

Strategic Location in Anne Arundel County

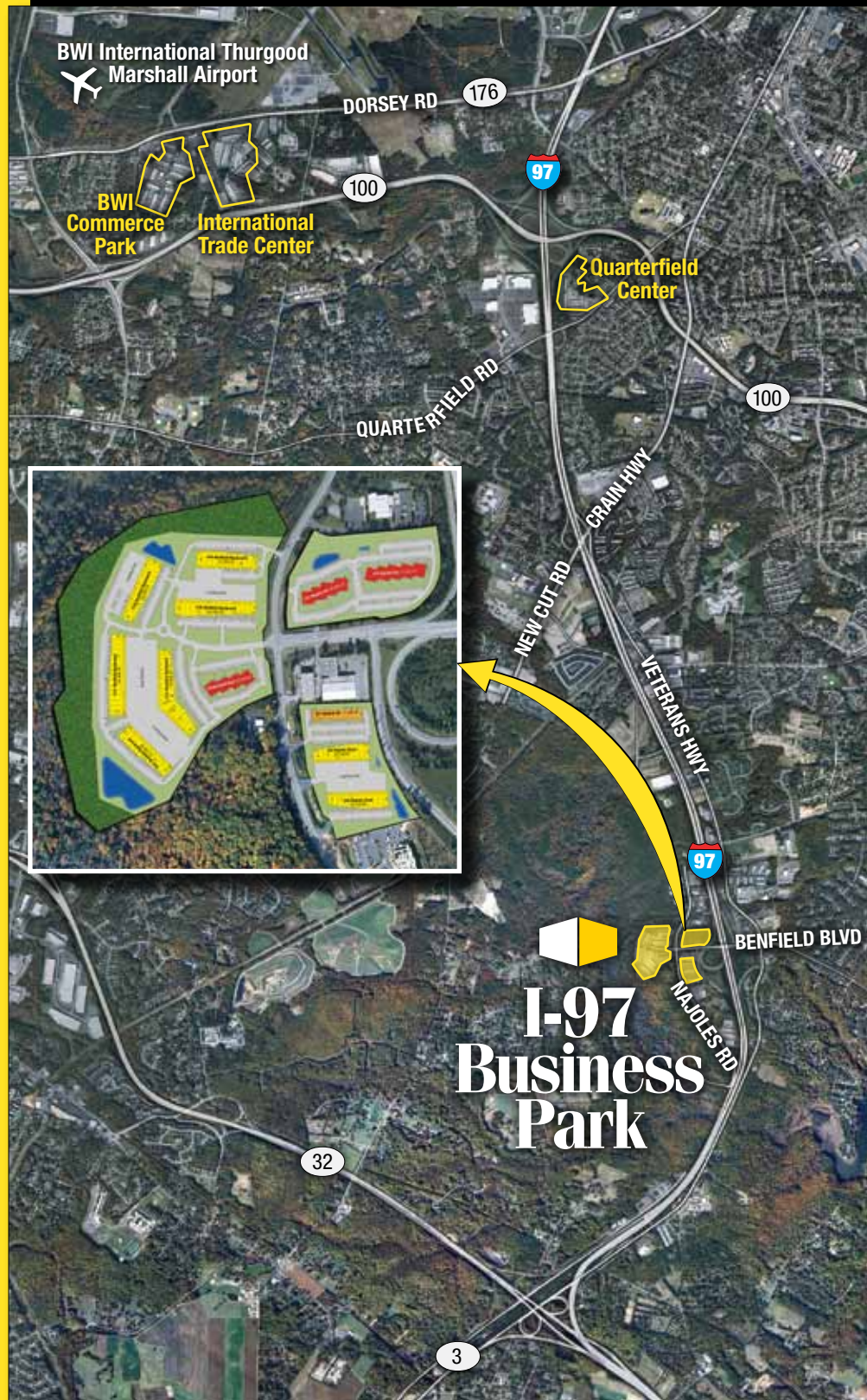
A modern and advanced highway network, including Interstate 97 and MD Route 50, provides easy connections from I-97 Business Park to all points in the Baltimore-Washington metropolitan area. Baltimore-Washington International Thurgood Marshall Airport is located six miles from the Park and Annapolis, Maryland is just 10 minutes away. Maryland Area Rail Commuter (MARC), Amtrak and Light Rail stations are also located in the immediate area and the park is serviced by public bus transportation.

Distances to:

Annapolis (Downtown) 9 miles
 Baltimore (Downtown) 13 miles
 BWI Thurgood Marshall Airport.... 6 miles
 Columbia, MD 12 miles
 I-695 (Baltimore Beltway) 7 miles
 I-495 (Capital Beltway) 13 miles
 MD Route 50 7 miles
 MD Route 295 9 miles
 Washington, D.C. (Downtown) 20 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.



I-97 Business Park

Millersville, MD



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Maryland • Colorado • Louisiana • Virginia • Wisconsin





I-97 Business Park

About I-97 Business Park

I-97 Business Park is a project of St. John Properties, Inc., a full-service real estate company founded in 1971 and headquartered in Baltimore, Maryland. The 66-acre business community is located on Benfield Blvd. and Najoles Road off Interstate 97, near the Baltimore-Washington International

Thurgood Marshall Airport in Anne Arundel County.

The unified architecture of St. John Properties' 12 buildings, comprising more than 450,000 square feet of office and research and development space, provides I-97 Business Park a campus-like business environment. Tenant sizes from 1,275 square feet to 51,200 square feet of space offers 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 buildings.

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

R&D/Flex

Building Address	Sq. Ft.
1110 Benfield Boulevard	42,240
1114 Benfield Boulevard	33,300
1120 Benfield Boulevard	36,300
1121 Benfield Boulevard	50,642
1127 Benfield Boulevard	33,300
1131 Benfield Boulevard	44,400
253 Najoles Road	30,120
255 Najoles Road	33,120

R&D/Flex Building Specifications

Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,280-2,400-2,520-2,700-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Private
Sewer	Private
Zoning	W-1
Zip Code	21108

One-Story Office

Building Address	Sq. Ft.
251 Najoles Road	17,400

One-Story Office Building Specifications

Suite Sizes	1,800 Sq. Ft. and up
Ceiling Height	Up to 10 Ft.
HVAC	Gas fired separately metered
Offices	Built to suit
Parking	5 spaces per 1,000 Sq. Ft.

Two-Story Office

Building Address	Sq. Ft.
1111 Benfield Boulevard	40,800
231 Najoles Road	40,800
241 Najoles Road	51,200

Two-Story Office Building Specifications

Suite Sizes	1,275 Sq. Ft. and up
Ceiling Height	Up to 10 Ft.
HVAC - 1st Floor	Heat pump separately metered
HVAC - 2nd Floor	Gas fired heat/AC
Offices	Built to suit
Parking	5 spaces per 1,000 Sq. Ft.