

Convenient to Baltimore-Washington Common Market

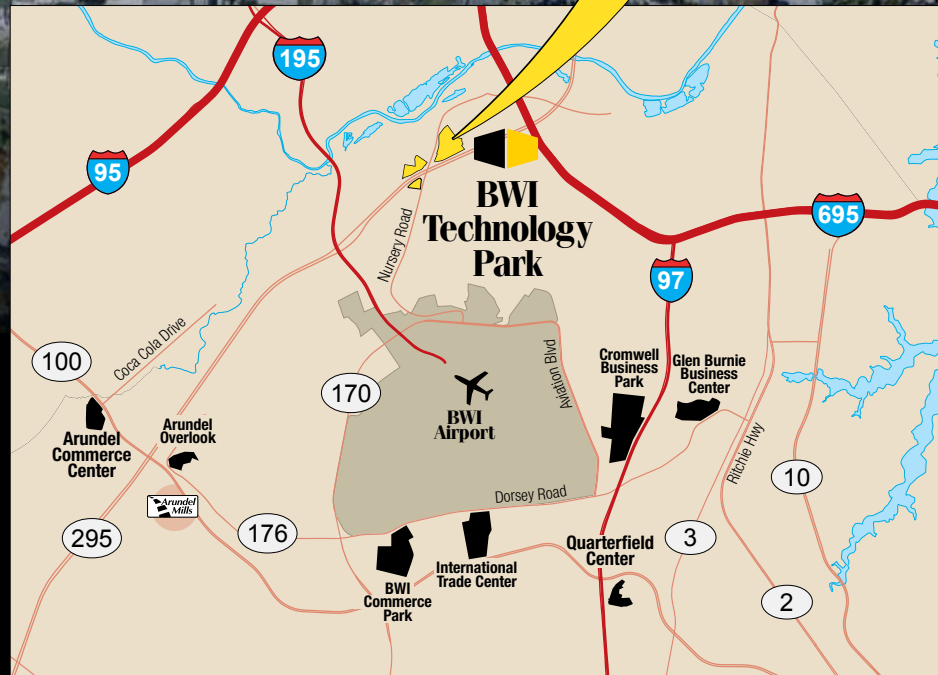
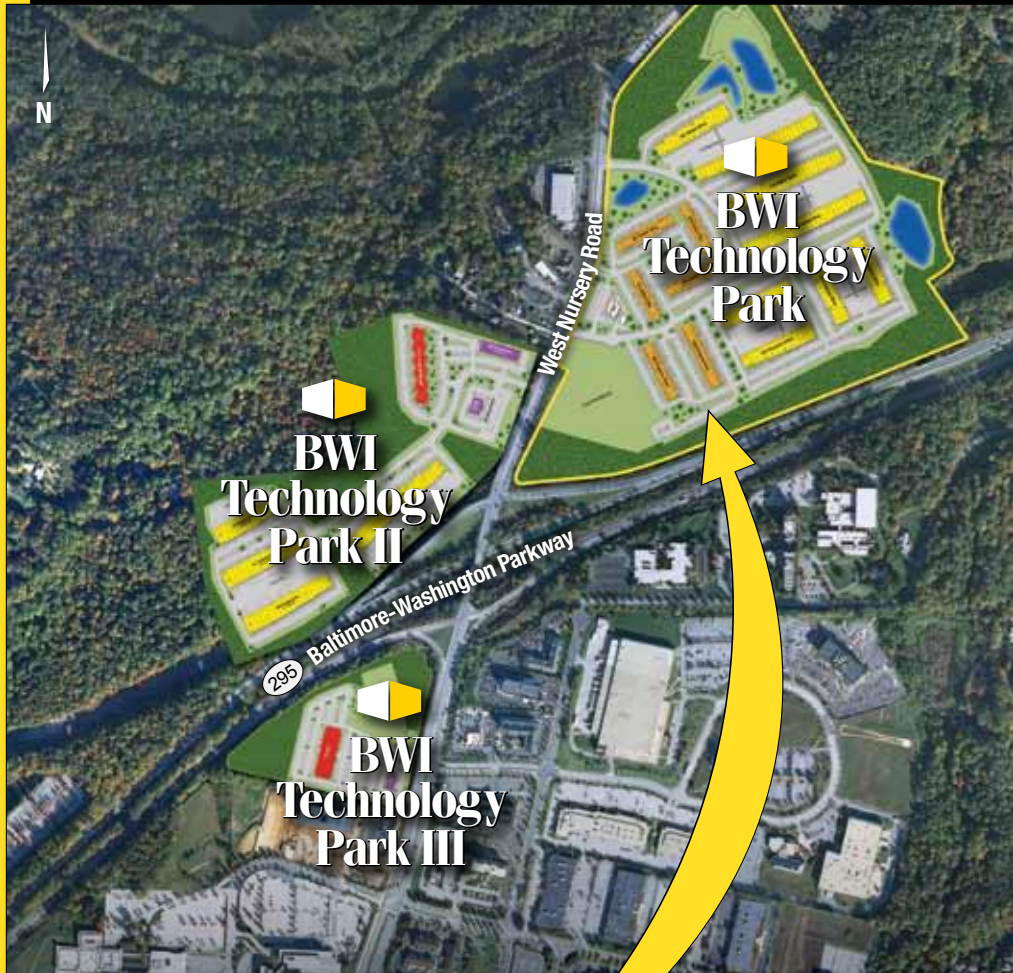
BWI Technology Park is conveniently located off West Nursery Road and the Baltimore-Washington Parkway (MD Route 295), with easy access to Interstate 95 and MD Route 100. This Anne Arundel County location, located two miles from the Baltimore-Washington International Airport, offers quick and easy connections to the greater Baltimore and Washington, D.C. market areas, as well as Annapolis and Columbia. BWI Technology Parks II & III are located within close proximity of the Park.

Distances to:

Annapolis (Downtown)	22 miles
Arundel Mills Mall	4 miles
Baltimore (Downtown)	8 miles
BWI Airport	2 miles
Columbia (Downtown).....	12 miles
Interstate 695 (Baltimore Beltway)	3 miles
Interstate 495 (Capital Beltway)	19 miles
MD Route 100	4 miles
MD Route 295	1 mile

About St. John Properties

St. John Properties, Inc., is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 15 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.



BWI Technology Park

Linthicum Heights, MD



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Maryland • Colorado • Louisiana • Virginia • Wisconsin





BWI Technology Park

BWI Technology Parks II and III



Future Development

← WASHINGTON D.C.

295 BALTIMORE-WASHINGTON PARKWAY

BALTIMORE →

BWI THURGOOD MARSHALL INTERNATIONAL AIRPORT

NORTH

About BWI Technology Park

The unified architecture of St. John Properties' planned fourteen buildings, comprising just under 600,000 square feet of office and flex space, will provide BWI Technology Park a campus-like business environment. Tenant sizes from 2,010 to 72,240 square feet 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.

An extensive series of walking paths is available to tenants of BWI Technology Park, many of which overlook scenic woods and quarry lakes. In addition, an underground conduit system provides state-of-the-art voice and data connections between buildings, making the site ideal for

tenants requiring space in multiple locations.

A parcel located at the entrance of West Nursery Road and Progress Drive is configured to support a convenience store/gas station with car wash, to service both employees in the business park and the surrounding community.

St. John Properties features an in-house and fully staffed property management division to ensure that each building continually operates at peak performance.

Office

Building Address	Sq. Ft.
601 Global Way	27,670
605 Global Way	23,360
609 Global Way	27,670
613 Global Way	23,360
505 Progress Drive	28,800
509 Progress Drive	32,400

Office Building Specifications

Ceiling Height	9 foot clear minimum
HVAC	Gas forced hot air
Offices	Designed and Built to suit
Parking	5 spaces per 1,000 Sq. Ft.
Zoning	W-1
Suite Sizes	2,010-2,345-2,490 Sq. Ft.
Zip Code	21090

R&D/Flex

Building Address	Sq. Ft.
701 Digital Drive	45,120
705 Digital Drive	72,240
709 Digital Drive	69,240
513 Progress Drive	42,120
514 Progress Drive	72,240
517 Progress Drive	42,120
521 Progress Drive	40,080
525 Progress Drive	40,080

R&D/Flex Building Specifications

Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning	W-1
Zip Code	21090