

## REAL ESTATE INC.

### Here's what's next for Arundel Preserve

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The development team is seeking a tenant to commit to about half of the building before construction begins at 7799 Arundel Mills Blvd., said Jim Lighthizer, a principal with Chesapeake Real Estate Group, which is handling leasing for the project.

The Class A office building is being developed by Somerset Construction and Southern Management. Somerset is the master developer of Arundel Preserve.

The three-story building is being designed as LEED Gold, and would sit next to two high-end apartment buildings, the Hotel at Arundel Preserve and four restaurants.

A fifth restaurant is also being proposed for the first floor of the office building, said Neil Greenberg, chief operating officer at Bethesda-based Somerset.

"There are not a lot of office parks in the corridor that have a lot of amenities," he said, also noting the building's access to 295 and Arundel Mills Boulevard.

Government contractors, technology and health care firms with a presence in both Baltimore and Washington, D.C., would be ideal as a lead tenant, said Edward Brady, a vice president at Chesapeake Real Estate who is also working on leasing the building.

Construction would take 12-18 months. County permits have already been secured for the space.

The Town Center is one component of Arundel Preserve, a 268-acre mixed-use project near the mega-shopping mall and Maryland Live casino.

Across the street from the Town Center, a 122-room Cambria Hotel & Suites, Wawa and CVS are expected to break ground at the start of the year, Greenberg said. Somerset could also build additional office space next to those projects.

Corporate Office Properties Trust also owns existing office space nearby and has proposed an expansion.



A proposed three-story office building at the Town Center at Arundel Preserve.

CHESAPEAKE REAL ESTATE GROUP