

## Convenient to Baltimore-Washington Common Market

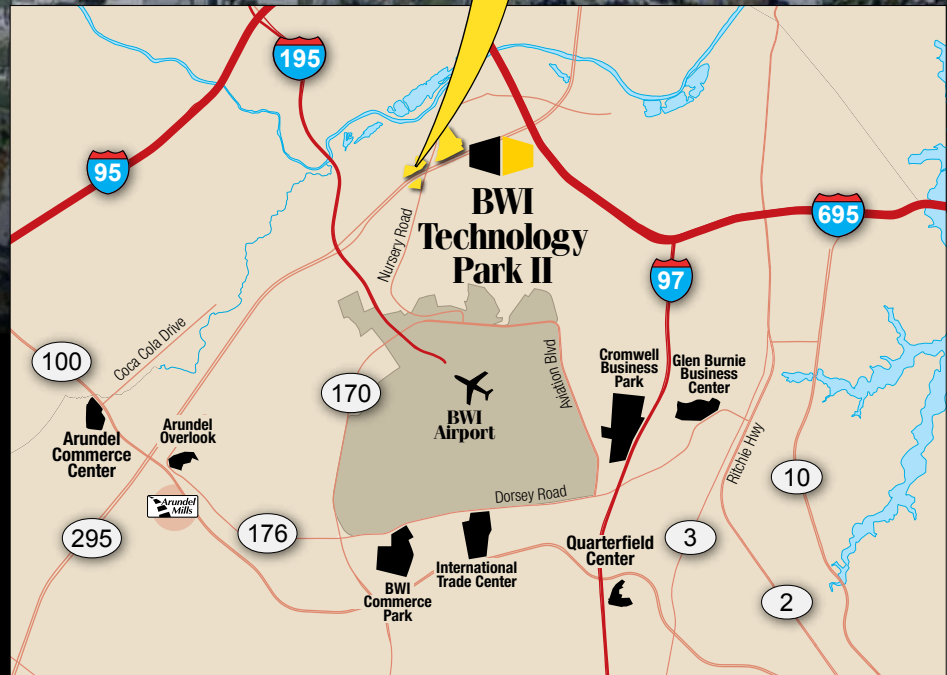
BWI Technology Park II is conveniently located off West Nursery Road and the Baltimore-Washington Parkway (MD Route 295), with easy access to Interstate 95 and MD Route 100. This Anne Arundel County location, just two miles from Baltimore-Washington International Airport, offers quick and easy connections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

## All 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 14 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 II

Linthicum Heights, MD

Designed and developed for LEED Certification



## eco Friendly

- High-efficiency HVAC units
- State-of-the-art management of storm water runoff
- Low VOC (volatile organic compounds) paint
- Low VOC adhesives
- Energy-efficient and motion sensor light fixtures
- Dual-flush toilets and waterless urinals in all new R&D/flex buildings



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Maryland • Colorado • Louisiana • Virginia • Wisconsin



# BWI Technology Park II

## All About BWI Technology Park II

BWI Technology Park II is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland and founded in 1971. The 44-acre business community is located in Anne Arundel County off West Nursery Road and

the Baltimore-Washington Parkway (MD Route 295) near the Baltimore-Washington International Airport. St. John Properties' Arundel Overlook, BWI Commerce Park, Cromwell Business Park, International Trade Center and BWI Technology Parks I & III are located within close proximity of the Park.

The unified architecture of St. John Properties' planned 7 buildings, comprising more than 270,000 square feet of

2009 Demographics	1 Mile	3 Miles	5 Miles
Population	6,600	55,666	176,412
Average Household Income	\$92,249	\$70,547	\$65,491

office, R&D/flex and retail space, will provide BWI Technology Park II a campus-like business environment. Tenant sizes from 2,280 to 61,200 square feet offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceilings in R&D/Flex buildings (10 foot for office building) offer maximum flexibility.

Free, generous parking is available adjacent to the buildings.

A parcel facing West Nursery Road is configured to support a 13,325 sq. ft. retail building, as well as a 2.5 acre pad site ideal for a convenience store.

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

Retail	
Building Address	Sq. Ft.
802 Pinnacle Drive	13,325
803 Pinnacle Drive	5,940

Office	
Building Address	Sq. Ft.
806 Pinnacle Drive	61,200

### Office Building Specifications

LEED Registered	Core & Shell
HVAC	1st floor electrical split system 2nd floor gas forced hot air
Ceiling Height	10 foot clear minimum
Offices	Designed and Built to suit
Parking	5 spaces per 1,000 Sq. Ft.
Zoning	W-1
Suite Sizes	2,550 Sq. Ft.
Zip Code	21090

### R&D/Flex Building Sizes

Building Address	Sq. Ft.
805 Pinnacle Drive	62,400
809 Pinnacle Drive	51,120
811 Pinnacle Drive	48,120
813 Pinnacle Drive	34,560

### R&D/Flex Building Specifications

LEED Registered	Core & Shell
Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	TPO 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