

Convenient to Annapolis, Baltimore and Washington, D.C.

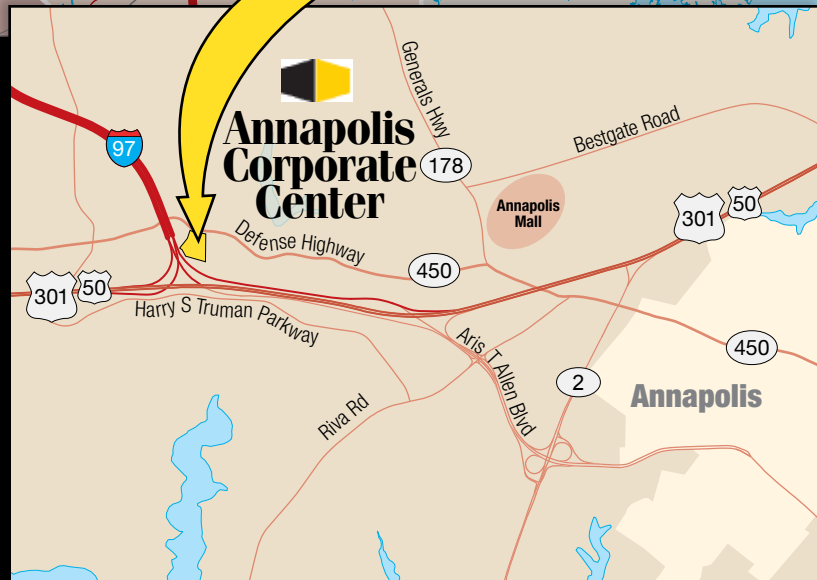
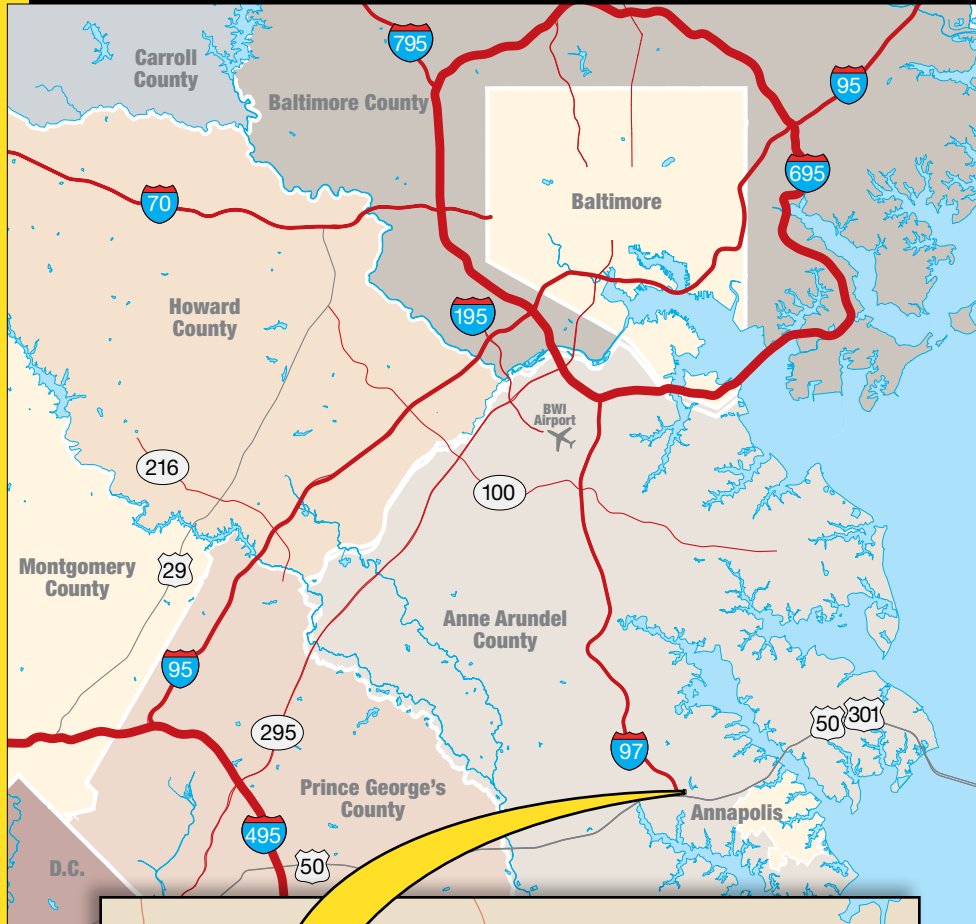
Annapolis Corporate Center is conveniently located off MD Route 450, with ready access to Interstate 97 and MD Route 50. This Anne Arundel County location offers rapid connections to downtown Annapolis and Maryland's Eastern Shore, with easy access to Baltimore, Baltimore-Washington International Airport and Washington, D.C.

Distances to:

Annapolis (Downtown) 4 miles
 Annapolis Mall 2 miles
 Baltimore (Downtown) 23 miles
 BWI Airport 19 miles
 Columbia, MD 25 miles
 Interstate 495 (Capital Beltway) 17 miles
 Interstate 695 (Baltimore Beltway) 16 miles
 MD Route 50 1 miles
 Washington, D.C. (Downtown) 28 miles

About St. John Properties

St. John Properties, Inc., is a full-service real estate company that owns and has developed more than 15 million square feet of office, R&D/Flex, warehouse and retail space in Baltimore metropolitan region since 1971. St. John Properties owns and has developed an additional one million square feet of space in Colorado, Louisiana, Virginia and Wisconsin.



Annapolis Corporate Center

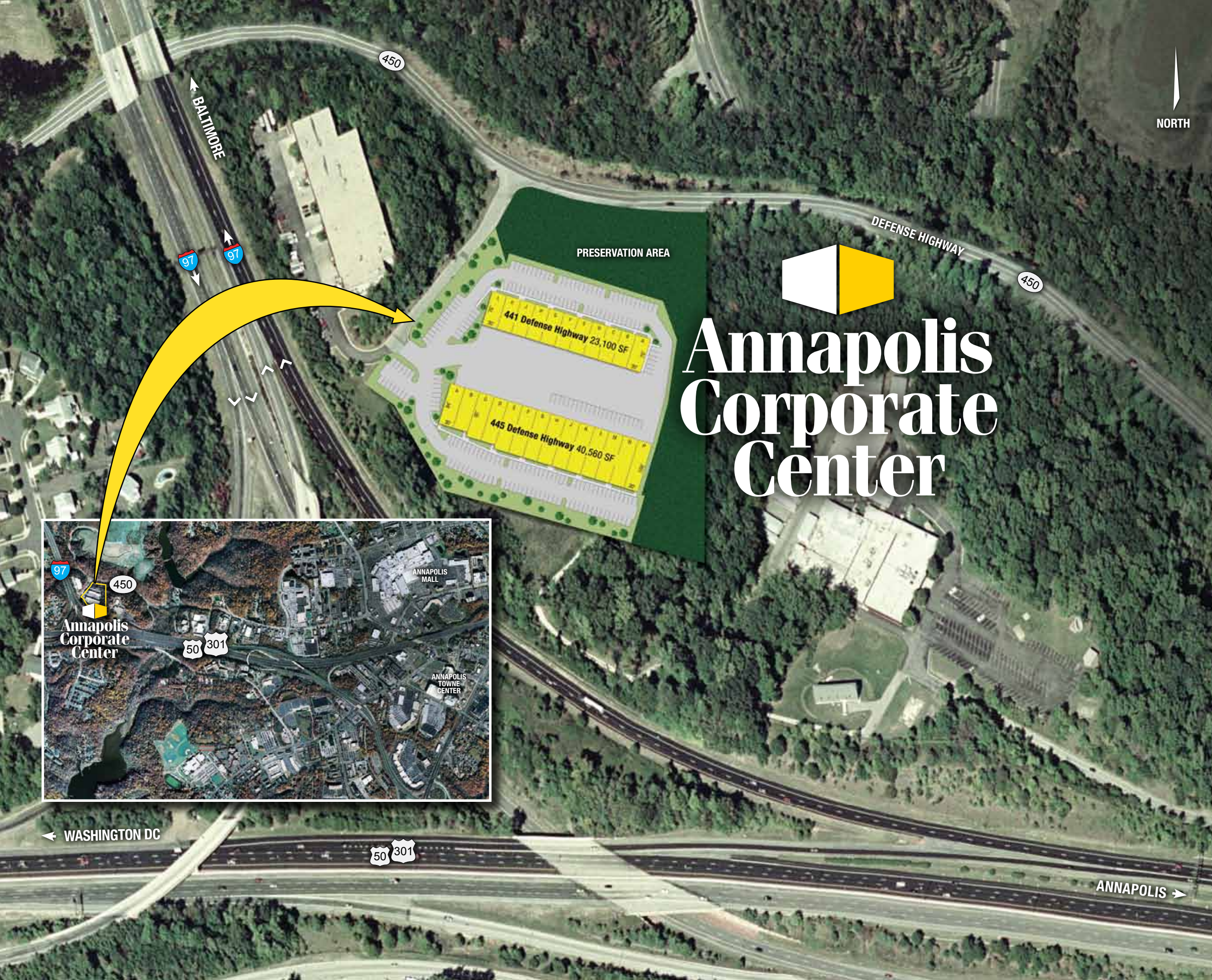
Annapolis, MD



2560 Lord Baltimore Drive
 Baltimore, Maryland 21244-2666
 Tel: (410) 788.0100 Fax: (410) 788.0851

www.sjpi.com





About Annapolis Corporate Center

Annapolis Corporate Center is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. The 9-acre business community is located on MD Route 450 (Defense Highway), near Interstate 97 and MD Route 50.

The unified architecture of St. John Properties' two buildings, comprising more than 63,000 square feet of flex space, provides Annapolis Corporate Center a campus-like business environment. Tenant sizes from 2100 square feet to 40,560 square feet of space will offer businesses straightforward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

St. John Properties features an in-house and fully-staffed property management division, to ensure that the building operates at peak performance and looks as good "20 years from now, as the day you first moved in."

Annapolis Corporate Center

R&D/Flex Building Sizes

Building Address	Sq. Ft.
441 Defense Highway	23,100
445 Defense Highway	40,560

R&D/Flex Building Specifications

Ceiling Height	16' ft. clear minimum
Loading	Dock or Drive-In
Suite Sizes	2,100-2,520-2,760-3,000 up to 40,560 sq. ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 sq. ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning	W-1
Zip Code	21401