

Strategic Location in Baltimore Market

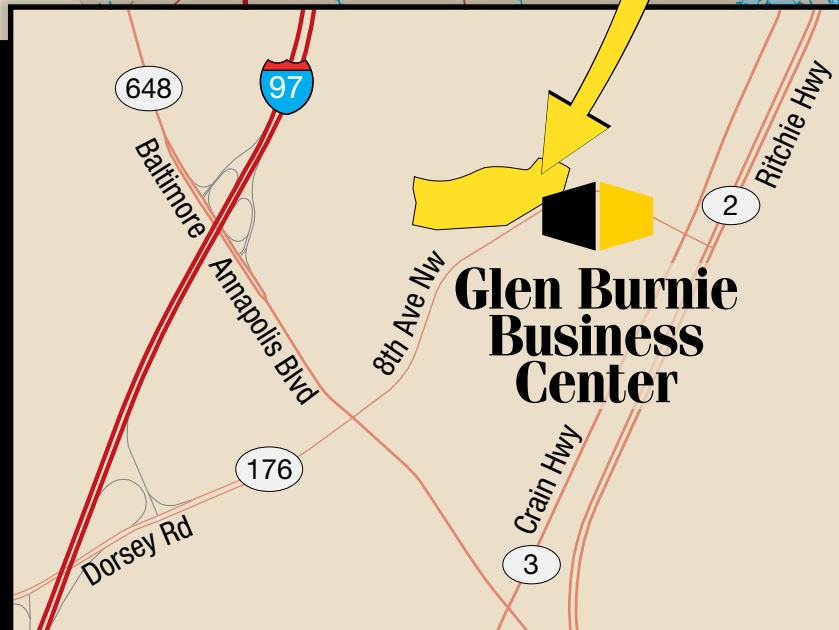
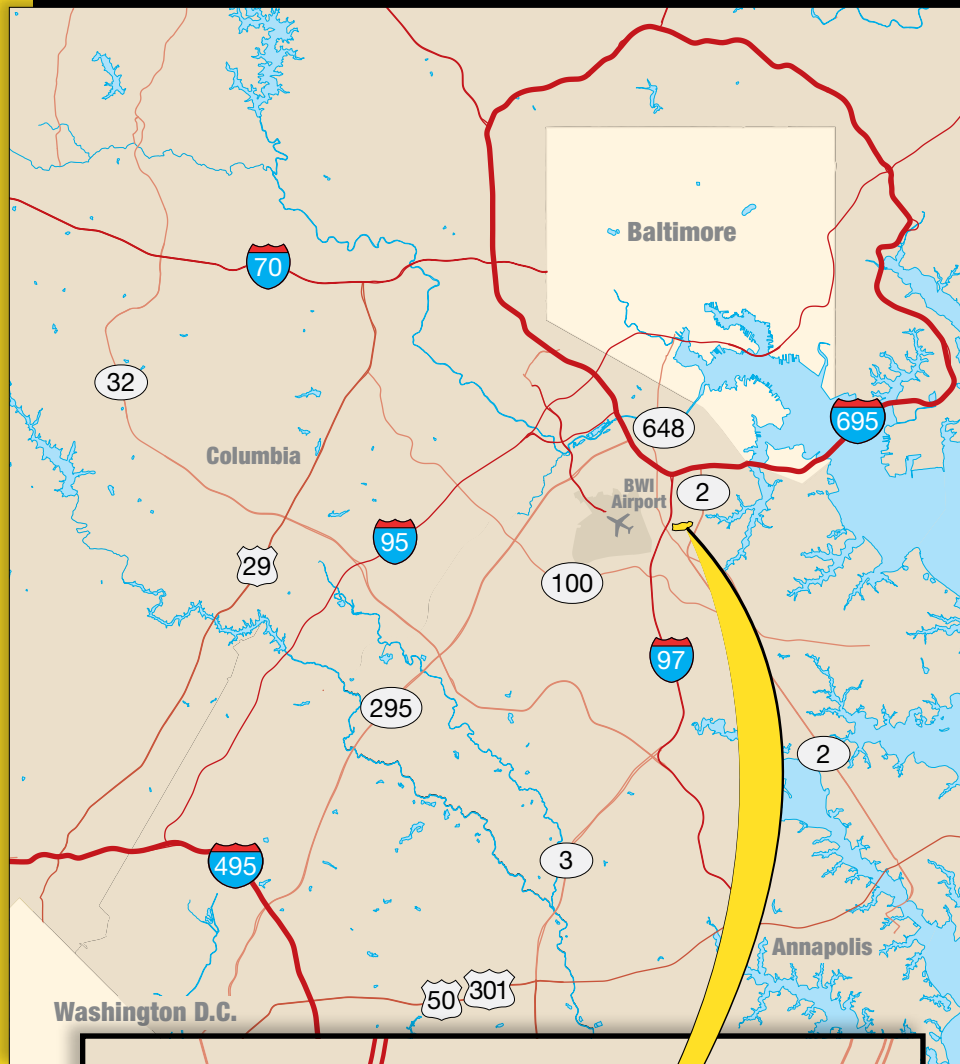
Glen Burnie Business Center is conveniently located off MD Route 648 (Balto-Annapolis Blvd.) and Dorsey Road (MD Route 176), with easy access to MD Route 97 and MD Route 2, as well as BWI Airport. This Anne Arundel County location offers quick and easy connections to the greater Baltimore and Washington market areas.

Distances to:

Baltimore (Downtown).....9 miles
 BWI Airport.....3 miles
 Columbia, MD15 miles
 Interstate 959 miles
 Interstate 695 (Baltimore Beltway) ...3 miles
 MD Route 2.....1 mile
 MD Route 97.....1 mile
 Washington, D.C. (Downtown)...34 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.



Glen Burnie Business Center

Glen Burnie, MD



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Maryland • Colorado • Louisiana • Virginia • Wisconsin



Glen Burnie Business Center



About Glen Burnie Business Center

Glen Burnie Business Center is a project of St. John Properties, Inc., a full-service real estate company founded in 1971, and headquartered in Baltimore, Maryland. This 21-acre mixed-use business community is located near the intersection of Dorsey Road and Route 648 (Balto-Annapolis Blvd.) in Glen Burnie, Maryland in Anne Arundel County.

The unified architecture of St. John Properties' seven buildings, comprising approximately 293,000 square feet of R&D/flex, provides Glen Burnie Business Center a campus-like business environment. Tenant sizes from 3,000 square feet to 63,650 square feet of space will 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 ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

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

| R&D/Flex Building Sizes | |
|-------------------------|---------|
| Building Address | Sq. Ft. |
| 150 Penrod Court | 37,000 |
| 175 Penrod Court | 55,800 |
| 180 Penrod Court | 63,650 |
| 190 Penrod Court | 44,000 |
| 200 Penrod Court | 39,000 |
| 7220 Grayburn Drive | 24,050 |
| 7221 Grayburn Drive | 30,000 |

| R&D/Flex Building Specifications | |
|----------------------------------|-------------------------|
| Ceiling Height | 18' - 20' Clear Minimum |
| Loading | Dock and Ground Level |
| Suite Sizes | 30' Wide |
| Roof | Gypsum, Steel Deck |
| Walls | Brick on Block |
| Parking | 2.5 per 1,000 Sq. Ft. |
| Heat | Gas |
| Water | Public |
| Sewer | Public |
| Zoning | C-4 |
| Zip Code | 21061 |