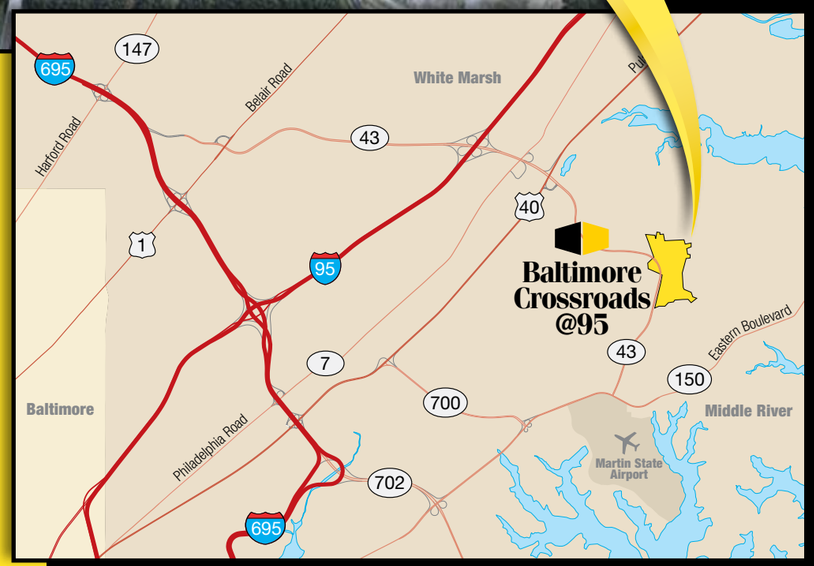
Baltimore Crossroads @95

White Marsh, MD



Strategic Location in Baltimore County

Located on Md. Rt. 43 between U.S. Rt. 40 and Eastern Blvd., the project is just minutes from I-95 and I-695, and only 11 mi. from Baltimore City. Newly constructed Rt. 43 provides immediate access to White Marsh, Perry Hall, Essex, Chase, and nearby communities.

Distances to:

Aberdeen, MD	18 miles
AMTRAC/MARC Station	1 mile
BWI Airport	20 miles
Baltimore (Downtown)	11 miles
Interstate I-695	4 miles
Interstate I-95	2 miles
Martin State Airport	1 mile
Towson, MD	10 miles

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.

ST.JOHN PROPERTIES

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U.S. GREEN BUILDING COUNCIL MEMBER

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

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About Baltimore Crossroads @95

Baltimore Crossroads @95 is a master-planned, mixed-use community of 1,000 acres in Baltimore County. Tenant sizes from 2,520 to 42,120 sq. ft. offer businesses economical and high-utility space in a campus-like business environment. Development plans include more than 1.2 million sq. ft. of office, 680,000 sq. ft. of flex, and 65,000 sq. ft. of retail space. Crossroads Village Center is a main street-style shopping center with 36,000 sq. ft. of inline retail space, and 1-acre to 2 1/2-acre pad sites available.

Retail

Building Address	Sq. Ft.
720 Concourse Circle	6,000
730 Concourse Circle Bank	3,000
740 Concourse Circle	13,000
750 Concourse Circle	17,000
PAD (B)	6,024
PAD (C)	3,500
C-Store	5,000
Retail Pad	6,000
Retail Pad	6,000
Retail	10,500
Retail	19,825

Office

Building Address	Sq. Ft.
555 Pilots Way	18,000
405 Williams Court	31,280
415 Williams Court	25,045
425 Williams Court	31,280
430 Williams Court	36,000
435 Williams Court	40,800
440 Williams Court	28,800
445 Williams Court	36,000
450 Williams Court	33,600
455 Williams Court	26,400
460 Williams Court	33,600
465 Williams Court	20,800
470 Williams Court	33,600
475 Williams Court	31,200
480 Williams Court	26,400
490 Williams Court	31,200
Building HH	18,000

Office Building Specifications

Ceiling Height	10 foot clear minimum
HVAC	Gas
Suite Sizes	2,380-40,200 Sq. Ft.
Offices	Built to suit
Parking	5 spaces per 1,000 Sq. Ft.
Zoning	ML-IM-M43
Zip	21220

R&D/Flex

Building Address	Sq. Ft.
605 Clipper Court	46,080
610 Clipper Court	33,000
615 Clipper Court	39,120
625 Clipper Court	39,120
630 Clipper Court	43,080
635 Clipper Court	39,120
11600 Crossroads Circle	34,080
11605 Crossroads Circle	40,080
11615 Crossroads Circle	31,920
11620 Crossroads Circle	42,120
11630 Crossroads Circle	51,120
11640 Crossroads Circle	50,400
11650 Crossroads Circle	28,000
11655 Crossroads Circle	59,400
11675 Crossroads Circle	54,120
11685 Crossroads Circle	60,120
11695 Crossroads Circle	54,120
800 Heritage Way	40,080
810 Heritage Way	45,120
815 Heritage Way	48,120
700 Legacy Way	49,080
710 Legacy Way	52,080
720 Legacy Way	52,080
730 Legacy Way	52,080
565 Pilots Way	33,000
575 Pilots Way	40,080
Building GG	57,240
Building II	57,240

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/TPO
Walls	Brick on block
Office	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning	ML-IM-M43
Zip Code	21220