

6300
Merriweather

Why work from
home when you
can work **here?**





Finely Tuned.

6300 MERRIWEATHER is coming to Merriweather District in Downtown Columbia. Designed by world-renowned architect, KPF, and developed by master-developer, The Howard Hughes Corporation, 6300 MERRIWEATHER blends international design into 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.

QUICK FACTS

Delivering: 2025

Sustainability Goal: LEED Platinum

Height: 250 feet

Stories: 16

Total RBA: 271,300 SF

Office Floors: 14

Office RBA: 243,200 SF

Average Floor Plate: 22,810 SF

With amenities like these, you'll never want to leave.

6300 MERRIWEATHER features Class-A building amenities that your employees will never want to leave, including a 2-story lobby with a wine bar, a rooftop terrace overlooking vast greenery, and 2-story sky terraces on select floors, providing employees access to engaging indoor and outdoor spaces designed to foster collaboration.



Hospitality Style Lobby with Coffee and Wine Bar





Private Sky Terraces on Select Floors



Coworking Lounge

Work. Live. Thrive.

Merriweather District is more than a destination for work. With 20+ unique retailers, over 800 luxury apartments planned to be completed by the end of 2022, and Merriweather Post Pavilion in their backyard, your employees won't have to leave the energy of the district.





FUTURE RETAIL

OFFICE LOBBY

AZLON

FUTURE RETAIL

MEDIUM RARE

PARKING GARAGE

Charmery

AMANDA GALLAGHER DENTRODONTICS

Peter Chang

YOGASIX

FUTURE RETAIL

BUSBOYS AND POTTS

MANGO TREE RD.

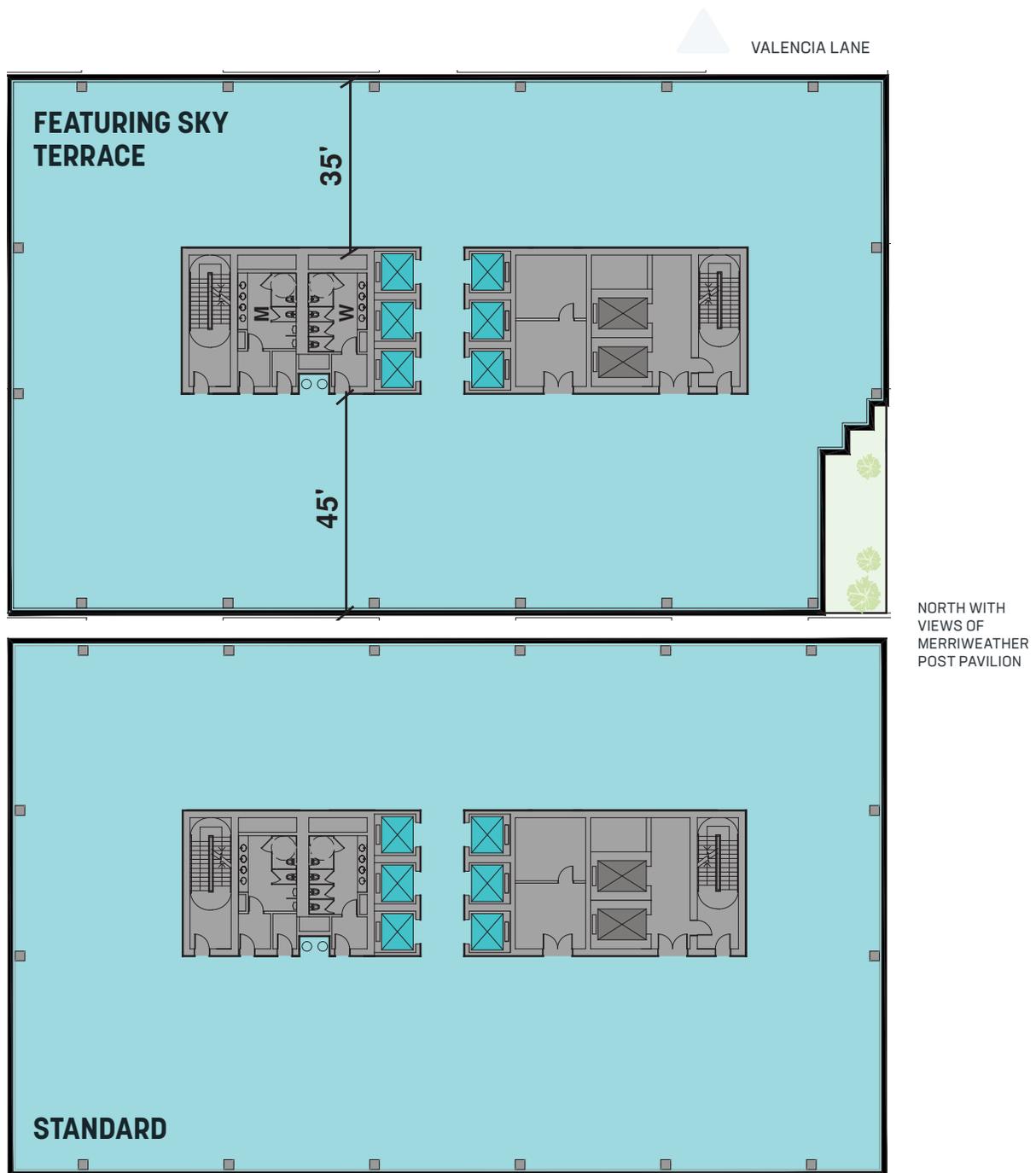
FUTURE HOTEL

GYU SHIGE

PARKING

Your office, your way.

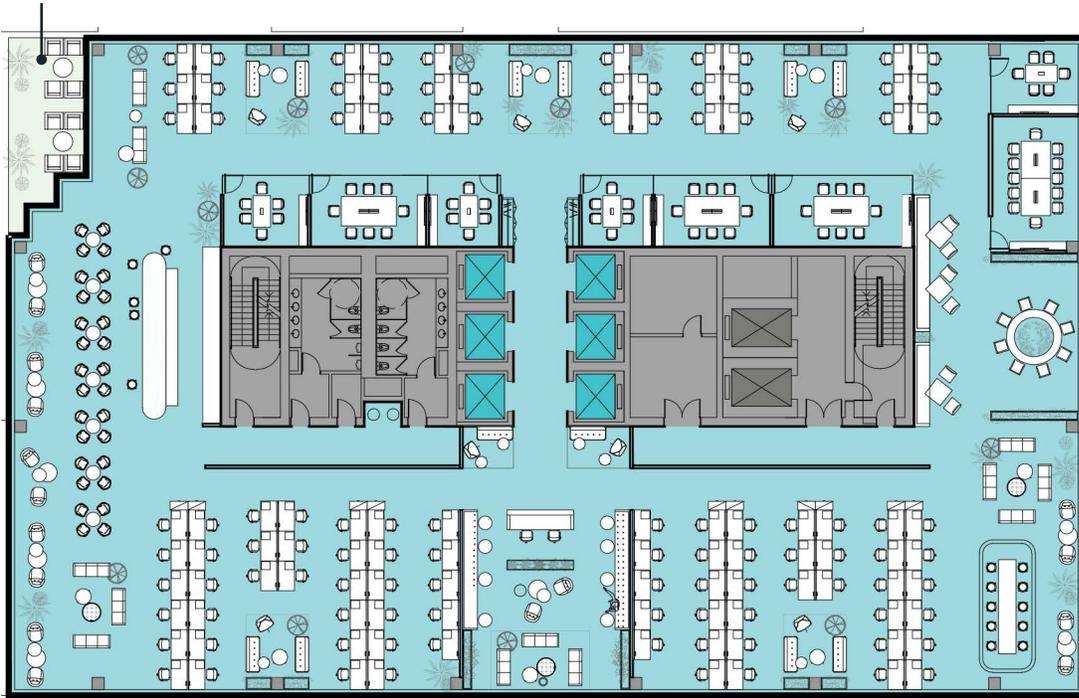
SAMPLE FLOOR PLATE / 22,810 RSF



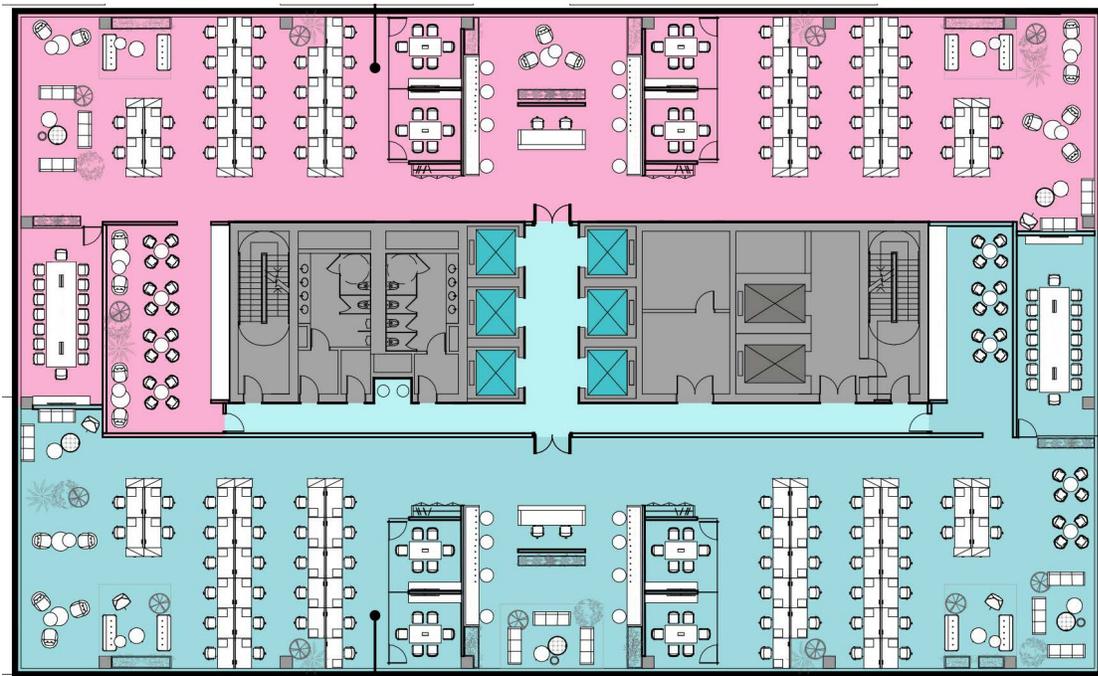
VALENCIA LANE

Private Terrace on
Select Floors

SINGLE TENANT TEST FIT



NORTH WITH
VIEWS OF
MERRIWEATHER
POST PAVILION

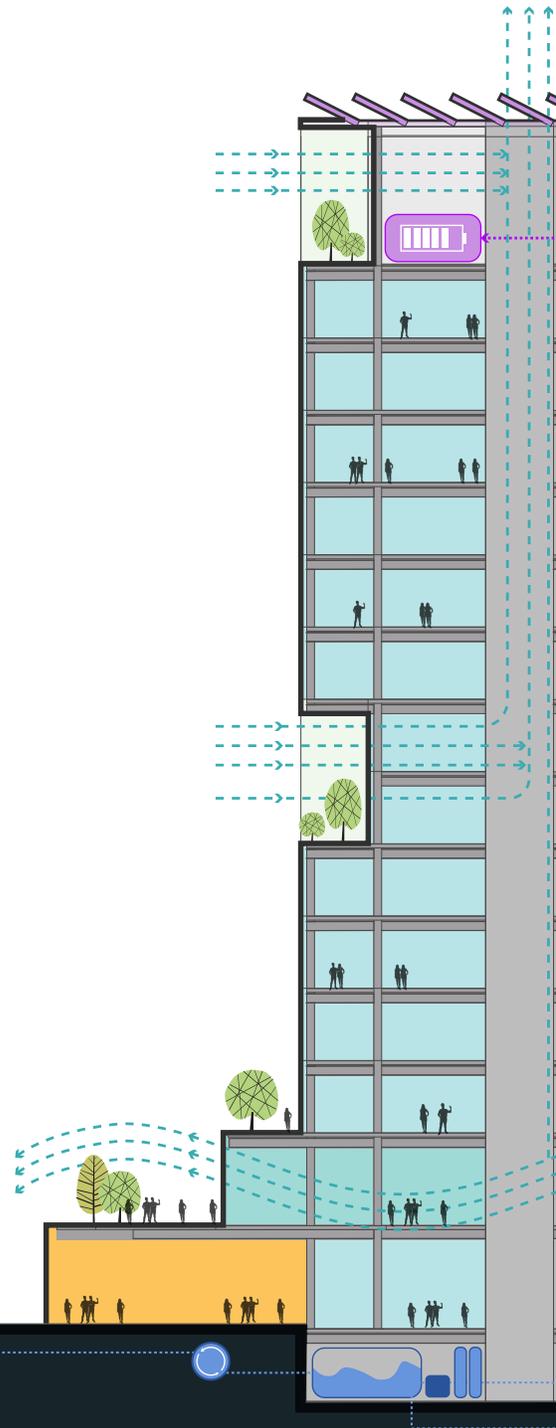


MULTI-TENANT TEST FIT

Sustainable from the ground up.

6300 MERRIWEATHER's sophisticated design is complimented by futuristic inner workings that will stand the test-of-time. Built with StoneCycling® materials, 6300 MERRIWEATHER's is built with sustainability in mind from the ground up and is designed to achieve LEED Platinum.

Sustainable features include access to outside air and natural ventilation, promoting wellness and productivity; mass timber floor systems, reducing carbon emissions from traditional concrete; and biophilic design elements, connecting employees to all that nature inspires.



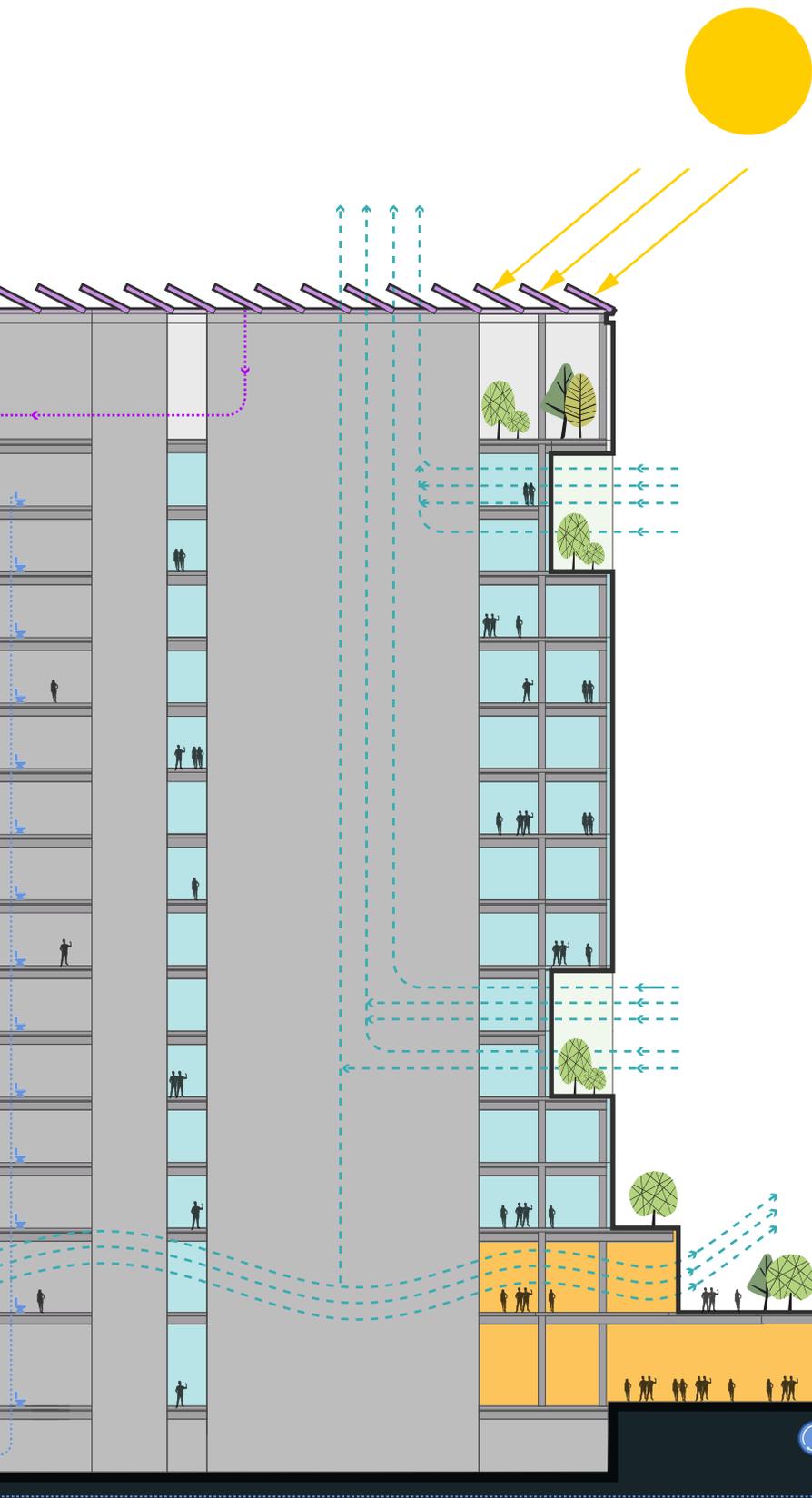
GREEN DESIGN FEATURES:

SMART WATER USAGE

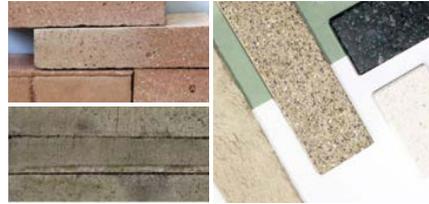
6300 reuses rainwater and AC condensation for non-potable ends and includes rain gardens, green roofs, low-flow fixtures, and smart irrigation for native plants.

BIOPHILIC WELLBEING

Natural ventilation and active circulation throughout, including a green roof and terraces that reduce "urban heat island."



ABOUT STONECYCLING®



Debris from construction, demolition, and industrial processes is one of the biggest waste streams in the world. StoneCycling® takes those debris and uses innovative technology to create materials that are made from 100% waste and are 100% recyclable at the end of their lifespan.

ULTRA-RESILIENT SYSTEM

Equipped with UPS battery storage and emergency generators with operable windows even in a power outage.

MASS TIMBER FLOOR SYSTEM

CLT floor slabs spanning steel structure with reduced concrete, lowering carbon emissions; Wood finishes in the office interior promotes overall wellness.





Inspired people, inspiring communities.

The Howard Hughes Corporation is committed to creating a progressive place that inspires to grow people, ideas, and accelerate your business. With new concepts and solutions that drive change, Downtown Columbia is becoming an innovative and dynamic neighborhood.

CREATING A VIBRANT COMMUNITY

2.3M

Square Feet of Office

250

Hotel Rooms

60

Acres of Protected
Open Space

1900

Residential Units

320K

Square Feet of Retail



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, Governor of Maryland



#1

Small City in US

Money Magazine
2016

Safest City in US

WalletHub
2019, 2020, 2021

**Best Place to
Rent in US**

WalletHub
2022



#2

Best City for Jobs

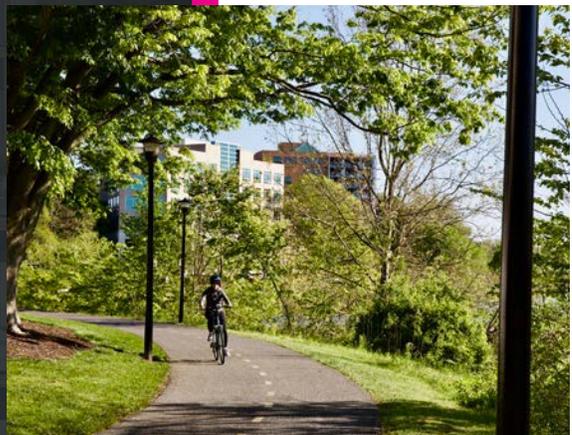
WalletHub
2019, 2021



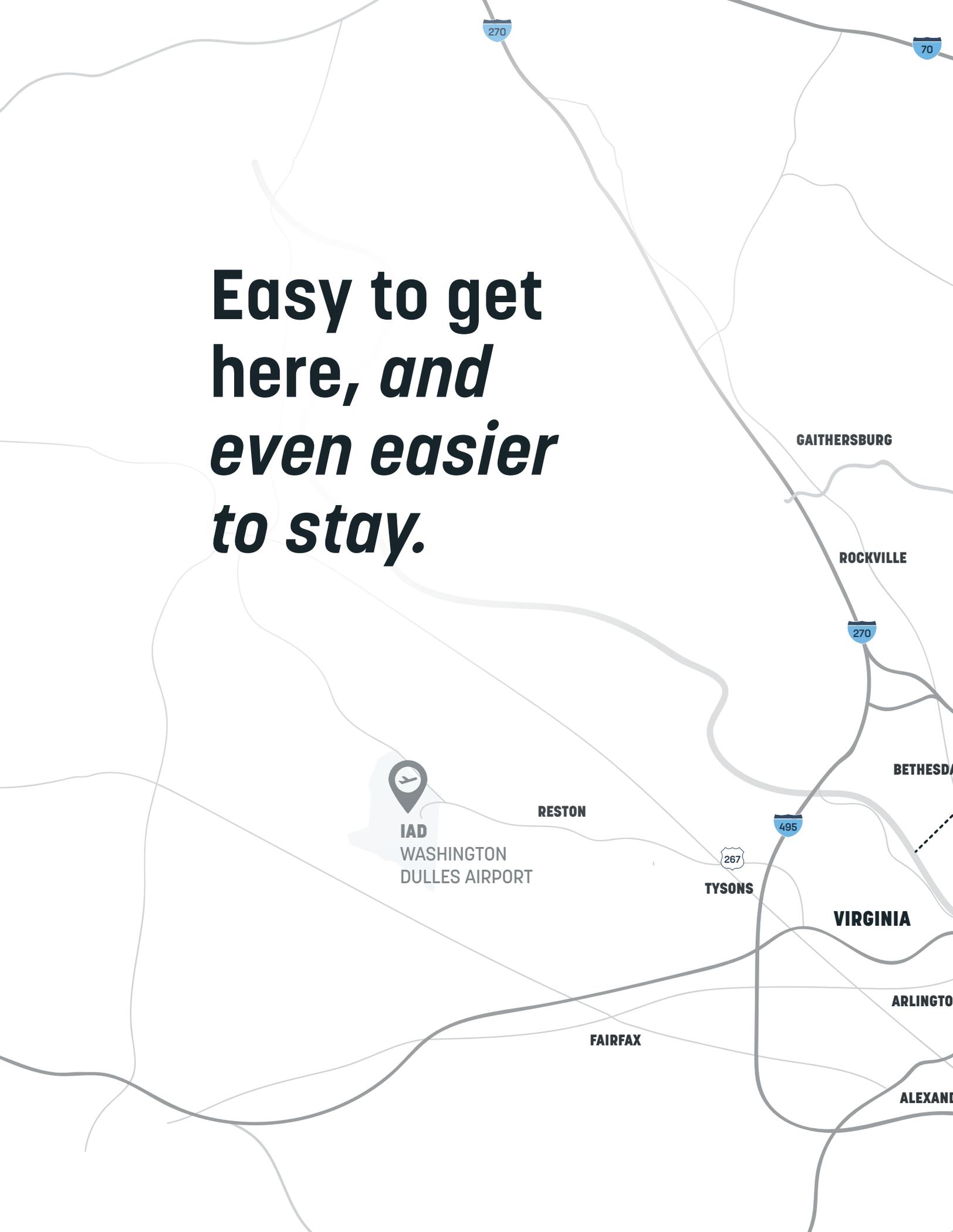
#5

**Best City to
Raise a Family**

WalletHub 2021



**Easy to get
here, *and*
even easier
to stay.**



IAD
WASHINGTON
DULLES AIRPORT

RESTON

TYSONS

FAIRFAX

VIRGINIA

ARLINGTO

ALEXAND

BETHESDA

ROCKVILLE

GAITHERSBURG

270

70

270

495

267

Shops, eateries, and all that jazz.

A walkable urban center with experiential retail, restaurants and entertainment, and natural beauty everywhere you look. 6300 Merriweather sits alongside a diverse retail community that offers a place with all of the convenient services that elevate everyday life.

Travel is easy at 6300 MERRIWEATHER, perfectly situated with direct access to Route 29.

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

THE MALL IN COLUMBIA DINING

Union Jack's Columbia
The Food Market

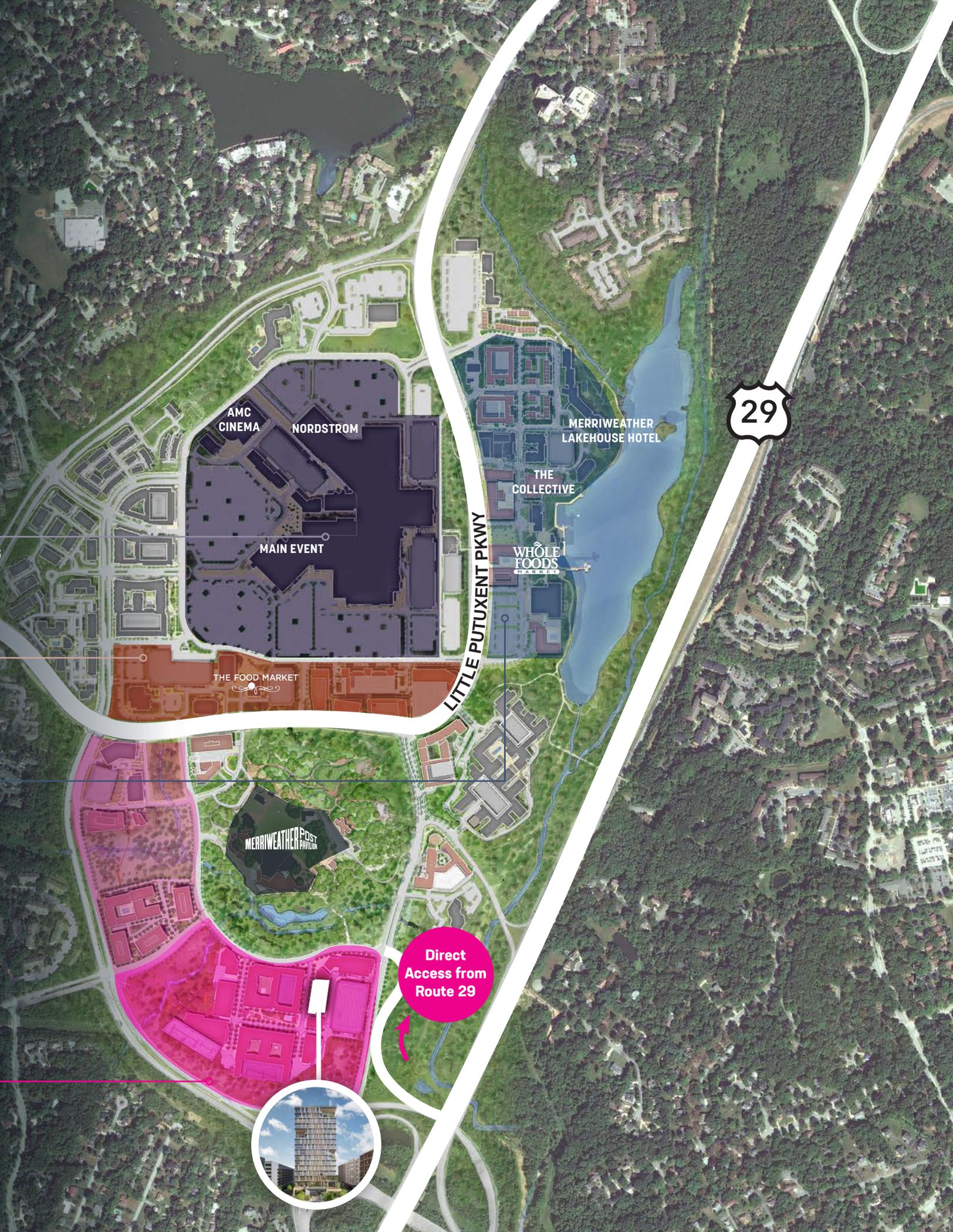
CENTRAL DISTRICT

GrillMarx Steakhouse
Sushi Sono
The Collective
Whole Foods

LAKEFRONT DISTRICT

Allura Nail & Spa
Banditos Bar and Kitchen
Blackwall Barn & Lodge
Busboys and Poets
Clove & Cardamom
Cured
Dok Khao Thai Eatery
Gyusan
Medium Rare
Merriweather Deli
Mighty Quinn's Barbeque
Peter Chang
Smashing Grapes
The Charmery
Toastique

MERRIWEATHER DISTRICT



AMC
CINEMA

NORDSTROM

MERRIWEATHER
LAKEHOUSE HOTEL

THE
COLLECTIVE

WHOLE
FOODS
MARKET

MAIN
EVENT

THE FOOD MARKET

LITTLE PUTUXENT PKWY

29

MERRIWEATHER POST
PATIO

Direct
Access from
Route 29



Howard Hughes



TRANSWESTERN

For office leasing information contact:

Alex Hancock
Executive Vice President
alex.hancock@transwestern.com
202.999.8175

Patrick Crilley
Senior Associate
patrick.crilley@transwestern.com
301.787.7730