





COMPANY PROFILE

Hill Management Services, Inc. is a privately owned, full-service real estate development company headquartered in Timonium, Maryland. Since inception in 1976, Hill Management has established itself as one of Maryland's most prominent real estate developers.

With over four-million square feet of office, industrial, and retail space, Hill Management has a proven track record of successfully operating a diverse real estate portfolio. Additionally, Hill Management owns and operates several hotels and self-storage facilities. Through our affiliate companies, Apartment Services and Peak Management, a dedicated and experienced team manages and operates in excess of 10,000 apartments and townhomes.

Whether it's the development of land, the construction of speculative projects, or the acquisition of operating assets, Hill Management's level

of commitment ensures long-term success. Our expert staff works to maintain the highest value of our assets and the ultimate satisfaction of each and every customer. Hands-on, proactive management, relationship-oriented business practices, and continued reinvestment in our properties are the keys to our success.

Our goal is quite simple: "To expertly manage our portfolio for long-term investment, to provide exceptional customer service, and to develop long-lasting tenant-landlord relationships." Our goal has been consistently achieved.

DEVELOPING REAL ESTATE. BUILDING RELATIONSHIPS.



With a wide variety of office space options, we are certain to meet the needs of any business, from start-up companies to national corporations. Our full-service office buildings provide the optimal environment for businesses to thrive. We understand that each space should reflect the culture of the individual corporation, yet provide a well-maintained, functional, and comfortable place to conduct business.

Running a business requires constant attention, and time spent by companies worrying about office conditions is time wasted. With Hill Management's team of proactive property managers and highly trained maintenance technicians, our buildings are maintained in a first-class condition. Any arising issues are resolved quickly, allowing you to focus on your business.

Our office properties offer a wide array of on-site amenities. Leasing from Hill Management improves employee productivity and offers daily conveniences. Strategically located in major business districts, each of our properties provide our tenants with locations convenient for their clients and integral to the success of their business.

OFFICE

www.hillmgt.com





Whether developed from the ground up or purchased through selective acquisition, Hill Management's warehouse and flex properties are positioned for success. Each property is located within immediate proximity to highways, interstates, and established business districts.

Flexible design allows Hill Management to accommodate office, showroom, warehouse, and light manufacturing users. Our properties stand out from the competition through their functionality and design appeal.

Our buildings offer the option of drive-in loading and/or loading docks so that each space is customizable to fit any user's need. Deep loading areas are provided to accommodate deliveries from any type of vehicle, including tractor trailers, or can be used for additional parking for the higher percentage office user. Ample on-site parking is offered at each property.

Original masonry facades combined with site-specific decorative elements make each property unique. Continually updating landscaping, signage and the look of our properties keeps our tenants satisfied long-term.

OFFICE / WAREHOUSE / FLEX

www.hillmgt.com





Location is the first step towards the success of any retailer and that is why you will find each of Hill Management's retail properties at "Main and Main." Our unbeatable locations and superior customer service keep our shopping centers fully occupied. Whether it is our premier lifestyle shopping center, one of our neighborhood shopping strip centers or a retail component of a mixed use property, Hill Management's commitment to our tenants shows through unique design elements, beautiful landscaping, professionally maintained buildings, and well-lit parking areas. Our properties boast brilliant seasonal decorations and promotional events that draw customers from near and far.

Target, Ann Taylor Loft, Chico's, White House Black Market, LensCrafters, Jos. A. Bank, Macaroni Grill, and TGI Friday's are among many of the top retailers that have found success in our prime retail centers.

RETAIL

www.hillmgt.com



JO'S A. BANK

LOFT

Columbus Circle



Hill Management's affiliate companies, Apartment Services and Peak Management own and operate a collective 10,000 plus apartments and townhomes. Our residential communities are convenient to major highways and interstates, close to major employment areas and within immediate proximity to retail and personal services.

Located throughout the Baltimore Metropolitan Area, our residential communities feature beautifully landscaped grounds, free monitored security systems, and fully equipped kitchens. Our professional leasing and service personnel are equally impressive as the amenities our communities offer. Spacious yet efficient floor plans, first class property management and proximity to amenities allow us to keep residents satisfied long-term. With settings from the dynamic urban environment to relaxed rural areas, we have a home for every lifestyle.

RESIDENTIAL

www.apartmentservices.com

www.peakmgt.net





Our self-storage brand, YourSpace Storage, is positioned to rise above the competition. Each highly visible property is ideally located near our customers' homes, offices, and everyday conveniences. Each architecturally appealing, clean, well-lit facility attracts both commercial and residential customers with a wide array of storage needs.

Our full-service business offices are staffed with expert property managers and a customer-focused leasing team. Computerized entry gates, individually alarmed units, 24-hour DVR monitoring, and managers housed on-site ensure the highest level of security. A complete line of moving and packing supplies provides convenience to customers along with on-site truck rentals by Penske and U-Haul.

With all YourSpace Storage has to offer, we ask, "What will you store?"

SELF STORAGE

www.whatwillyoustore.com





Hill Management's hotel portfolio offers a variety of accommodations for discerning business travelers and tourists alike. Whether it is downtown convenience and luxury, or extended-stay economy, we have a hotel to meet every customer's need. Each of our hotels offers uncompromising service, memorable surroundings, impeccable cleanliness, and amenities that are second-to-none. Each well-appointed guest room is spacious and comfortable.

We continually reinvest in our properties to keep them looking fresh and modern. On-site conference facilities and ballrooms can accommodate business meetings as well as parties and other events – large or small. From on-site restaurants, lounges, and conveniences to fitness centers, pools, and business services, every stay with us is a memorable one.

HOTEL

www.holidayinn.com/timoniummd

www.daysinnerharbor.com

www.thewelcomeinn.com



 **Holiday Inn**

Best Western



SPACE PLANNING • DESIGN • CONSTRUCTION • TENANT

Hill Management is truly a full-service commercial real estate developer. Our years of experience and dedicated staff provide each tenant and customer a smooth transition into one of our properties to ensure a long-term business relationship.

Our in-house leasing team assists companies in finding an ideal location for their business. Professional space planners provide solutions that reflect each tenant's functional demand, corporate culture, and specialty needs. Whether building out a new retail space, renovating an existing office,

or determining the best layout for a warehouse, we provide creative solutions for each of our tenants no matter what their business.

Specializing in tenant fit-out projects, our tenant improvement department skillfully manages all aspects of each project from initial concept to final inspection. With experience in basic and intricate projects, our construction team works with carefully screened subcontractors to provide on-time delivery of each custom space.



IMPROVEMENTS • PROPERTY MANAGEMENT • MAINTENANCE

With over 30 years of experience in property management and a well-diversified portfolio, we have an experienced staff that understands the demands of all types of real estate and how to meet those demands. Going beyond basic daily operations, our team of asset managers provides services to cater to our clients' needs while increasing the value of each property. Regular inspections, proactive maintenance, and continued reinvestment keep our buildings in excellent condition and our clients satisfied.

**COMPLETE CLIENT
SATISFACTION
IS OUR NUMBER
ONE PRIORITY.**



DEVELOPING REAL ESTATE.

ARBUTUS BUSINESS CENTER · BALTIMORE-WASHINGTON COMMERCE PARK · BALLENGER COMMERCE CENTER I · BALLENGER COMMERCE CENTER II · BALLENGER COMMERCE CENTER III · BEL AIR CROSSING · BEL AIR PLAZA · BROAD STREET MARKET · CROSSROADS COMMERCE CENTER · EASTPOINT OFFICE PARK · EXECUTIVE PLAZA I · EXECUTIVE PLAZA II · EXECUTIVE PLAZA III · EXECUTIVE PLAZA IV · FAIRGROUNDS BUSINESS CENTER · GALLERIA ATRIUM · GALLERIA TOWERS · GOLDEN RING BUSINESS CENTER · HARFORD ROAD PLAZA · LEVITZ BUILDING · PADONIA CENTRE PADONIA COMMERCE BUILDING · PIKESVILLE SHOPPING CENTER · PIONEER PLAZA · ROLLING ROAD COMMERCE CENTER · RUSSELL STREET WAREHOUSE · SHELL BUILDING · SHIPPENSBURG SHOPPING CENTER · SHREWSBURY SHOPPING CENTER · SULPHUR SPRING BUSINESS PARK · TECH 100 BUSINESS PARK · TIMONIUM COMMERCE PARK · TIMONIUM CORPORATE CENTER · WESTVIEW PROMENADE · WILLIAM PACA BUSINESS CENTER · YORK HILL SHOPPING CENTER · YOURSPACE STORAGE AT BALLENGER CREEK · YOURSPACE STORAGE AT HICKORY · YOURSPACE STORAGE AT JOPPATOWNE · YOURSPACE STORAGE AT ROLLING ROAD · YOURSPACE STORAGE AT ST. CHARLES · FOX RUN · HAMILTON SPRINGS · TUSCANY GARDENS · TUSCANY WOODS · CAPE HORN COUNTRY · DEER PARK ESTATES · DOVER COMMONS · KOZUB ESTATES · ST. CHARLES CENTER · YOURSPACE STORAGE AT OWINGS MILLS · ARBUTUS BUSINESS CENTER · BALTIMORE-WASHINGTON COMMERCE PARK · BALLENGER COMMERCE CENTER I · BALLENGER COMMERCE CENTER II · BALLENGER COMMERCE CENTER III · BEL AIR CROSSING · BEL AIR PLAZA · BROAD STREET MARKET · CROSSROADS COMMERCE CENTER · EASTPOINT OFFICE PARK · EXECUTIVE PLAZA I · EXECUTIVE PLAZA II · EXECUTIVE PLAZA III · EXECUTIVE PLAZA IV · FAIRGROUNDS BUSINESS CENTER · GALLERIA ATRIUM · GALLERIA TOWERS · GOLDEN RING BUSINESS CENTER · HARFORD ROAD PLAZA · LEVITZ BUILDING · PADONIA CENTRE PADONIA COMMERCE BUILDING · PIKESVILLE SHOPPING CENTER · PIONEER PLAZA · ROLLING ROAD COMMERCE CENTER · RUSSELL STREET WAREHOUSE · SHELL BUILDING · SHIPPENSBURG

OFFICE • WAREHOUSE / FLEX • RETAIL • APARTMENTS • SELF STORAGE • HOTEL

SHOPPING CENTER · SHREWSBURY SHOPPING CENTER · SULPHUR SPRING BUSINESS PARK · TECH 100 BUSINESS PARK · TIMONIUM COMMERCE PARK · TIMONIUM CORPORATE CENTER · WESTVIEW PROMENADE · WILLIAM PACA BUSINESS CENTER · YORK HILL SHOPPING CENTER · YOURSPACE STORAGE AT BALLENGER CREEK · YOURSPACE STORAGE AT HICKORY · YOURSPACE STORAGE AT JOPPATOWNE · YOURSPACE STORAGE AT ROLLING ROAD · YOURSPACE STORAGE AT ST. CHARLES · FOX RUN · HAMILTON SPRINGS · TUSCANY GARDENS · TUSCANY WOODS · CAPE HORN COUNTRY · DEER PARK ESTATES · DOVER COMMONS · KOZUB ESTATES · ST. CHARLES CENTER · YOURSPACE STORAGE AT OWINGS MILLS · ARBUTUS BUSINESS CENTER · BALTIMORE-WASHINGTON COMMERCE PARK · BALLENGER COMMERCE CENTER I · BALLENGER COMMERCE CENTER II · BALLENGER COMMERCE CENTER III · BEL AIR CROSSING · BEL AIR PLAZA · BROAD STREET MARKET · CROSSROADS COMMERCE CENTER · EASTPOINT OFFICE PARK · EXECUTIVE PLAZA I · EXECUTIVE PLAZA II · EXECUTIVE PLAZA III · EXECUTIVE PLAZA IV · FAIRGROUNDS BUSINESS CENTER · GALLERIA ATRIUM · GALLERIA TOWERS · GOLDEN RING BUSINESS CENTER · HARFORD ROAD PLAZA · LEVITZ BUILDING · PADONIA CENTRE PADONIA COMMERCE BUILDING · PIKESVILLE SHOPPING CENTER · PIONEER PLAZA · ROLLING ROAD COMMERCE CENTER · RUSSELL STREET WAREHOUSE · SHELL BUILDING · SHIPPENSBURG SHOPPING CENTER · SHREWSBURY SHOPPING CENTER · SULPHUR SPRING BUSINESS PARK · TECH 100 BUSINESS PARK · TIMONIUM COMMERCE PARK · TIMONIUM CORPORATE CENTER · WESTVIEW PROMENADE · WILLIAM PACA BUSINESS CENTER · YORK HILL SHOPPING CENTER · YOURSPACE STORAGE AT BALLENGER CREEK · YOURSPACE STORAGE AT HICKORY · YOURSPACE STORAGE AT JOPPATOWNE · YOURSPACE STORAGE AT ROLLING ROAD · YOURSPACE STORAGE AT ST. CHARLES · FOX RUN · HAMILTON SPRINGS · TUSCANY GARDENS · TUSCANY WOODS · CAPE HORN COUNTRY · DEER PARK ESTATES · DOVER COMMONS · KOZUB ESTATES · ST. CHARLES CENTER · YOURSPACE STORAGE AT OWINGS MILLS

BUILDING RELATIONSHIPS.



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