

NAIOP MARYLAND

Awards of



EXCELLENCE

2024

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Awards of



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2024

BEST WAREHOUSE



BEST WAREHOUSE *Nominations*

6709 Pulaski Hwy, *Obrecht Properties, LLC*

City Logistics, *MRP Industrial*

The Put Away at I-97 Business Park, *St. John Properties*



BEST WAREHOUSE *Winner*

City Logistics
MRP Industrial

- General Contractor: *Penntex Construction*
- Civil Engineer: *Bohler Engineering*
- Building Architect: *Ware Malcomb*
- Broker: *CBRE*



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BEST TRANSACTION



BEST TRANSACTION *Winner*

ACE Logistics Center *MCB Real Estate, LLC*

- Developer: *Merritt Properties*
- Buyer/Tenant: *MCB Real Estate, LLC*
- Seller/Landlord: *Merritt Properties*
- Broker: *JLL*



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BEST BUILD-TO-SUIT WAREHOUSE



BEST BUILD-TO-SUIT WAREHOUSE *Nominations*

City Logistics – PepsiCo/Frito Lay, MRP Industrial

GAF Distribution Center, Chesapeake Contracting Group

Titan Steel Corporation, Arium AE



BEST BUILD-TO-SUIT WAREHOUSE *Winner*

- Developer: *GAF Materials Corporation*
- General Contractor: *Chesapeake Contracting Group*
- Interior Designer: *Urban Design Group*
- Civil Engineer: *Kimley-Horn Associates*
- Mechanical/Electrical Engineer:
B&R Engineering Services
- Building Architect: *Urban Design Group*

GAF Distribution Center *Chesapeake Contracting Group*



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F. PATRICK HUGHES LEGISLATIVE AWARD



F. PATRICK HUGHES LEGISLATIVE
Award

Manis
Canning & Associates



F. PATRICK HUGHES LEGISLATIVE *Award*

Manis
Canning & Associates





F. PATRICK HUGHES LEGISLATIVE
Award

Manis
Canning & Associates

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**BEST ADAPTIVE REUSE –
WAREHOUSE/OFFICE REDEVELOPMENT**



BEST ADAPTIVE REUSE – WAREHOUSE/OFFICE REDEVELOPMENT *Winner*

Chesapeake Veterinary Referral Center at Yorkridge Center North *St. John Properties, Inc.*

- General Contractor, Interior Designer, Broker, Property Manager: *St. John Properties, Inc.*
- Lender/Financial Intermediary:
NorthMarq Capital - Genworth Life and Annuity Ins Co.



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BEST INDUSTRIAL PARK



BEST INDUSTRIAL PARK

Winner

Bainbridge *MRP Industrial*

- General Contractor: *The Conlan Company*
- Civil Engineer: *Bohler Engineering*
- Building Architect: *Macgregor Associates Architects*
- Broker: *CBRE*



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BEST LOW TO MID-RISE OFFICE



BEST LOW TO MID-RISE OFFICE *Nominations*

40Ten, *Chesapeake Contracting Group*

8130 Maple Lawn Boulevard at Maple Lawn, *St. John Properties, Inc.*

The Wellness Center at Yard 56, *MCB Real Estate, LLC*



BEST LOW TO MID-RISE OFFICE *Winner*

40Ten

Chesapeake Contracting Group

- *Developer: 28 Walker Development*
- *General Contractor: Chesapeake Contracting Group*
- *Interior Designer: Moseley Architects*
- *Civil Engineer: Kimley-Horn & Associates*
- *Mechanical/Electrical Engineer: Moseley Architects*
- *Landscape Architect: Kimley-Horn & Associates*
- *Building Architect: Moseley Architects*



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BEST HIGH-RISE OFFICE



BEST HIGH-RISE OFFICE *Winner*

100 Light Street *COPT Defense Properties*

- Interior Designer: *BCT Design Group*
- Broker: *CBRE*
- Property Manager: *COPT Defense Properties*



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SERVICE PROVIDER AWARD



SERVICE PROVIDER *Award*



Kelly Ennis
The Verve Partnership

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BROKER AWARD



BROKER
Award



Dan Callihan
Newmark

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BEST INTERIOR



BEST INTERIOR *Nominations*

100 Light Street, COPT Defense Properties

10490 - Amenity Lounge, Howard Hughes Holdings, Inc.

Arris Design Headquarters, CK Commercial

Baltimore Regional Housing Partnership, MacKenzie Contracting Company, LLC



BEST INTERIOR *Nominations*

b. Well Connected Health, *MacKenzie Contracting Company, LLC*

Buch Construction Headquarters Building, *Ark Design, LLC*

Chesapeake Employers' Insurance Company, *JMT Architecture*



BEST INTERIOR *Nominations*

Chesapeake Veterinary Referral Center at Yorkridge Center North, *St. John Properties, Inc.*

Greenberg Gibbons Headquarters, *JP2 Architects*

Omega Healthcare at 303 International Circle, *Merritt Properties*



BEST INTERIOR *Winner*

Greenberg Gibbons Headquarters

JP2 Architects

- **Developer:** *28 Walker*
- **General Contractor:**
Chesapeake Contracting Group
- **Interior Designer:** *JP2 Architects*
- **Mechanical/Electrical Engineer:** *Henry Adams*



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BEST AMENITY SPACE



BEST AMENITY SPACE *Winner*

10490 – Amenity Lounge *Howard Hughes Holdings Inc.*

- **General Contractor:** *North American Millwright*
- **Interior Designer:** *Gensler*
- **Civil Engineer:** *Gutschick, Little & Webber, P.A.*
- **Property Manager:** *Howard Hughes Holdings Inc.*



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**BEST BUILD-TO-SUIT OFFICE BUILDING –
PRIVATE SECTOR**



BEST BUILD-TO-SUIT OFFICE BUILDING – PRIVATE SECTOR *Winner*

Buch Construction Headquarters Building *Greenebaum Enterprises, Inc.*

- General Contractor: *Buch Construction*
- Interior Designer: *Ark Design, LLC*
- Civil Engineer: *GLW*
- Building Architect: *Curry Architects*



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A stylized graphic of the Maryland state flag, featuring a black and yellow checkered pattern and a red and white cross, rendered with a brushstroke effect.

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**BEST BUILD-TO-SUIT OFFICE BUILDING –
PUBLIC SECTOR**



BEST BUILD-TO-SUIT OFFICE BUILDING – PUBLIC SECTOR

Winner

Administrative Office of the Courts at Annapolis Corporate Park *St. Johns Properties, Inc.*

- General Contractor, Interior Designer,
- Broker & Property Manager: *St. John Properties, Inc.*
- Civil Engineer: *Bay Engineering*
- Mechanical/Electrical Engineer: *Smith Mechanical, Inc.*
- Building Architect: *Brasher Design*
- Lender/Financial Intermediary: *NorthMarq Capital
Genworth Life and Annuity Ins Co.*



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BEST OFFICE PARK



BEST OFFICE PARK *Nominations*

Columbia Corporate Park, *Merritt Properties*

Merriweather Row, *Howard Hughes Holdings Inc.*



BEST OFFICE PARK *Winner*

Columbia Corporate Park *Merritt Properties*

- General Contractor, Interior Designer & Property Manager : *Merritt Properties*
- Mechanical/Electrical Engineer: *Fidelity Engineering*



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RISING STAR AWARD



RISING STAR *Award*



Michael Tait
St. John Properties, Inc.

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GREG MASI VOLUNTEER AWARD



GREG MASI VOLUNTEER *Award*



Jannine Hayes
Knott Realty Group

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BEST TRANSIT-ORIENTED DEVELOPMENT



BEST TRANSIT-ORIENTED DEVELOPMENT *Winner*

Marriott Owings Mills Metro Centre *David S. Brown Enterprises, Ltd.*

- Interior Designer: *Cauhaus Design*
- Civil Engineer: *Carroll Engineering*
- Mechanical/Electrical Engineer: *SAH Design Group*
- Building Architect: *Gordon & Greenberg*
- Property Manager: *Crescent Hotels*



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**BEST COMMUNITY IMPACT –
NEW DEVELOPMENT**



**BEST COMMUNITY IMPACT –
NEW DEVELOPMENT**
Nominations

**Kennedy Krieger Institute International Center for Spinal
Cord Injury at Greenleigh, *COPT Defense Properties***

Public Storage – Woodlawn Community Solar, *Solar Landscape*

The Ruby at Somerset, *Harkins Builders*

United Way Family Center in Columbia, *COPT Defense Properties*



**BEST COMMUNITY IMPACT –
NEW DEVELOPMENT**
Winner

**United Way Family Center
in Columbia**
COPT Defense Properties

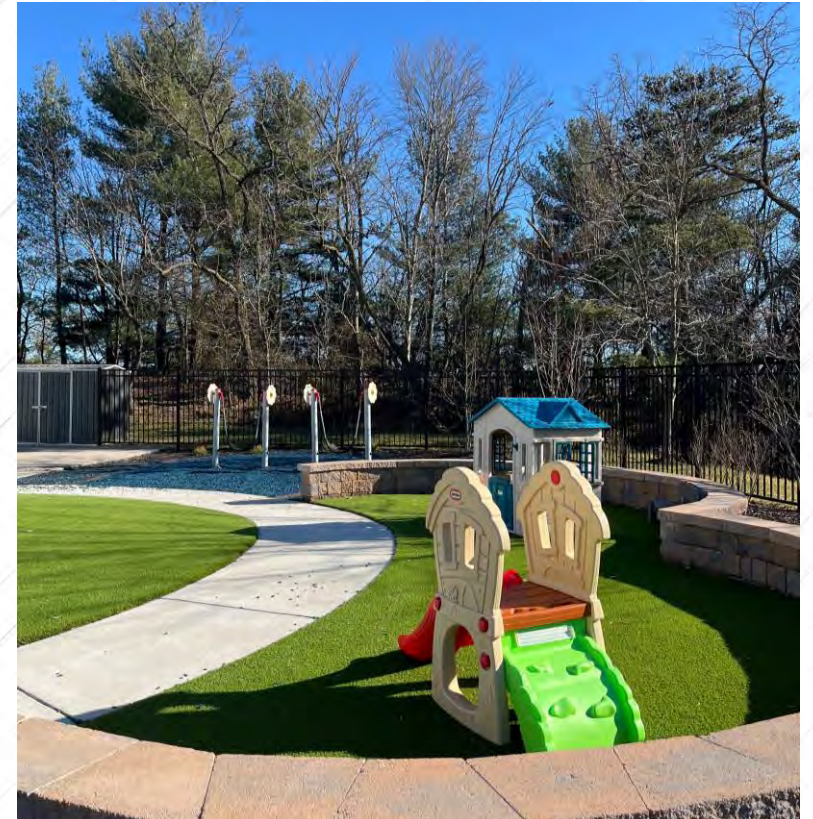




BEST COMMUNITY IMPACT – NEW DEVELOPMENT *Winner*

United Way Family Center in Columbia *COPT Defense Properties*

- **General Contractor:** *The Whiting Turner Contracting Company*
- **Interior Designer:** *COPT Defense Properties*
- **Civil Engineer:** *Gutschick, Little & Weber, P.A.*
- **Mechanical/Electrical Engineer:** *Krick Plumbing & Heating*
- **Building Architect:** *George Vaeth Associates, Inc.*
- **Broker:** *NAI KLNB*



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**BEST COMMUNITY IMPACT –
REDEVELOPMENT**



**BEST COMMUNITY IMPACT –
REDEVELOPMENT**
Nominations

BWI/Thurgood Marshall Airport- DX/DY Concourses

JMT Architecture

Chesapeake Science Point Charter School at Arundel Overlook

St. John Properties, Inc.



**BEST COMMUNITY IMPACT –
REDEVELOPMENT**
Nominations

Moose Athletic Center, *Chesapeake Real Estate Group*

Northwood Commons, *SDG Real Estate Group, MCB Real Estate,
MLR Partners and JP2 Architects*

Parkway Overlook, *Harkins Builders*



BEST COMMUNITY IMPACT – REDEVELOPMENT *Winner*

Northwood Commons

*SDG Real Estate Group,
MCB Real Estate, MLR Partners
and JP2 Architects*





BEST COMMUNITY IMPACT – REDEVELOPMENT *Winner*

Northwood Commons

*SDG Real Estate Group, MCB Real Estate,
MLR Partners and JP2 Architects*

- **General Contractor:** *Commercial Construction*
- **Civil Engineer:** *Morris & Ritchie Associates*
- **Mechanical/Electrical Engineer:** *Allen & Shariff*
- **Landscape Architect:** *Morris & Ritchie Associates*
- **Building Architect:** *JP2 Architects*
- **Property Manager:** *MCB Real Estate, LLC*



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LIFETIME ACHIEVEMENT AWARD



LIFETIME ACHIEVEMENT *Award*



Owen Rouse
*MacKenzie Commercial Real
Estate Services, LLC*

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Thank you

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JLL

Morgan Gilligan
Stewart Title
Guaranty Company

Nicole Wilhelm Smith
Plano-Coudon
Construction

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