says 'THE BAY AREA PATRIOTISM'.

With a brand-new development, you need someone that cares deeply about the community. Working with Howard Hughes has been an incredible experience. I have worked with many landlords and cannot stress how important it is to have the right partner. Howard Hughes has been exceptional. Merriweather District stands for the same values as Busboys and Poets. Inclusion. Diversity. Tolerance. Acceptance. Celebration. We are very excited to be part of this community.

~ ANDY SHALLAL, OWNER OF BUSBOYS AND POETS

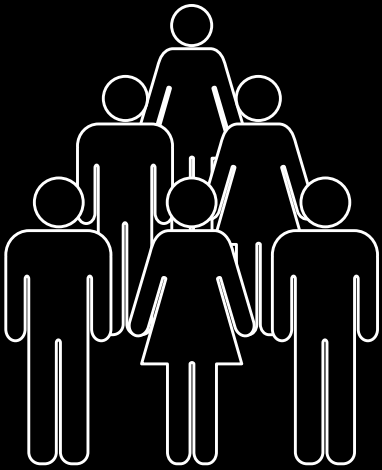


The third city has risen

Merriweather District is the 95-acre heart and soul of Downtown Columbia, the third city between Baltimore and Washington, DC. Surrounded by the iconic Merriweather Post Pavilion and Symphony Woods, Merriweather District is just a short stroll from the Lakefront District, Whole Foods Market, The Mall in Columbia and a host of urban amenities.

- **Located next to Corporate Row (1MSF) in the Central District**
- **Proximate to 800 new apartments – The Metropolitan, TEN.M and m.flats**
- **The District is home to two all-new luxury apartment buildings, Juniper and Marlow, providing 800 all-new homes**
- **Adjacent to a pair of new construction class A office buildings: One Merriweather (220,000 SF) and Two Merriweather (130,000 SF) and 6100 Merriweather (320,000 SF)**
- **Excellent vehicular access to Broken Land Parkway, US-29, and Little Patuxent Parkway**
- **Less than 10 miles to Baltimore Beltway (I-695), and less than 15 miles to DC Beltway (I-495)**
- **Minutes to BWI Thurgood Marshall International Airport**

STANDOUT STATS



DENSE POPULATION OF
202,224

STRONG DAYTIME POPULATION OF
197,386

AVERAGE HH INCOME
\$157,504



65.5%
EARNED FOUR-YEAR
COLLEGE DEGREE

HOWARD COUNTY
2ND
HIGHEST
MEDIAN HOUSEHOLD
INCOME OF ANY
COUNTY IN THE U.S.

(5-mile radius)



The new regional hub of culture & commerce

Merriweather District has awakened as the cutting-edge, amenity-rich metropolitan area of Downtown Columbia. It's the best of both worlds: an urban environment interspersed with over 60 acres of open natural space connected by an extensive network of paths and walkways. This multi-phased mixed-use project is the centerpiece of Downtown Columbia's 30-year plan which includes **14 million** sf of new construction over the coming decades - **1.25 million** sf of street retail, **4.3 million** sf of office, **6,250** new residential units, **640** hotel rooms, and **100,000** sf of civic space.

- Walkable retail promenades intermingled with high-end residential construction and Class A office
- All phases positioned around Color Burst Park, an open central plaza that will be programmed year-round, including the region's only outdoor ice skating rink in the winter
- Anchored by Merriweather Post Pavilion, consistently ranked as one of the best outdoor amphitheaters in the country with 350,000+ visitors annually. The Pavilion underwent a \$55 million renovation and will dazzle concert goers for years to come.



PHASE 1

DELIVERED 2020

- Three buildings totaling **800,000** sf and nearly **1,500** parking spaces
 - **92,000** sf of street front retail
 - **320,000** sf of Class A office
 - **380** residential units
 - **Two-level** Busboys and Poets restaurant
 - **1-acre** Color Burst park and streetscape

PHASE 2

FALL 2022 DELIVERY

- **32,000** sf of street front retail
- **470** residential units
- Delivered Dok Khao Thai Eatery, The Charmery, Clove & Cardomom, Peter Chang, Medium Rare, Banditos, YogaSix, and more

PHASE 3

SUMMER 2025 DELIVERY

- Two Class A office buildings totaling **800,000** sf and more than **2,000** additional structured parking spaces
 - **250** residential units
 - **45,000** sf of street front retail
 - **100,000** sf state-of-the art Howard County Library branch

Yawn at the timid

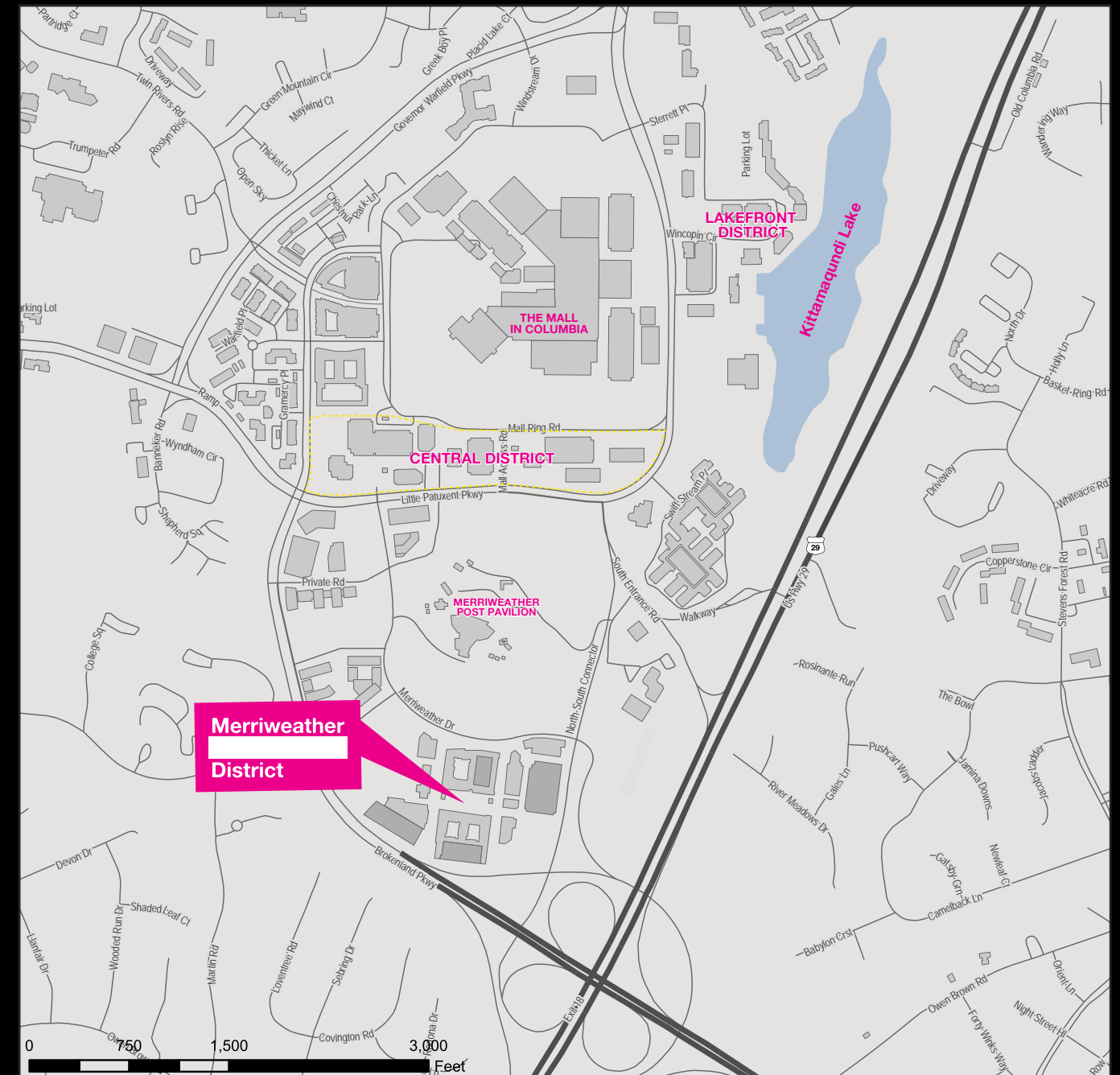
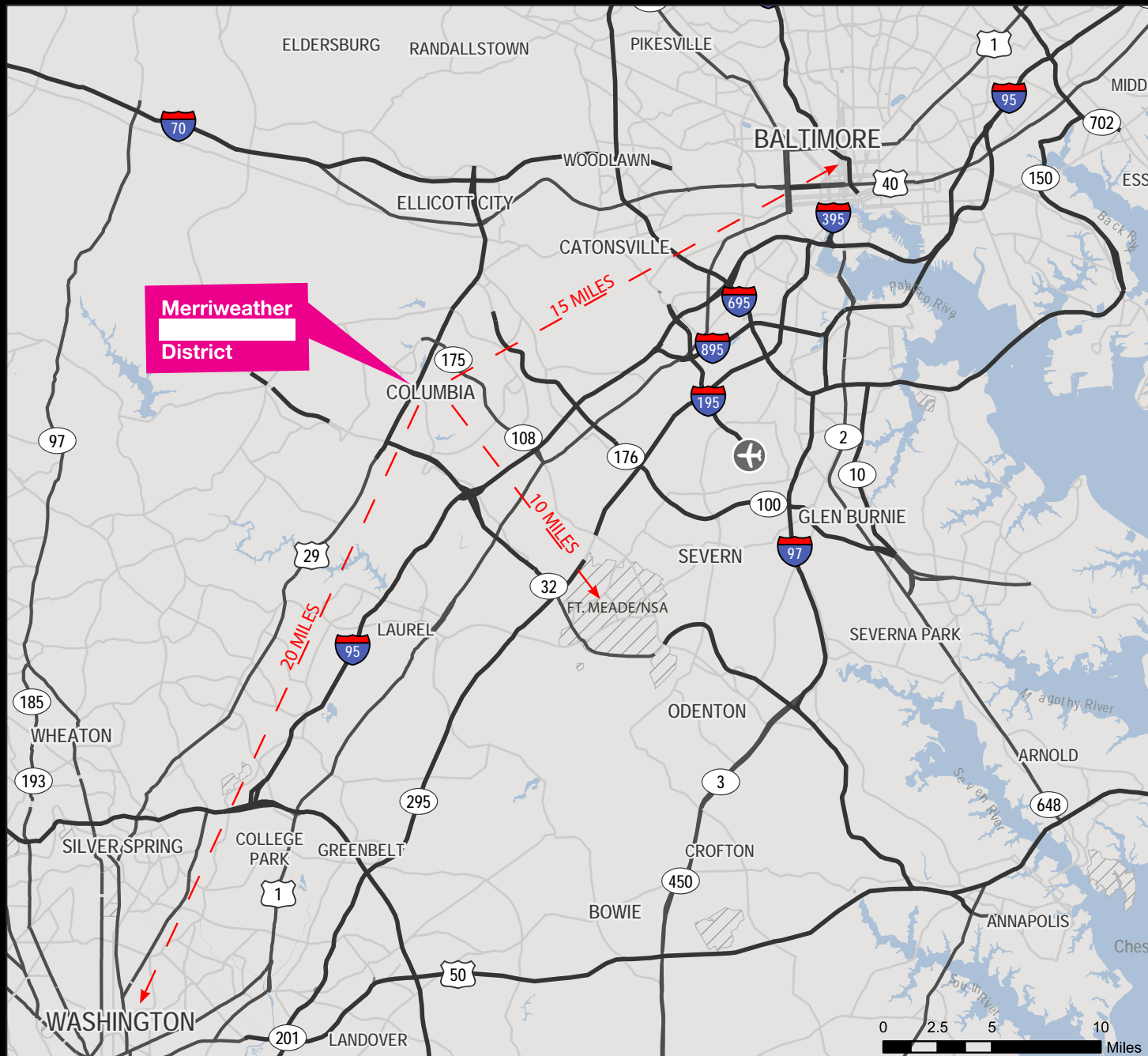
Columbia founder James Rouse once said, “People will rise to the dramatically good. They will yawn at the timid, the unconvincing.” Today, those words serve as inspiration as we create a place where minds are open, creativity is unleashed and new ideas take shape. To accelerate business. To promote progress. To build a better tomorrow.



In Merriweather District, you'll be in good company with elevated retailers, major corporations and all-new luxe residences that share this vision. This is a fresh, inspiring, walkable, mixed-use environment with shops, restaurants, offices, restructured parking and parkland and much more. **A true city in a garden to enjoy right now.**

The ideal location

The ideal location

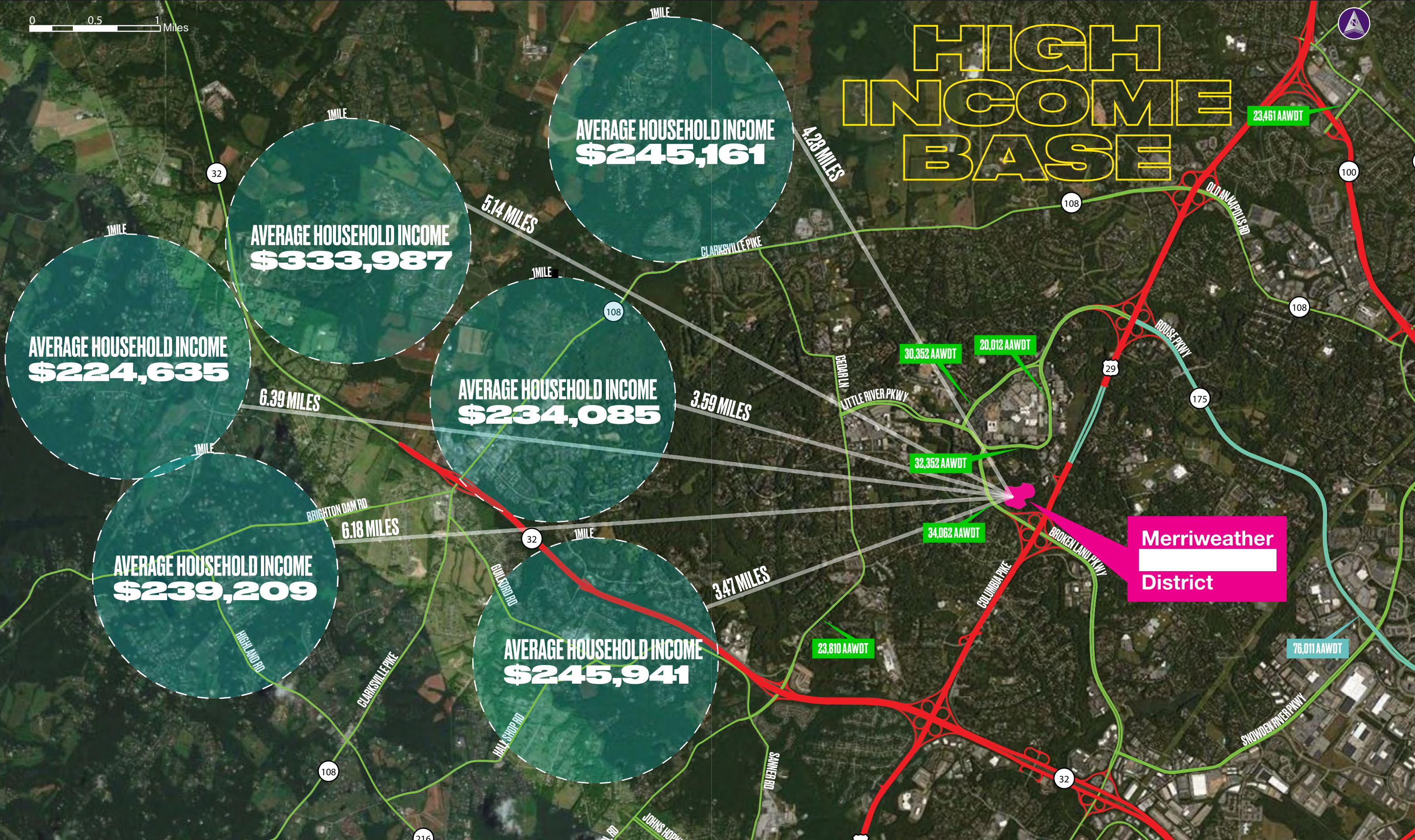


The ideal location

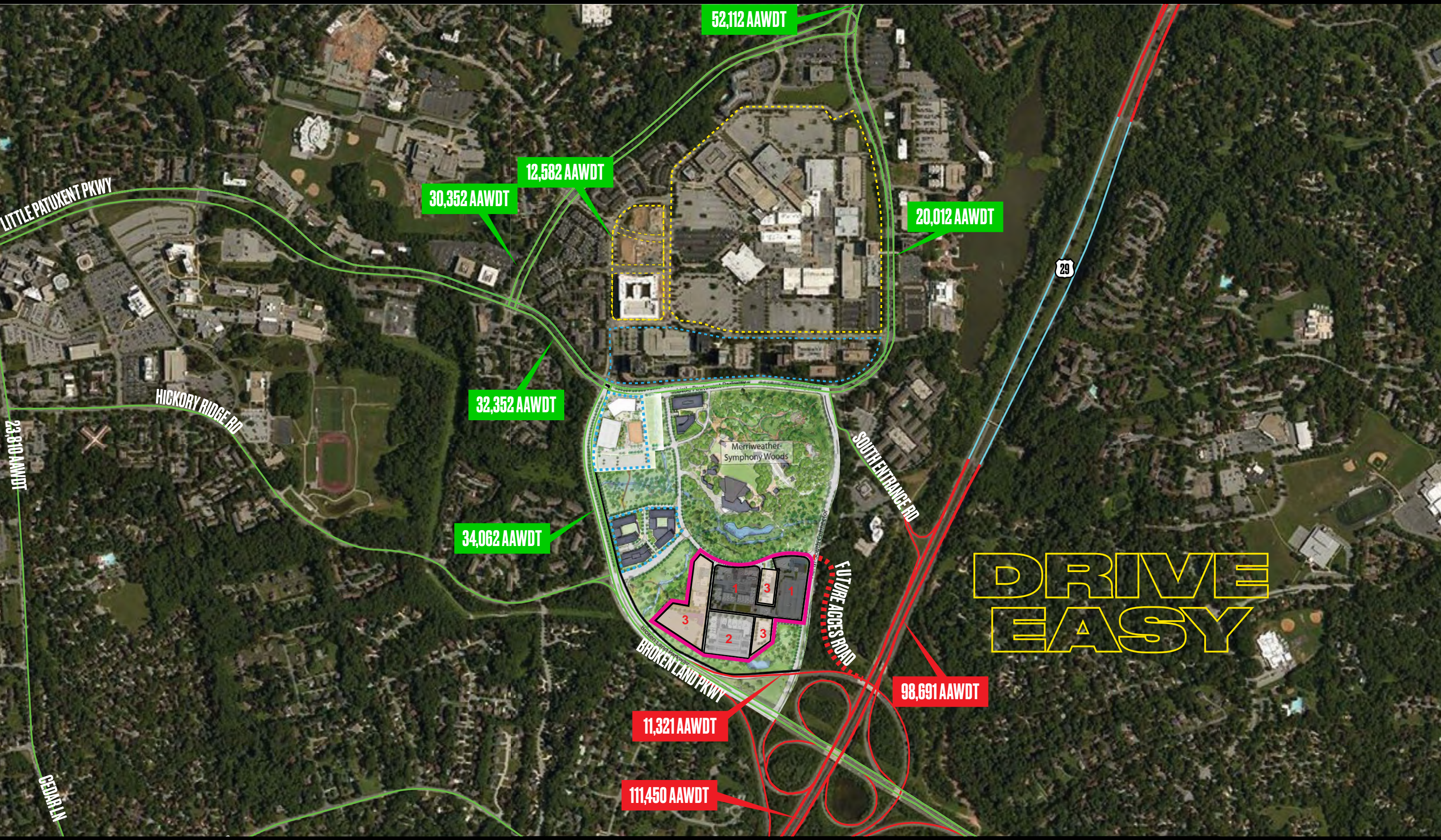
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HIGH INCOME BASE



Merriweather District



52,112 AAWDT

12,582 AAWDT

30,352 AAWDT

20,012 AAWDT

32,352 AAWDT

34,062 AAWDT

DRIVE EASY

98,691 AAWDT

11,321 AAWDT

111,450 AAWDT

LITTLE PATUXENT PKWY

HICKORY RIDGE RD

23,810 AAWDT

CHANDLER LN

BROKEN LAND PKWY

FUTURE ACRES ROAD

SOUTH ENTRANCE RD

29

Merriweather Symphony Woods

1 3 1
3 2 3

ILLUSTRATIVE MERCHANDISING PLAN

LEGEND

- AVAILABLE
- AT LEASE
- LOI
- LEASED
- OPEN



ILLUSTRATIVE MERCHANDISING PLAN

LEGEND

- AVAILABLE
- AT LEASE
- LOI
- LEASED
- OPEN



BROKEN LAND PARKWAY
41,500 AAWDT



CLOSE TO WORK. CLOSE TO HOME. CLOSE TO PERFECT.



OFFICE
OVER
RETAIL

PUBLIC
PARKING

OFFICE
OVER
RETAIL

250 KEY
HOTEL

RETAIL

RESIDENTIAL
OVER
RETAIL

RESIDENTIAL
OVER
RETAIL

OFFICE
OVER
RETAIL

RESIDENTIAL
WITH DOWNTOWN
LIBRARY OVER
RETAIL

PUBLIC
PARKING

MERRIWEATHER
POST
PAVILION

OFFICE
1MW
2MW

BALTIMORE

WASHINGTON DC

29

JUNIPER 380 RESIDENTIAL UNITS OVER RETAIL



SOUTH VIEW FROM MERRIWEATHER DRIVE





COLOR BURST PARK

DOKU-KEIAO

Merrweather District

COLOR BURST PARK



MARLOW 470 RESIDENTIAL UNITS OVER RETAIL



6100 MERRIWEATHER



MERRIWEATHER DISTRICT FROM SYMPHONY WOODS DRIVE



	1 MILES	3 MILES	5 MILES		1 MILES	3 MILES	5 MILES		1 MILES	3 MILES	5 MILES		1 MILES	3 MILES	5 MILES
POPULATION SUMMARY				2021 POPULATION 15+ BY MARITAL STATUS				2021 HOUSEHOLDS BY INCOME				2021 EMPLOYED POPULATION 16+ BY OCCUPATION			
2000 Total Population	10,749	82,882	154,615	Total	12,176	73,963	156,072	<\$15,000	5.6%	5.9%	4.6%	Total	8,219	48,674	103,484
2010 Total Population	12,204	85,455	171,879	Never Married	38.9%	35.0%	32.0%	\$15,000 - \$24,999	6.6%	5.4%	4.4%	White Collar	78.2%	79.6%	81.6%
2021 Total Population	14,566	89,671	191,985	Married	44.9%	50.1%	55.1%	\$25,000 - \$34,999	4.8%	4.0%	3.4%	Management/Business/Financial	23.3%	23.2%	24.8%
2021 Group Quarters	23	381	595	Widowed	5.9%	5.3%	4.5%	\$35,000 - \$49,999	7.1%	6.0%	5.0%	Professional	38.5%	42.5%	42.7%
2026 Total Population	15,698	92,755	202,224	Separated or Divorced	10.2%	9.6%	8.4 %	\$50,000 - \$74,999	13.2%	11.9%	10.5%	Sales	7.1%	6.1%	6.4%
2021-2026 Annual Rate	1.51%	0.68%	1.04%	2021 POPULATION 25+ BY EDUCATIONAL ATTAINMENT				\$75,000 - \$99,999	15.5%	14.0%	12.4%	Administrative Support	9.3%	7.8%	7.7%
2021 Total Daytime Population	16,257	99,850	197,368	Total	10,623	63,892	133,574	\$100,000 - \$149,999	19.9%	22.2%	22.2%	Services	12.1%	10.8%	9.3%
Workers	9,924	58,931	109,239	Less than 9th Grade	2.2%	2.9%	2.3%	\$150,000 - \$199,999	10.9%	12.5%	13.8%	Blue Collar	9.7%	9.6%	9.1%
Residents	6,333	40,919	88,129	9th - 12th Grade, No Diploma	1.3%	1.9%	1.9%	\$200,000+	16.6%	18.1%	23.7%	Farming/Forestry/Fishing	0.0%	0.0%	0.1%
2021 POPULATION BY AGE				High School Graduate	9.6%	10.9%	10.5%	Average Household Income	\$130,154	\$136,675	\$157,407	Construction/Extraction	1.5%	1.9%	1.7%
Population Age 0 - 4	5.4%	5.4%	5.5%	GED/Alternative Credential	1.8%	1.6%	1.4%	Household Income Base	6,425	36,822	72,013	Installation/Maintenance/Repair	1.4%	1.7%	1.8%
Population Age 5 - 9	5.5%	5.8%	6.2%	Some College, No Degree	13.7%	14.0%	12.8%	2021 OWNER OCCUPIED HOUSING UNITS BY VALUE				Production	0.7%	1.3%	1.6%
Population Age 10 - 14	5.6%	6.3%	7.0%	Associate Degree	5.3%	5.6%	5.5%	Total	2,787	23,707	52,183	Transportation/Material Moving	6.0%	4.7%	4.0%
Population Age 15 - 24	10.7%	11.2%	11.7%	Bachelor's Degree	35.3%	31.9%	31.6%	<\$50,000	1.3%	1.0%	1.4%	2021 CONSUMER SPENDING			
Population Age 25 - 34	15.4%	13.2%	12.6%	Graduate/Professional Degree	30.8%	31.2%	33.9%	\$50,000 - \$99,999	0.4%	0.4%	0.3%	Apparel & Services: Total \$	\$19,306,619	\$113,558,842	\$253,300,655
Population Age 35 - 44	15.9%	15.3%	14.3%	HOUSEHOLD SUMMARY				\$100,000 - \$149,999	0.4%	0.6%	0.6%	Average Spent	\$3,004.92	\$3,083.99	\$3,517.43
Population Age 45 - 54	12.4%	12.7%	14.0%	2000 Households	4,373	32,675	57,270	\$150,000 - \$199,999	3.2%	2.6%	1.7%	Education: Total \$	\$17,090,174	\$105,433,648	\$236,318,123
Population Age 55 - 64	12.9%	13.0%	13.8%	2000 Average Household Size	2.43	2.49	2.67	\$200,000 - \$249,999	5.8%	6.3%	4.4%	Average Spent	\$2,659.95	\$2,863.33	\$3,281.60
Population Age 65 - 74	9.7%	10.2%	9.3%	2010 Households	5,184	34,779	64,713	\$250,000 - \$299,999	13.6%	10.2%	7.7%	Entertainment/Recreation: Total \$	\$27,966,015	\$168,473,843	\$379,403,667
Population Age 75 - 84	4.8%	5.1%	4.2%	2010 Average Household Size	2.35	2.44	2.64	\$300,000 - \$399,999	31.5%	30.0%	24.4%	Average Spent	\$4,352.69	\$4,575.36	\$5,268.54
Population Age 85 +	1.9%	1.7%	1.3%	2021 Households	6,425	36,822	72,013	\$400,000 - \$499,999	25.8%	23.2%	20.0%	Food at Home: Total \$	\$47,357,668	\$282,030,185	\$625,292,782
Population Age 18 +	80.3%	78.8%	77.1%	2021 Average Household Size	2.26	2.42	2.66	\$500,000 - \$749,999	16.7%	21.2%	30.7%	Average Spent	\$7,370.84	\$7,659.28	\$8,683.05
Total	14,567	89,671	191,985	2026 Households	6,985	38,184	75,770	\$750,000 - \$999,999	1.2%	3.9%	6.9%	Food Away from Home: Total \$	\$34,603,349	\$203,578,084	\$453,673,079
2021 POPULATION BY SEX				2026 Average Household Size	2.24	2.42	2.66	\$1,000,000 +	0.1%	0.4%	1.1%	Average Spent	\$5,385.74	\$5,528.71	\$6,299.88
Male Population	6,997	43,183	93,414	2021-2026 Annual Rate	1.69%	0.73%	1.02%	Average Home Value	\$400,224	\$435,493	\$492,782	Health Care: Total \$	\$50,282,722	\$306,307,909	\$689,942,488
Female Population	7,569	46,489	98,571	2010 Families	3,093	22,483	45,578	2021 EMPLOYED POPULATION 16+ BY INDUSTRY				Average Spent	\$7,826.10	\$8,318.61	\$9,580.80
2021 POPULATION BY RACE/ETHNICITY				2010 Average Family Size	3.01	3.03	3.17	Total	8,219	48,674	103,485	HH Furnishings & Equipment: Total \$	\$19,706,417	\$119,137,418	\$270,127,511
White Alone	43.0%	46.6%	49.2%	2021 Families	3,560	23,062	49,860	Agriculture/Mining	0.0%	0.1%	0.1%	Average Spent	\$3,067.15	\$3,235.50	\$3,751.09
Black Alone	33.1%	29.8%	23.3%	2021 Average Family Size	3.01	3.06	3.21	Construction	4.6%	4.1%	4.1%	Personal Care Products & Services: Total \$	\$8,032,533	\$47,844,677	\$106,977,203
American Indian Alone	0.7%	0.4%	0.3%	2026 Families	3,793	23,664	52,174	Manufacturing	3.5%	3.5%	4.4%	Average Spent	\$1,250.20	\$1,299.35	\$1,485.53
Asian Alone	13.0%	13.6%	19.4%	2024 Average Family Size	3.01	3.07	3.23	Wholesale Trade	2.0%	0.9%	1.5%	Shelter: Total \$	\$189,334,316	\$1,128,642,506	\$2,500,734,997
Pacific Islander Alone	0.2%	0.1%	0.1%	2019-2024 Annual Rate	1.28%	0.52%	0.91%	Retail Trade	7.0%	7.1%	6.8%	Average Spent	\$29,468.38	\$30,651.31	\$34,726.16
Some Other Race Alone	4.7%	3.9%	2.8%	HOUSING UNIT SUMMARY				Transportation/Utilities	3.9%	3.7%	3.5%	Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,826,822	\$120,570,895	\$278,332,158
Two or More Races	5.4%	5.5%	5.0%	2021 Housing Units	6,747	38,689	75,033	Information	1.6%	1.9%	1.9%	Average Spent	\$3,085.89	\$3,274.43	\$3,865.03
Hispanic Origin	12.2%	11.1%	8.6%	Owner Occupied Housing Units	41.3%	61.3%	69.5%	Finance/Insurance/Real Estate	6.7%	6.7%	6.7%	Travel: Total \$	\$23,295,585	\$142,320,238	\$323,700,574
Diversity Index	75.6	73.9	71.9	Renter Occupied Housing Units	53.9%	33.9%	26.4%	Services	58.2%	59.1%	57.4%	Average Spent	\$3,625.77	\$3,865.09	\$4,495.03
Total	14,566	89,672	191,984	Vacant Housing Units	4.8%	4.8%	4.0%	Public Administration	12.5%	12.8%	13.5%	Vehicle Maintenance & Repairs: Total \$	\$9,086,343	\$54,595,277	\$122,750,713
2021 and 2026 Esri Forecasts. Converted Census 2000 data into 2010 geography												Average Spent			
												\$1,414.22			
												\$1,482.68			
												\$1,704.56			

Ok, tastemakers let's do this

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Merriweather

District

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