FOR SALE

NORTH PARK OFFICE PORTFOLIO / COVERED LAND PLAY

4, 6, 10 N Park Drive
Hunt Valley, MD

TRANSWESTERN®
MID-ATLANTIC CAPITAL MARKETS GROUP

THE OFFERING

Transwestern's Mid-Atlantic Capital Markets Group is pleased to present the fee simple interest in the North Park Portfolio (the "Portfolio" or "Properties"), a three-building, office portfolio totaling 295,392 square feet in the heart of Hunt Valley, Maryland. This investment opportunity provides optionality for buyers:

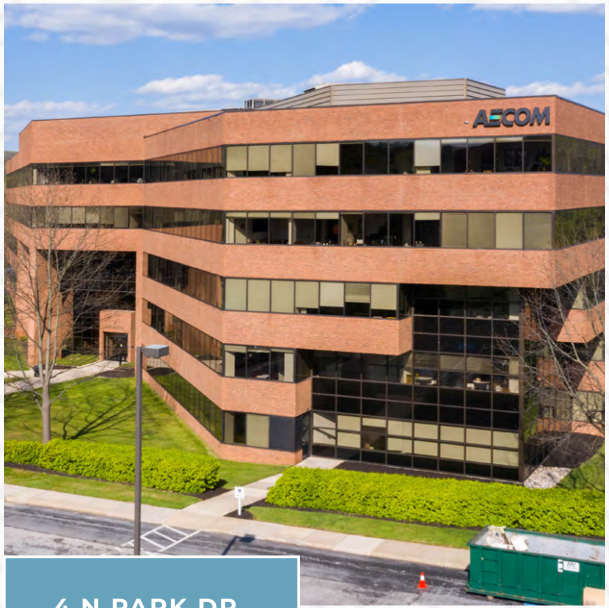
Operate as Office: The Portfolio is currently 63% leased with 5.0 years of WALT providing significant leasing upside for investors with a strategic plan to rebrand the park as the Hunt Valley area continues to grow.

Convert to Residential: An investor can rezone the 23.0-acre site to residential or senior living like the Avalon Hunt Valley and Bright View Senior Living developments across the street at the Hunt Valley Towne Centre. Further, the Portfolio is situated on three land parcels providing the owner the opportunity to phase-in rezoning and development.

In short, the North Park Portfolio provides an investor with immediate scale in one of the strongest submarkets north of Baltimore.
Investors may bid on all three buildings or individual buildings.

NORTH PARK PORTFOLIO PARK AT-A-GLANCE

Address	Built	Number of Stories	NRA	Occupancy	WALT	Lot Size
4 North Park Drive	1987 / 2020	5	127,128 SF	61%	6.10 Years	7.0 Acres
6 North Park Drive	1983 / 2020	4	81,958 SF	26%	1.10 Years	5.2 Acres
10 North Park Drive	1986 / 2020	4	86,306 SF	100%	4.1 Years	10.8 Acres
Total			**295,392 SF**	**63%**	**5.0 Years**	**23.0 Acres**



4 N PARK DR

6 N PARK DR

10 N PARK DR

VERSATILE INVESTMENT OPPORTUNITY

VALUE-ADD OPPORTUNITY WITH OPTIONALITY

The North Park Portfolio provides investors with the option to continue the office use, phase in redevelopment, or sell various buildings to users.

STRONG CASH FLOW WITH CREDIT AND ATTRACTIVE YIELDS

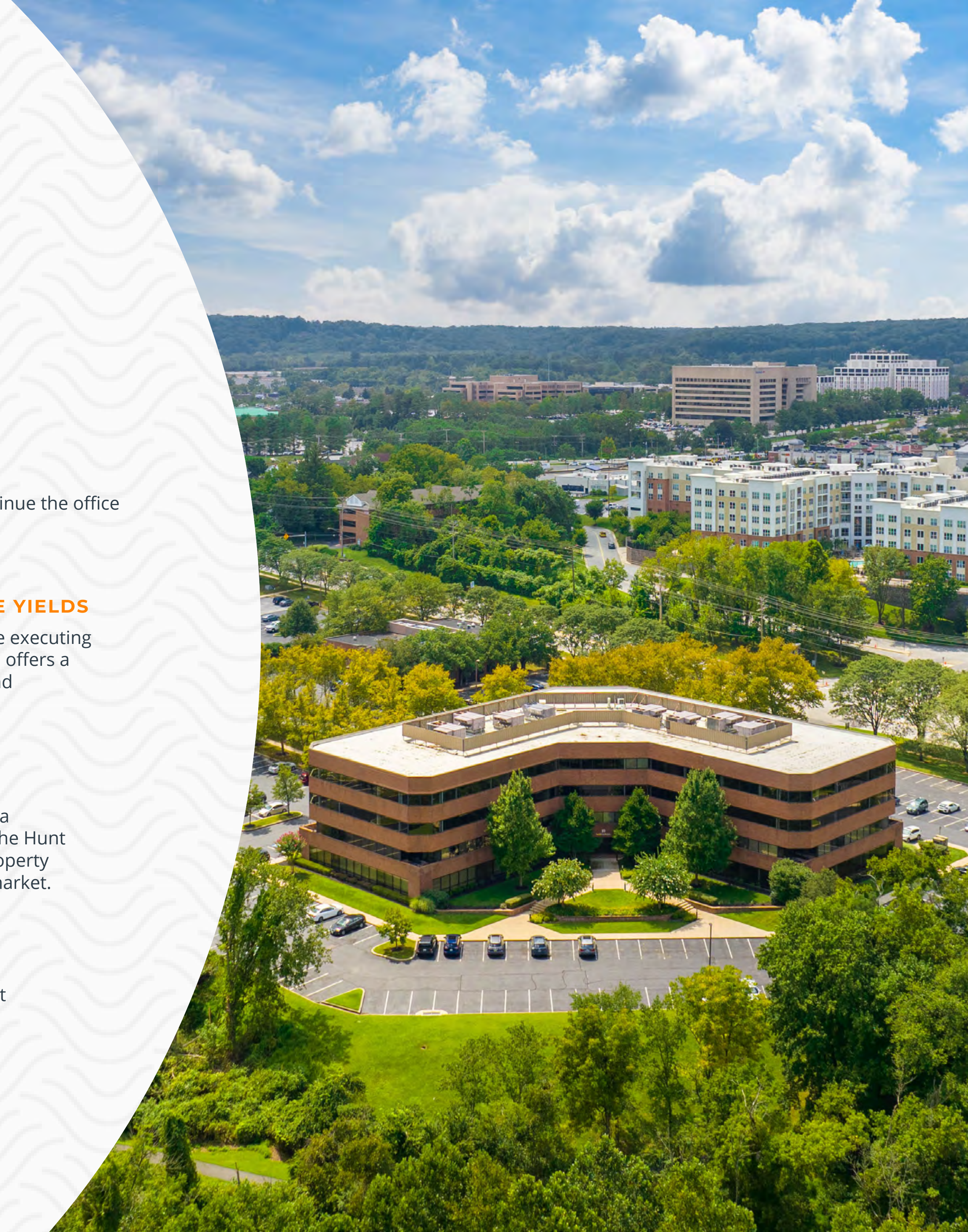
Investors can benefit from strong cash flow in the initial years while executing their strategy. Across the three Properties, the North Park Portfolio offers a diverse and stable tenant base anchored by Travelers (S&P - AA) and AP Benefits (S&P – BBB).

LARGE SCALE, PRIME LOCATION

The North Park Portfolio presents a unique opportunity to acquire a substantial office campus situated in a prime location adjacent to the Hunt Valley Towne Centre and Hunt Valley Light RailLink Station. This Property stands out for its scale and strategic positioning in a dynamic submarket.

ACQUIRE AT HISTORICALLY LOW BASIS

Attractive opportunity at a substantial discount to replacement cost



PRIME LOCATION WITH OPTIONALITY

- 23 acre site adjacent to Hunt Valley Towne Centre and Hunt Valley Light RailLink Station
- Continue operating as office with the option to phase in redevelopment to alternative use as tenants roll or are consolidated across the portfolio
- MLR zoning offers development optionality – conversion to residential, senior living, hospitality

OFFICE OPTIMIZATION:

STRATEGY FOR SUSTAINED SUCCESS

COMPETITIVE OPTION WITHIN HIGHLY DESIRABLE SUBMARKET

With a basis reset, ability to offer prime location at a highly attractive rental rate that will be more competitive than similar quality assets.

HQ | CAMPUS LOCATION

Class A office product with abundant of amenities and large block vacancies create the quintessential setting for corporate users in the heart of Hunt Valley.

IN-PLACE BUILDING AMENITIES

Build upon existing renovations that includ new lobbies, a first class conference center, fully-equipped fitness center, outdoor seating and walking trails around the Property.

OFFICE & REDEVELOPMENT

Ability to focus on one or two buildings while entitling the other buildings for redevelopment.

ACESS TO SKILLED LABOR POOL

The I-83 Corridor connecting Hunt Valley to Baltimore City, greater Baltimore County, and Southern Pennsylvania provides skilled workers for major corporations seeking a well-educated workforce

EXTENSION OF THE NEIGHBORHOOD

- Amenity Rich Location – walkable to over 55+ stores and restaurants
- Direct access to Baltimore Light RailLink at Hunt Valley Station and I-83 provide regional connectivity
- Strong Live-Work-Play environment in Hunt Valley Towne Centre
- Local economy provides stability through a diverse mix of industries including technology, finance, and healthcare

DEAL CONTACTS

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CO-BROKER CONFIDENTIALITY AGREEMENT

RE: **North Park Portfolio**
4, 6, and 10 North Park Drive
Hunt Valley, MD (the "Property")

Dear Broker:

The undersigned hereby acknowledges that it has been advised that Transwestern, (including all affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as "Agent") has been retained by the owner of the above referenced Property (the "Owner") as the Owner's exclusive agent with respect to the sale of said Property. Owner has indicated that all inquiries and communications with respect to the Property be directed to Agent. All fees due Agent in connection with the financing, recapitalization and/or sale of the Property shall be paid by Owner. The principal listed below ("Principal") and the broker listed below ("Co-Broker") hereby acknowledge that the Principal has retained and authorized the Co-Broker listed to assist in Principal's evaluation of the offering; that the Co-Broker is acting solely for Principal and not for any other person or entity. Furthermore; that the Principal has agreed to provide any and all fees or other compensation due the Co-Broker in connection with its activities with respect to the Property; that neither the Co-Broker nor Principal will under any circumstances whatsoever, make any claim against Owner or Agent for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property. Co-broker acknowledges that it has not been authorized by Owner or Agent to solicit interest in, or in any way to market, the Property.

Agent has available for review certain information (the "Evaluation Material") concerning the Property. On behalf of Owner, Agent may make the Evaluation Material available to the Principal and Co-broker upon execution of this Confidentiality Agreement. The Evaluation Material is intended solely for the purpose of assisting the Principal in its evaluation of the Property. This is neither an agreement to undertake an investment in and/or financing of the Property nor a solicitation of an offer for such investment and/or financing. No agreement binding upon the Owner shall be deemed to exist, at law or equity, until the Owner enters into appropriately approved formal binding commitments with respect to any investment in and/or financing of the Property.

The Evaluation Material contains brief, selected information pertaining to the business and affairs of the Property. The Evaluation Material has been prepared by Agent and has been reviewed by Owner. It does not purport to be an all-inclusive, nor necessarily accurate, summary of the Property, nor does it contain all the information which a prospective investor or financing source may desire. Neither Agent nor Owner makes any representation or warranty, expressed or implied, as to the condition of the Property or to the accuracy or completeness of the Evaluation Material and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement, you agree that the Evaluation Material is confidential, that you will hold and treat it in the strictest of confidence. You further agree that you will not disclose or permit anyone else to disclose the Evaluation Material to any person, firm or entity without prior written authorization of the Agent and/or Owner; including, without limitation, investors, lenders, financing sources, and financial intermediaries; except that the information may be disclosed to the partners, officers, employees, legal counsel, and accounting advisors of the Principal for the purposes of its limited internal use and evaluation, or pursuant to a court order. You also pledge that the Evaluation Material will not be retained by Principal or Co-Broker or by the persons described above, after the use thereof is no longer required, and any and all written materials will be either destroyed or returned to Agent. You also acknowledge that the consent of Agent and Owner to the provision of the Evaluation Material to you has been induced and relied upon by the undertakings, representations, and warranties set forth in this agreement. Owner expressly reserves the right, at its sole discretion, to reject any and all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. In the event that the Principal determines that it does not have an interest in pursuing discussions with respect to the Property, or, at the request of Owner or Agent, you hereby agree to promptly return all copies of the Evaluation Material to Agent.

Co-Broker Confidentiality Agreement

North Park Portfolio
4, 6, and 10 North Park Drive
Hunt Valley, MD (the "Property")

If you are in agreement with the foregoing, please sign this Agreement and return it to **Jim Cardellicchio (Email: jim.cardellicchio@transwestern.com).** Accepted and Agreed To This _________ Day of ____________________, ____.

Accepted and Agreed:

Principal		Co-Broker	
Signature:	______________________	Signature:	______________________
Date:	______________________	Date:	______________________
Name:	______________________	Name:	______________________
Title:	______________________	Title:	______________________
Company:	______________________	Company:	______________________
Address:	______________________	Address:	______________________
	______________________		______________________
Telephone:	______________________	Telephone:	______________________
Email:	______________________	Email:	______________________

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