

**Convenient to  
Baltimore, Towson  
and BWI Airport**

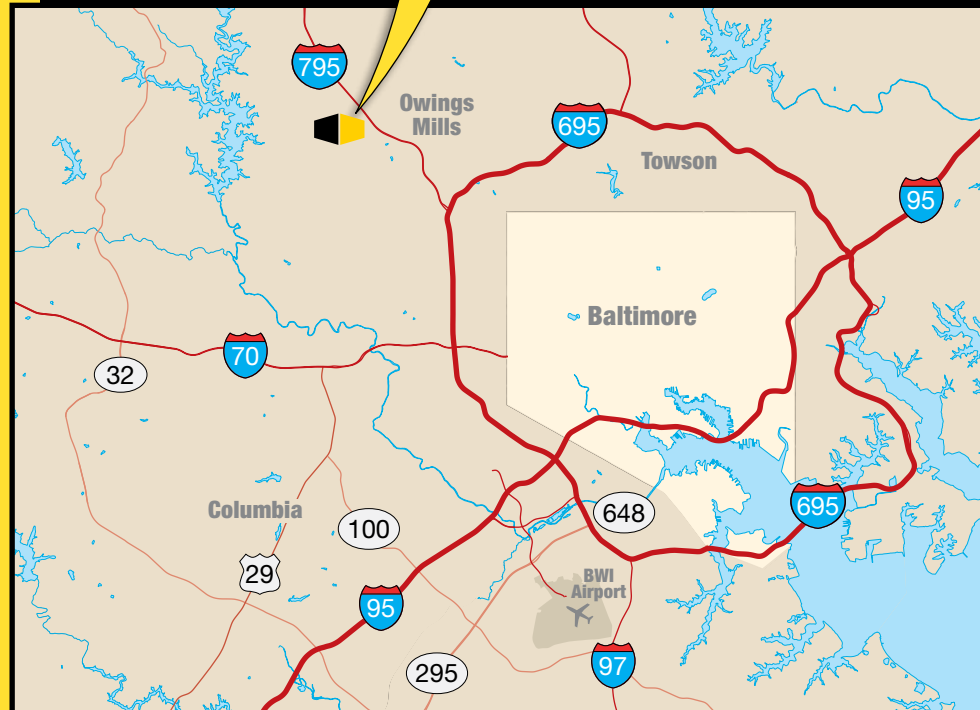
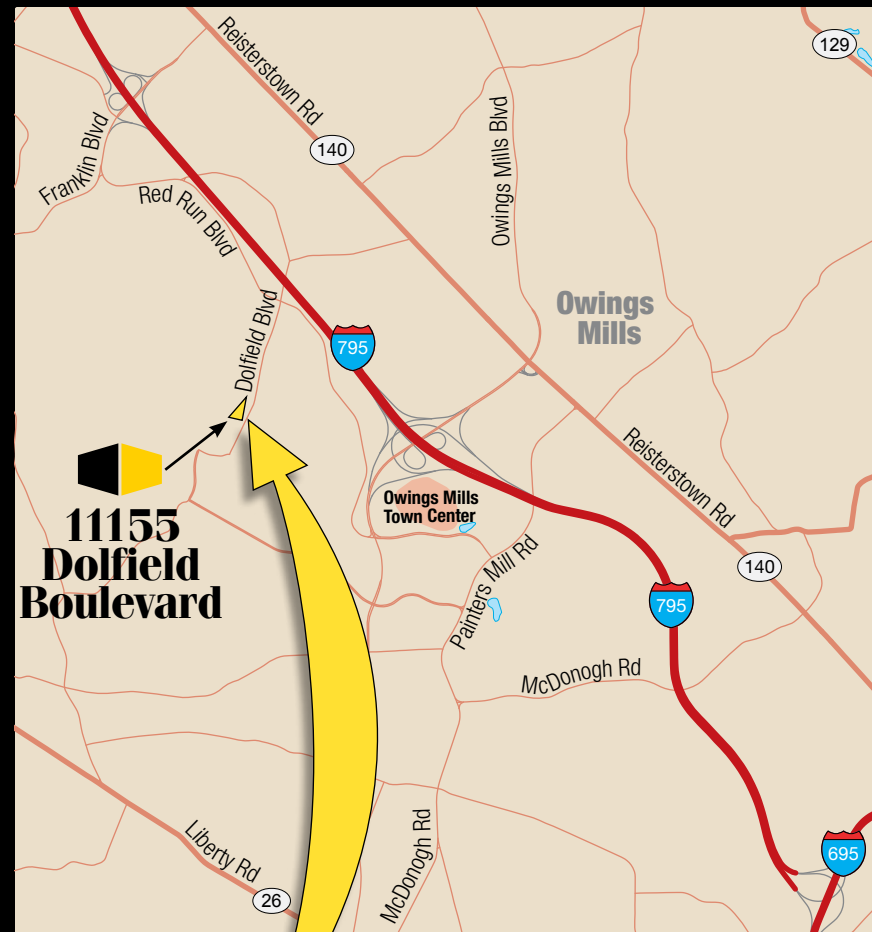
11155 Dolfield Blvd. is conveniently located off Interstate 795 in Owings Mills in Baltimore County, Maryland. This strategic location provides easy access and quick connections to Towson, downtown Baltimore City and Baltimore-Washington International Airport. The business center area is just minutes from a variety of shopping centers and business amenities, including Owings Mills Mall, hotels, banks, restaurants, and the Owings Mills branch of the U.S. Postal Service.

**Distances to:**

- Baltimore (downtown)..... 13 miles
- BWI Airport ..... 15 miles
- I-695 (Baltimore Beltway) ..... 4 miles
- I-795 ..... 2 miles
- I-95 ..... 12 miles
- Owings Mills Town Center..... 2 miles
- Towson, MD ..... 12 miles

**About  
St. John Properties**

St. John Properties, Inc., is a full-service real estate company that owns and has developed more than 15 million square feet of office, R&D/Flex, warehouse and retail space in Baltimore metropolitan region since 1971. St. John Properties also owns and has developed an additional one million square feet of space in Colorado, Louisiana, Virginia and Wisconsin.



# 11155 Dolfield Blvd.

**Owings Mills, MD**

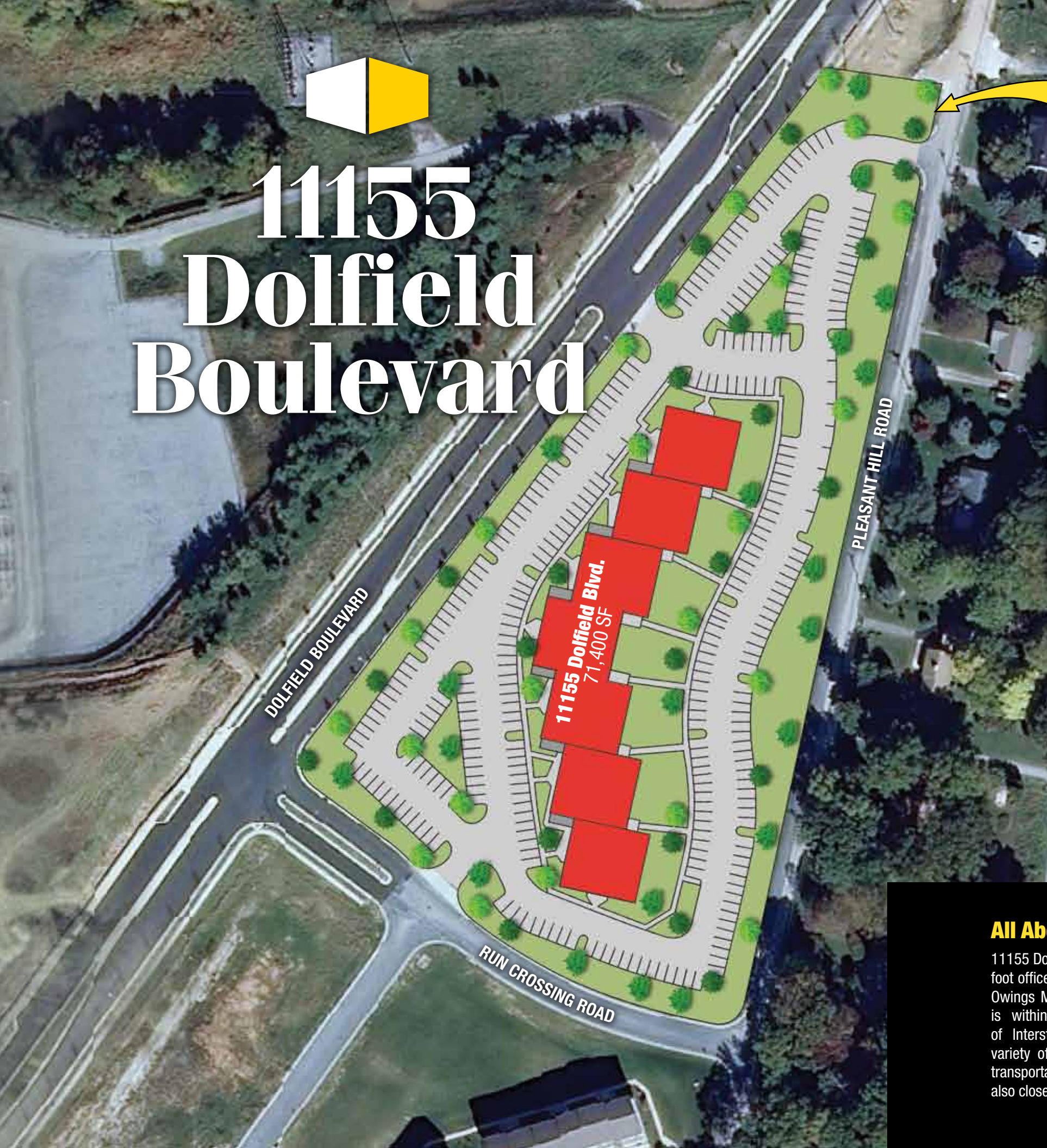
**Up to  
25,500 SF  
Available**



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Baltimore, Maryland 21244-2666  
Tel: (410) 788.0100 Fax: (410) 788.0851  
[www.sjpi.com](http://www.sjpi.com)



# 1155 Dolfield Boulevard



## Two-Story Office

Building Address	Sq. Ft.
1155 Dolfield Blvd.	71,400

### Office Building Specifications

Suite Sizes	1,275-2,500-5,100-71,400 sq. ft.
HVAC	1st Floor- Heat pump separately metered 2nd Floor- Gas fired heat/AC separately metered
Parking	5 spaces per 1,000 sq. ft.
Construction	Brick on block
Ceiling Height	9 ft.
Heat	Gas
Water & Sewer	Public
Roof	EPDM Rubber
Zoning	ML-IM
Zip Code	21117



### All About 1155 Dolfield Blvd.

1155 Dolfield Blvd. is a two-story, 71,400 square foot office building situated near Red Run Blvd. in Owings Mills, MD, Baltimore County. The project is within close proximity to the interchange of Interstate 795, Owings Mills Blvd. and a variety of business and retail amenities. Public transportation, including the Baltimore Metro, is also close by.

### Building Features

- Two-stories, 71,400 sq. ft. of space
- 9' ceiling heights
- Independent suites feature separate utilities and direct walk-in access
- 24-hour accessibility
- Build-to-suit offices
- Offices are just steps from parking
- On-site, in-house property management