

NAIOP MARYLAND

*Awards of*



**EXCELLENCE**

**2026**



# THANK YOU TO OUR **COMMITTEE**

## COMMITTEE CO-CHAIRS

**Ryan Burrows**  
JLL

**Morgan Gilligan**  
Stewart Title

**Nicole Wilhelm Smith**  
*Plano-Coudon Construction*

## COMMITTEE

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**Liz Allison**  
*Merritt Properties*

**Emily Brown**  
*MOI, Inc.*

**Kara Deoliveira**  
*St. John Properties, Inc.*

**Brennan Tolstoi**  
*Fulton Bank*

**Eric Balderson**  
*First National Bank*

**Nate Chadsey**  
*MRP Industrial*

**Abby Glassberg**  
*KLNB*

**Mark Townsley**  
*COPT Defense Properties*

**Brett Bowman**  
*Northmarq*

**Antonio Cruz**  
*Knott Realty Group*

**Spencer Perry**  
*Truist*

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**BEST WAREHOUSE**

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# BEST WAREHOUSE

## *Nominations*



**9107 & 9115 Yellow Brick Road**  
*Knott Realty Group*

**135 Merritt Way,**  
**White Marsh Interchange Park**  
*Merritt Properties*



# BEST WAREHOUSE

## *Winner*

**9107 & 9115 Yellow Brick Road**  
*Knott Realty Group*

- **Two buildings at 125,791-SF and 150,492-SF**
- **32' clear heights**
- **Feature high clerestory glass and glass inserts at the dock doors to allow for natural light**

**Knott Realty Group**  
*Developer*

**Glen Arm Building Company**  
*General Contractor*



# BEST WAREHOUSE

## *Winner*

**9107 & 9115 Yellow Brick Road**  
*Knott Realty Group*



**Morris & Ritchie Associates, Inc.**  
*Civil Engineer*

**Paragon Engineering Services**  
*Mechanical/Electrical Engineer*

**Baltimore Land Design Group, Inc.**  
*Landscape Architect*

**Ware Malcomb**  
*Building Architect*



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**BEST BUILD-TO-SUIT WAREHOUSE**

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# BEST BUILD-TO-SUIT WAREHOUSE

## Winner



### Rosedale Roofing Headquarters

*St. John Properties, Inc. & Rosedale Roofing*

- 36,120-SF LEED Silver certified flex/R&D building
- Houses corporate offices, state-of-the-art metal shop, and distribution warehouse

**St. John Properties, Inc.**  
*Developer*  
*General Contractor*



# BEST BUILD-TO-SUIT WAREHOUSE

## Winner



### Rosedale Roofing Headquarters

*St. John Properties, Inc. & Rosedale Roofing*

**St. John Properties, Inc.**  
*Property Manager*

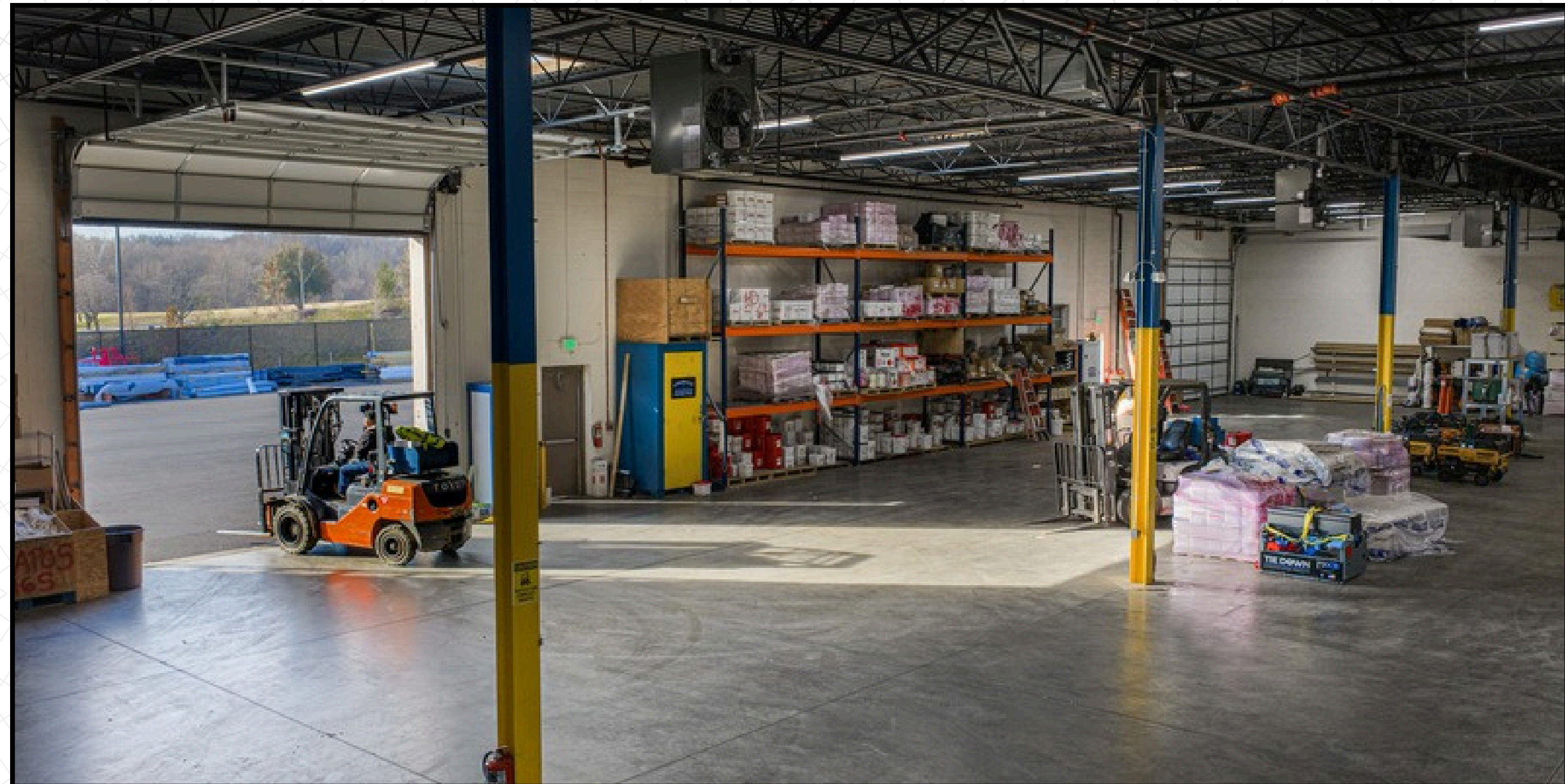
**Atlantic Union Bank**  
*Lender/Financial Intermediary*

**NJB Engineering**  
*Civil Engineer*

**Anchor Mechanical**  
*Mechanical/Electrical Engineer*

**Human & Rohde, Inc.**  
*Landscape Architect*

**Hofmann Commercial  
Architecture, Inc.**  
*Building Architect*



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**BEST INDUSTRIAL PARK**

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# BEST INDUSTRIAL PARK

## *Nominations*



### **9107 & 9115 Yellow Brick Road**

*Knott Realty Group*

### **City Logistics**

*MRP Industrial*

### **Prologis Port Commerce Center**

*Prologis Mid-Atlantic Market*

### **White Marsh Interchange Park**

*Merritt Properties*

# BEST INDUSTRIAL PARK *Winner*

## **White Marsh Interchange Park** *Merritt Properties*



- Phase 1- three buildings, 235,900-SF total of Class A industrial space
- Phase 2 set to commence in 2026

**Merritt Properties**  
*Developer*

**Merritt Construction Services**  
*General Contractor*



# BEST INDUSTRIAL PARK

## *Winner*

### **White Marsh Interchange Park** *Merritt Properties*



**Merritt Properties**  
*Property Manager*

**M&T Bank**  
*Lender/Financial Intermediary*

**Baltimore Land Design Group**  
*Civil Engineer*

**Fidelity Engineering**  
*Mechanical/Electrical Engineer*

**Hord Coplan Macht**  
*Landscape Architect*

**Carroll Engineering, Inc.**  
*Building Architect*

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**F. PATRICK HUGHES LEGISLATIVE AWARD**

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# F. PATRICK HUGHES LEGISLATIVE AWARD

## *Winner*



*Christopher  
Nevin*

FIRST NATIONAL BANK

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**GOVERNMENT RELATIONS  
DISTINGUISHED SERVICE AWARD**

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# GOVERNMENT RELATIONS DISTINGUISHED SERVICE AWARD

## *Winners*



***Kinley R.  
Bray***

YVS LAW, LLC



***Phil  
Dales***

DALES ASSOCIATES



***Christopher  
D. Mudd***

VENABLE LLP

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**BEST LOW TO MID-RISE OFFICE**

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# BEST LOW TO MID-RISE OFFICE

## *Nominations*



**8110 Corporate Drive**  
*Newfield Property Group*

**8150 Maple Lawn Boulevard**  
*St. John Properties, Inc. & Greenebaum Enterprises*

**10285 Lakefront**  
*Howard Hughes Communities*



# BEST LOW TO MID-RISE OFFICE

## *Winner*

### **8150 Maple Lawn Boulevard**

*St. John Properties, Inc. & Greenebaum Enterprises*

- **86,143-SF Class 'A' building**
- **LEED Gold certified, includes two electric vehicle charging stations and rooftop solar array**
- **Ciena Corporation Global HQ (2025)**

**St. John Properties, Inc.**  
**Greenebaum Enterprises**  
*Developer*

**St. John Properties, Inc.**  
*General Contractor*



# BEST LOW TO MID-RISE OFFICE

## Winner



**8150 Maple Lawn Boulevard**

*St. John Properties, Inc. & Greenebaum Enterprises*

**Aumen Asner, Inc.**  
*Interior Designer*

**GLW**  
*Civil Engineer*

**Watts Design Company, Inc.**  
*Mechanical/Electrical Engineer*

**Human & Rohde, Inc.**  
*Landscape Architect*

**BCT Design Group**  
*Building Architect*

**St. John Properties, Inc.**  
*Broker Listing  
Property Manager*

**Orrstown Bank**  
*Lender/Financial Intermediary*



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**BEST INTERIOR**

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# BEST INTERIOR *Nominations*



## **28Walker Headquarters**

*JP2 Architects*

## **Annapolis Micro Systems**

*St. John Properties, Inc.*

## **Howard Hughes Communities - Regional Office**

*Howard Hughes Communities & BCT Design Group*

## **JLL - LaSalle Baltimore Office**

*JLL - Project Development Services*

# BEST INTERIOR *Nominations*



## **Lauring Dermatology**

*St. John Properties, Inc.*

## **Maple Lawn Amenity Centers**

*St. John Properties, Inc. & Greenebaum Enterprises*

## **MOI Headquarters**

*MOI, Inc.*

## **Timonium 1 - Lobby Renovation**

*Merritt Properties & Bavar Properties*



# BEST INTERIOR

## Winner

### Howard Hughes Communities - Regional Office

*Howard Hughes Communities & BCT Design Group*

- 15,000-SF Interior Renovation
- Abundant natural light, improved airflow, acoustic comfort, and wellness-focused amenities

**Howard Hughes Communities**  
*Developer*





# BEST INTERIOR

## *Winner*

### **Howard Hughes Communities - Regional Office**

*Howard Hughes Communities & BCT Design Group*

**Mackenzie Contracting  
Company, LLC**  
*General Contractor*

**BCT Design Group**  
*Interior Designer*

**DDG Engineering**  
*Mechanical/Electrical Engineer*



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**DISTINGUISHED MERIT AWARD**

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# DISTINGUISHED MERIT AWARD

*Winner*



*Roger A.  
Waesche, Jr.*

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**BEST MIXED USE RETAIL**

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# BEST MIXED USE RETAIL

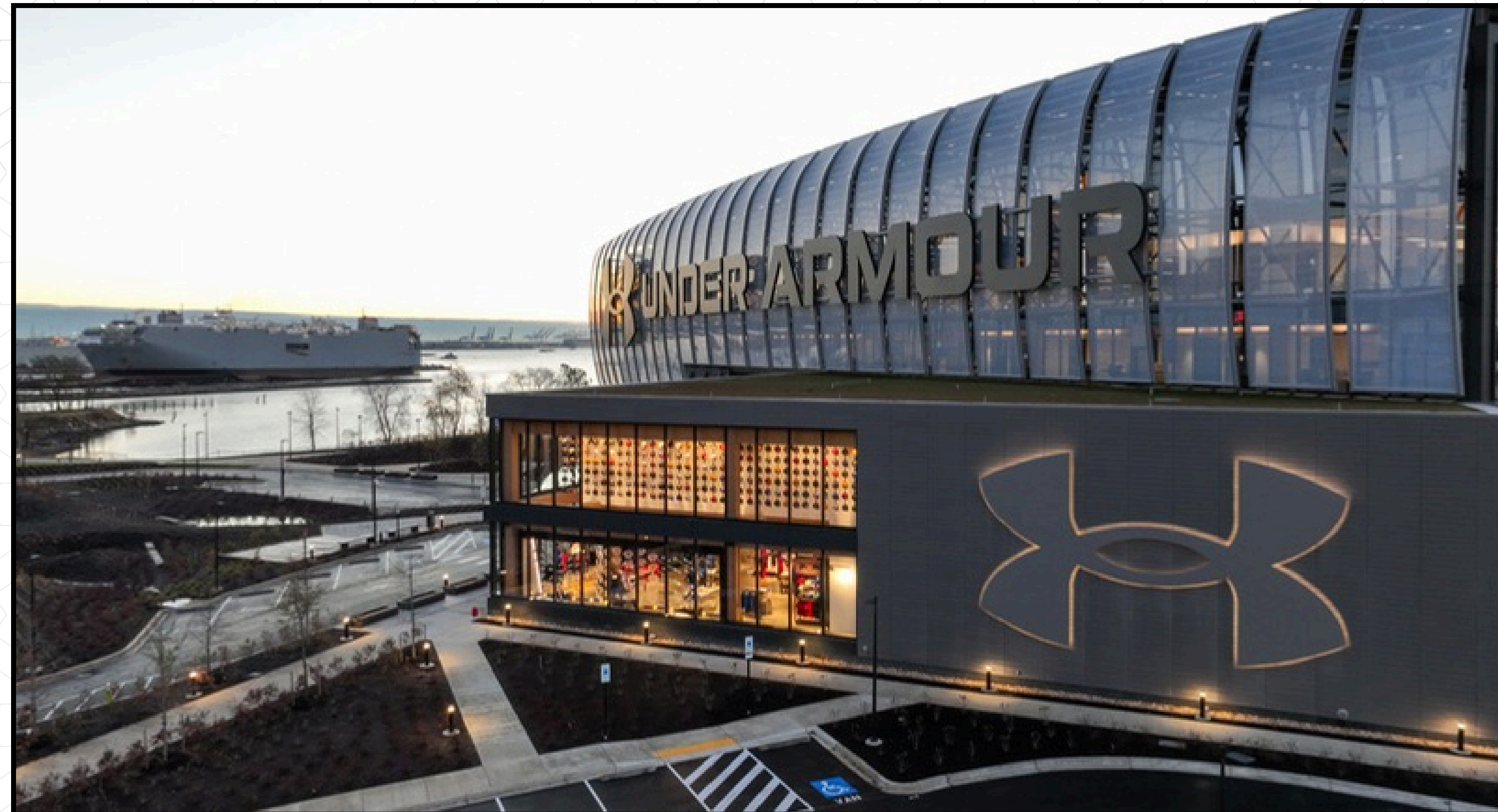
## *Winner*

### **Under Armour's Flagship Brand House** *Buch Construction*

- **24,000-SF Mixed-Use Building**
- **Six-month schedule, 14,000+ on-site hours logged alongside 15 trade partners**

**Under Armour**  
*Developer*

**Buch Construction**  
*General Contractor*





# BEST MIXED USE RETAIL

## *Winner*

### **Under Armour's Flagship Brand House** *Buch Construction*

**MGAC**

*Property Manager*

**Interface Engineering**

*Mechanical/Electrical Engineer*

**Gensler**

*Building Architect*



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A stylized graphic of the Maryland state flag, featuring a black and yellow checkered pattern with a red and white cross in the center, set against a white background with a subtle circular pattern.

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**BEST ADAPTIVE REUSE**

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# BEST ADAPTIVE REUSE

## Winner

### Maree G. Farring School Annex

*Plano-Coudon Construction*

- **Historic Crisp Memorial Church into a 29,000-SF annex**
- **Delivers 13 classrooms and critical administrative and support spaces to relieve overcrowding**

**Baltimore City Public Schools**  
*Developer*

**Plano-Coudon Construction**  
*General Contractor*





# BEST ADAPTIVE REUSE

## *Winner*

### **Maree G. Farring School Annex**

*Plano-Coudon Construction*

**Site Resources, Inc.**  
*Civil Engineer*

**SETTY & Associates**  
*Mechanical/Electrical Engineer*

**SEI Design Group**  
*Building Architect*



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**GREG MASI VOLUNTEER AWARD**

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# GREG MASI VOLUNTEER AWARD

## *Winner*



*Abby  
Glassberg*

KLNB

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A stylized graphic of the Maryland state flag, featuring a black and yellow checkered pattern with a red and white cross in the center, set against a white background with a subtle circular pattern.

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**RISING STAR AWARD**

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# RISING STAR AWARD

## *Winner*



*Samantha  
Eckels*

LEE & ASSOCIATES | MARYLAND

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**BEST TRANSACTION**

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# BEST TRANSACTION

## *Nominations*



**400 National Business Parkway**  
*COPT Defense Properties*

**Crossings 95**  
*MRP Industrial*

**The Enolia**  
*MCB Real Estate*

**North Park**  
*St. John Properties, Inc.*

# BEST OFFICE LEASE TRANSACTION

## *Winner*

### **400 National Business Parkway** *COPT Defense Properties*



- **Five-story, 146,000-SF Class A office building**
- **LEED Core & Shell Certified**

**COPT Defense Properties**  
*Developer*

**DAVIS Construction**  
*General Contractor*



# BEST OFFICE LEASE TRANSACTION

## Winner



### 400 National Business Parkway

*COPT Defense Properties*

**Morris & Ritchie Associates, Inc.**  
*Civil Engineer*

**TAI Engineering**  
*Mechanical/Electrical Engineer*

**George Vaeth Associates**  
*Building Architect*

**COPT Defense Properties**  
*Property Manager*



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**BEST TRANSACTION**

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# BEST INDUSTRIAL TRANSACTION

## *Winner*



### **Crossings 95** *MRP Industrial*

- **484,556-SF of Class-A logistics space across two modern warehouse buildings**
- **Particularly notable given its execution amid capital markets volatility**

**MRP Industrial &  
Clarion Partners**  
*Buyer/Tenant*



# BEST INDUSTRIAL TRANSACTION

## *Winner*



### **Crossings 95**

*MRP Industrial*

**MRP Industrial**  
*Developer*

**Diageo**  
*Seller/Landlord*

**JLL**  
*Broker*



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A stylized graphic of the Maryland state flag, featuring a black and yellow checkered pattern with a red and white cross in the center, set against a white background with a subtle circular pattern.

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**BROKER AWARD**

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# BROKER AWARD

## *Winner*



***Matt  
Laraway***

**CBRE**

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**SERVICE PROVIDER AWARD**

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# SERVICE PROVIDER AWARD

*Winner*



*Howard  
Perlow*

**RESIDENTIAL TITLE &  
ESCROW COMPANY**

**COMMERCIAL SETTLEMENT  
SERVICES**

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**BEST COMMUNITY IMPACT**

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# BEST COMMUNITY IMPACT *Nominations*



**The Enolia**  
*MCB Real Estate*

**The Hilton Recreation Center**  
*Iacoboni Site Specialists, Inc.*

**Justice Thurgood Marshall Amenity Center**  
*MOI, Inc.*

**Lisbon Center Renovation**  
*St. John Properties, Inc.*

# BEST COMMUNITY IMPACT *Nominations*



## **Patuxent Commons**

*Harkins Builders*

## **Roland Park Country School Campus Improvements**

*Roland Park Country School*

## **The Service Center**

*JP2 Architects*

## **Under Armour's Flagship Brand House**

*Buch Construction*

# BEST COMMUNITY IMPACT *Winner*



## **The Enolia** *MCB Real Estate*

- **3.3-acre vacant brownfield industrial site transformed into a 473-bed multifamily property**
- **Five-story, \$58 million purpose-built student housing development**

**MRP Industrial**  
*Developer*

**LF Jennings**  
*General Contractor*



# BEST COMMUNITY IMPACT *Winner*



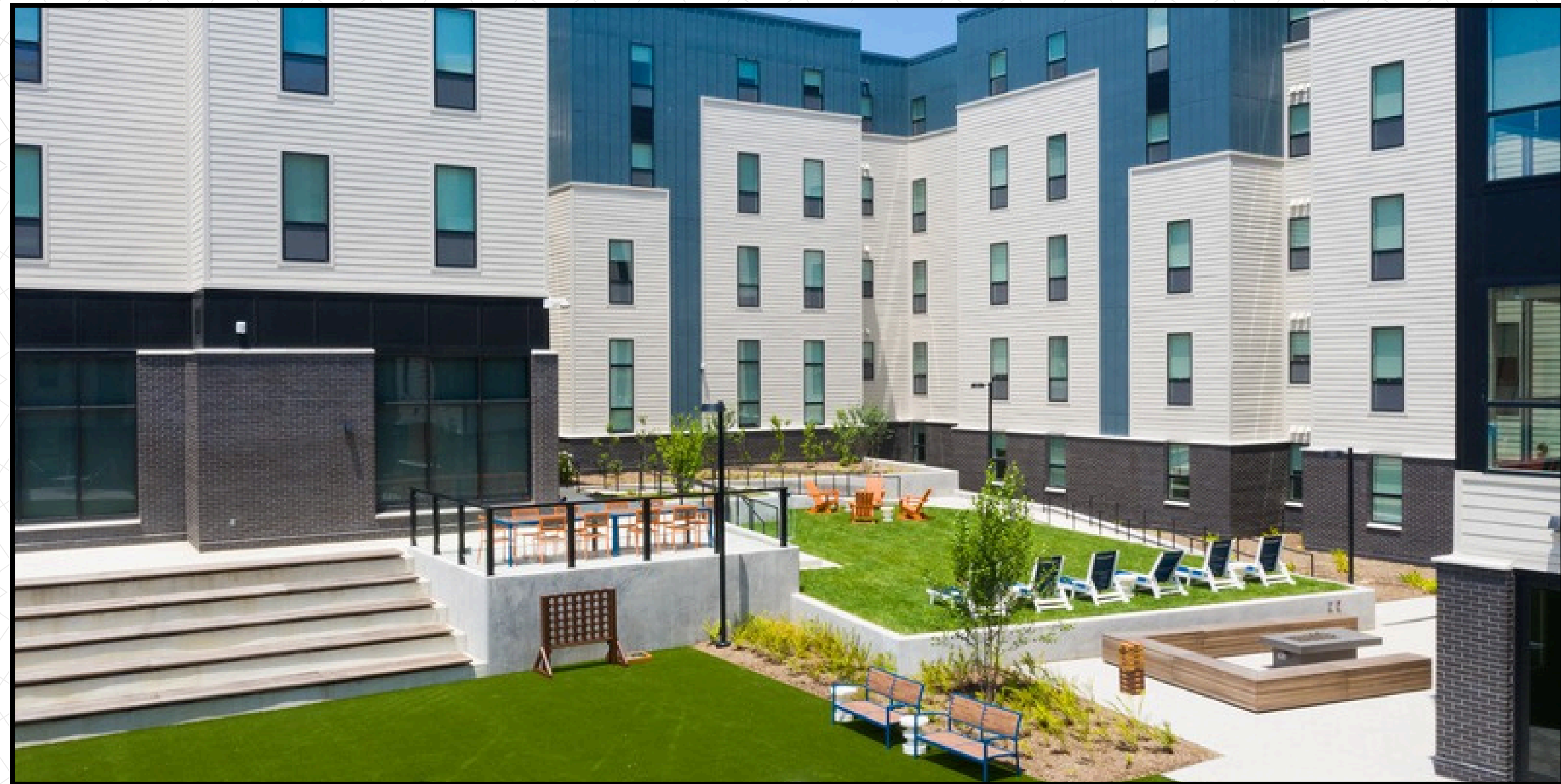
## **The Enolia** *MCB Real Estate*

**Alexander Design Studio**  
*Interior Designer*  
*Building Architect*

**DMW**  
**Morris & Ritchie Associates, Inc.**  
*Civil Engineer*

**Henry Adams, LLC**  
*Mechanical/Electrical Engineer*

**Core Studio Design**  
*Landscape Architect*



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**LIFETIME ACHIEVEMENT AWARD**

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# LIFETIME ACHIEVEMENT AWARD

## *Winner*



*Lawrence F.  
Maykrantz*

ST. JOHN PROPERTIES, INC.

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