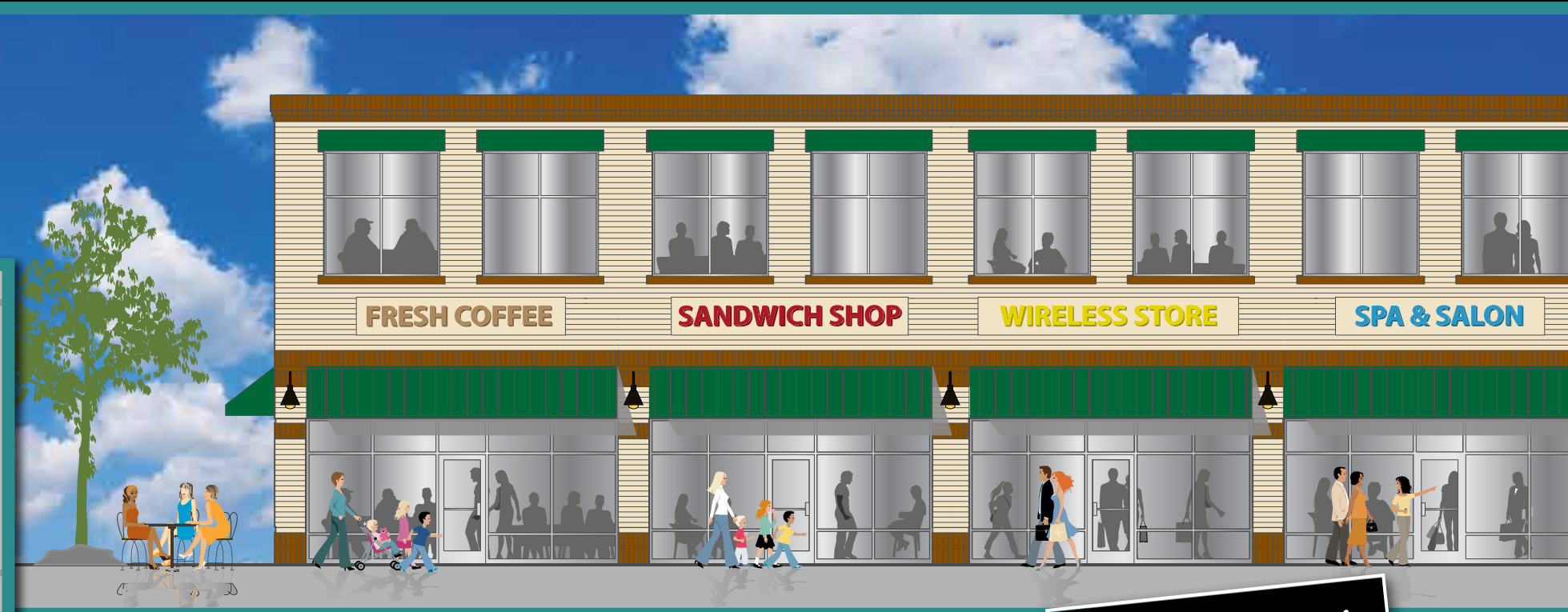
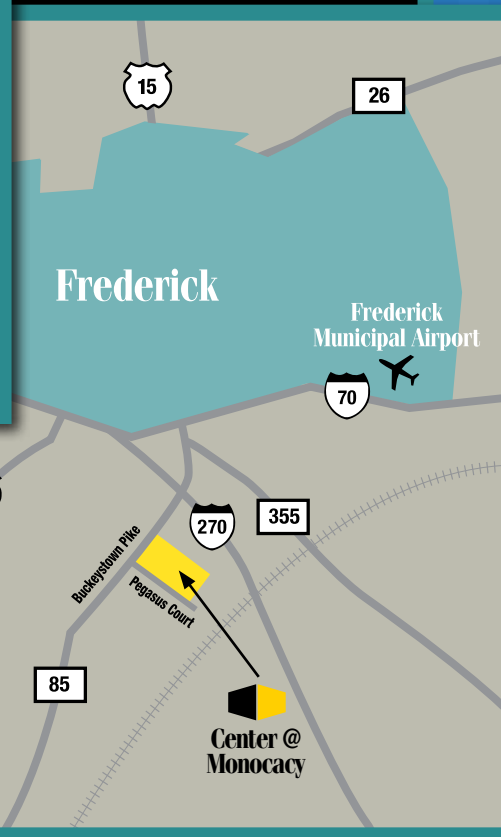
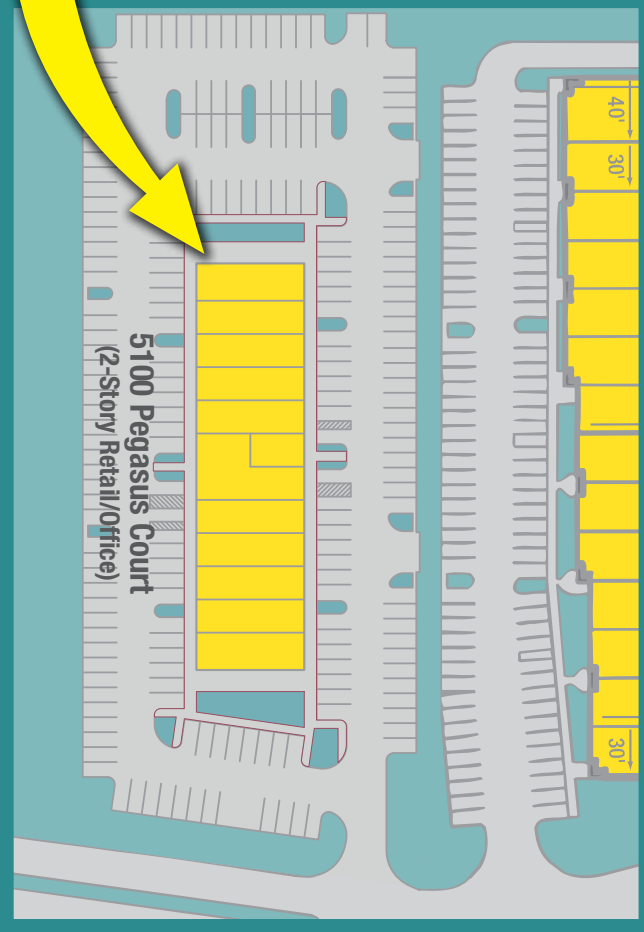
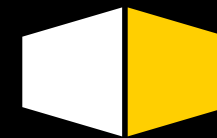


Center @ Monocacy

Frederick, Maryland



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



ST. JOHN
 PROPERTIES

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

All About Center @Monocacy

A new two-story office-over-retail building comprised of 30,000 sq. ft. (15,000 sq. ft. per floor) will offer premium visibility and access from MD Rt. 85/Buckeystown Pike. This exciting new project is located at the entrance to the highly successful Center @Monocacy, a 49-acre business community with nine buildings comprising more than 500,000 sq. ft. of R&D/flex space.

Located off MD. Rt. 85 and Pegasus Court in Frederick, Center @Monocacy has a unified architecture that provides a campus-like business environment. R&D/flex spaces starting at 2,520 sq. ft. offer businesses straight-forward, economical and high-utility space in a covenant-protected, well maintained atmosphere.

The Center is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland and founded in 1971.

Convenient to Baltimore-Washington Metropolitan Areas

Center @Monocacy is conveniently located off MD Route 85 at Pegasus Court. This strategic location provides easy access to the central Frederick business district and the Frederick Municipal Airport, as well as quick and easy connections to the greater Baltimore and Washington, D.C. market areas.

Baltimore.....	45 miles
BWI Airport.....	50 miles
Dulles Airport.....	40 miles
Frederick Municipal Airport.....	4 miles
Interstate 70.....	2 miles
Interstate 270.....	0.5 miles
Interstate 495.....	30 miles
Northern Virginia.....	35 miles
Reagan National Airport.....	50 miles
Washington, DC.....	45 miles

All About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. In addition to Center @Monocacy, St. John Properties owns and manages more than 14 million square feet of commercial real estate throughout five states, including R&D/flex, office, warehouse and retail space.



**Center @
Monocacy**