

Convenient to Baltimore-Washington Common Market

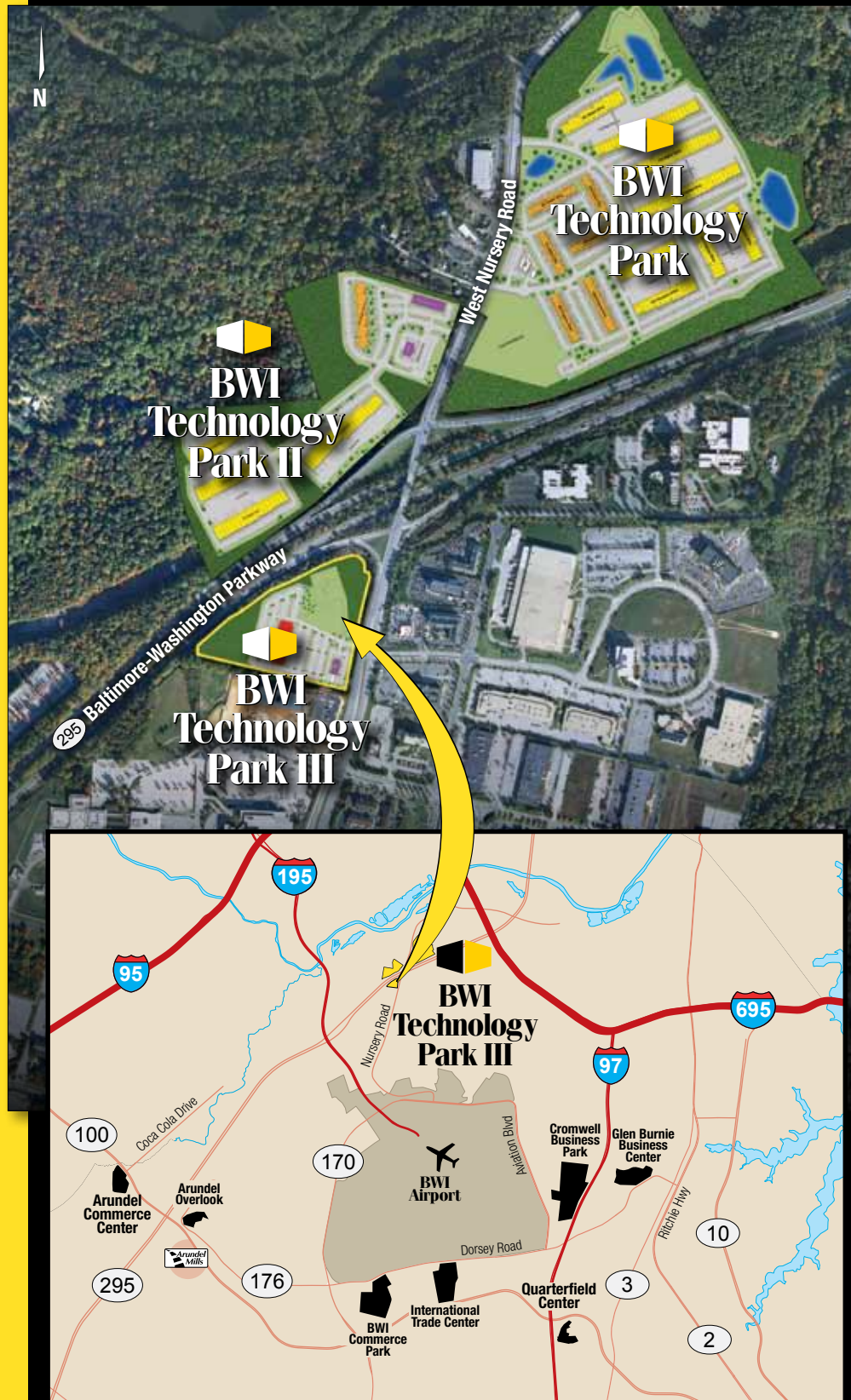
BWI Technology Park III is conveniently located off West Nursery Road and the Baltimore-Washington Parkway (MD Route 295), with easy access to Interstate 95 and MD Route 100. This Anne Arundel County location, just two miles from Baltimore-Washington International Airport, offers quick and easy connections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

Distances to:

Annapolis (Downtown)	15 miles
Baltimore (Downtown)	8 miles
BWI Airport	2 miles
Columbia (Downtown).....	10 miles
Interstate 95	3 miles
Interstate 695 (Baltimore Beltway) ..	3 miles
Interstate 495 (Capital Beltway)	15 miles
MD Route 100	1 mile
MD Route 295 (Balto.-Wash. Pkwy) ...	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 III

Linthicum Heights, MD



- 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



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Maryland • Colorado • Louisiana • Virginia • Wisconsin

About BWI Technology Park III

BWI Technology Park III is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland and founded in 1971. The 15-acre business community is located in Anne Arundel County off West Nursery Road and the Baltimore-Washington Parkway (MD Route 295) near Baltimore-Washington International Airport. St. John Properties' Arundel Overlook, BWI Commerce Park, Cromwell Business Park, International Trade Center and BWI Technology Parks I & II are located within close proximity of the Park.

The unified architecture of St. John Properties' planned two buildings, comprising approximately 130,000 square feet of office and retail space, will provide BWI Technology Park III a campus-like business environment. Plans include a 120,848 sq. ft. Class "A" office building, in addition to a pad site ideal for a full-service drive-through bank.

St. John Properties offers businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available adjacent to the buildings, and numerous restaurants and amenities are within the immediate area.

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



BWI Technology Park III

Office

Building Address	Sq. Ft.
1500 West Nursery Road	120,848

Retail

Building Address	Sq. Ft.
1520 West Nursery Road	6,000

Office Building Specifications

LEED Registered	Core & Shell
HVAC	Gas fired VAV
Ceiling Height	10 foot clear minimum
Offices	Designed and Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Zoning	W-1
Zip Code	21090