


Location Has Its Advantages

The GATE Offers Unique Benefits

LOCATION		Other Projects
Embedded location with C4ISR, RDECOM, ARL, ATEC, ATC, JSEC and other federal customers on APG	✓	NO
Adjacent to new main gate into APG (Maryland Blvd. Gate) (only gate for APG employees, contractors, visitors, deliveries) (only gate providing 24/7 access to APG - other gates offer limited access)	✓	NO
Ability to connect to APG's secure IT network (need-based connection)	✓	NO
Only office & tech park on APG leasing to DOD and non-DOD users	✓	NO
Provides direct financial benefit to APG (ground rent = \$\$\$ to APG) (cash to APG used for facility/infrastructure improvements on-post)	✓	NO
Convenient access to and from project	✓	YES
Adjacent to Ruggles Golf Course (you and your employees can golf with federal customers)	✓	NO
Public water, sewer, electric, gas, and telecom services	✓	YES
Expedited approvals directly from APG (not subject to County/City process)	✓	NO
Army considers this project the "Preferred Location" for contractors supporting the various missions of APG	✓	NO
BUILDINGS/OFFICE AND TECHNOLOGY PARK		
Sustainable design through LEED® Silver Certification	✓	?
Antiterrorism/force protection compliant (flexibility to sublease to DoD customers)	✓	NO
High-quality corporate image, well landscaped office park	✓	YES
Attractive, contemporary, and efficient buildings	✓	YES
DEVELOPER AND LANDLORD		
Experienced, financially stable developer with long track record of success	✓	?
Experience with GSA, DOD, and government contractors	✓	?
Experience with security requirements (SCIF, secure coms, UFC, etc.)	✓	?
One-stop-shop developer/landlord (in-house construction, property management, leasing, tenant improvement design)	✓	?
Landlord is long-term owner of buildings/focused on tenant satisfaction	✓	?
Welcoming large and small tenant requirements	✓	?
Private developer sized to give even smallest tenants exceptional service	✓	?

For Leasing Information, Contact: **Matt Holbrook**, 410-369-1238



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