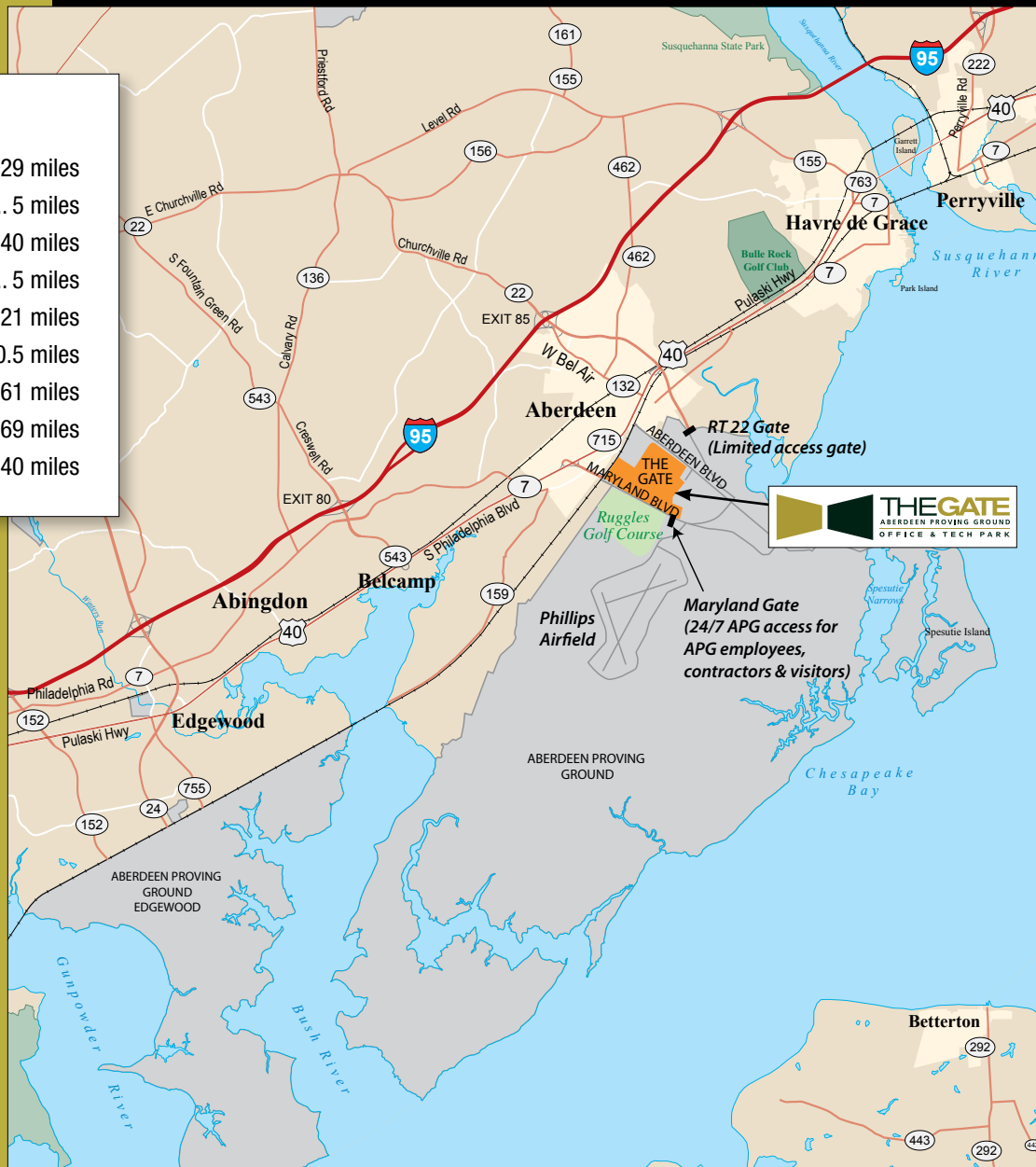


**Distances to:**

- Baltimore, MD..... 29 miles
- Bel Air, MD..... 5 miles
- BWI Airport ..... 40 miles
- Havre de Grace, MD..... 5 miles
- Interstate 695 (Baltimore Beltway)..... 21 miles
- Interstate 95 ..... 0.5 miles
- Philadelphia, PA..... 61 miles
- Washington D.C. .... 69 miles
- Wilmington, DE ..... 40 miles



**About The GATE**  
www.thegateapg.com

St. John Properties, in partnership with Aberdeen Proving Ground (APG), is developing The Government and Technology Enterprise (The GATE), a 416-acre office and technology park that will include 2-3 million sq. ft. of office, research & development, and retail development.

The GATE is a privately-held commercial business park located on the U.S. Army installation with space available for lease inside and outside (adjacent to) the secure perimeter of APG. The project is being developed, constructed, leased, and managed by St. John Properties. The GATE includes completed buildings, buildings under construction, and numerous proposed buildings. All buildings will achieve LEED® Silver Certification for sustainability and will comply with federal antiterrorism/force protection requirements.

APG, a leading research, development and testing center for the U.S. Army, boasts some of the most sophisticated testing laboratories in the world. The GATE offers a synergistic environment for private firms, defense contractors and other Army and DOD units working on advanced research activities to complement the missions of APG and help make it a "Center for Excellence."



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

[www.sjpi.com](http://www.sjpi.com)



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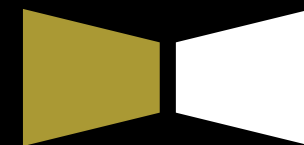
**For Retail Leasing, Contact:**

**Bill Holzman**  
(410) 369.1240  
bholzman@sjpi.com

*Commerce Center*  
**AT MAIN GATE**



- 48-acre site located immediately outside main gate to APG serving 368-acre office & tech park
- Daytime population 20,000 upon BRAC completion in 2011.
- Pad sites and in-line spaces available.



**THE GATE**  
ABERDEEN PROVING GROUND  
OFFICE & TECH PARK

Bill Holzman | (410) 369.1240 | bholzman@sjpi.com

# Commerce Center AT MAIN GATE

**Location:**..... Aberdeen Proving Ground, MD  
**Building Uses:**..... Restaurant, retail, day care  
**Site:** ..... 48 acres  
**Size:** ..... 279,000+ Square Feet

Commerce Center at Main Gate is a 279,000 sq. ft. first-class retail and amenity center at the entrance to Aberdeen Proving Ground (APG). The center is designed to provide retail services and amenities to workers in the 2-3 million sq. ft. The GATE office and tech park, along with the current population at APG.

In addition, Commerce Center at Main Gate is ideally positioned to serve the Aberdeen community, as it will be the only retail and amenity location available to the on-base APG population as well as the general public.

- 48-acre site located **immediately outside main gate to APG** serving 368-acre office & tech park
- Daytime population **20,000** upon BRAC completion in 2011.
- **8,000-9,000 new** on-post positions coming with BRAC.
- **Additional 13,000** employee base upon full buildout of The GATE and other planned on-post and immediately adjacent development projects.
- Ideal for **restaurant, café, deli, convenience store, fast food, dry clean, day care, fitness center, salon, mailbox/shipping.**
- **Pad sites** and **in-line spaces** available.

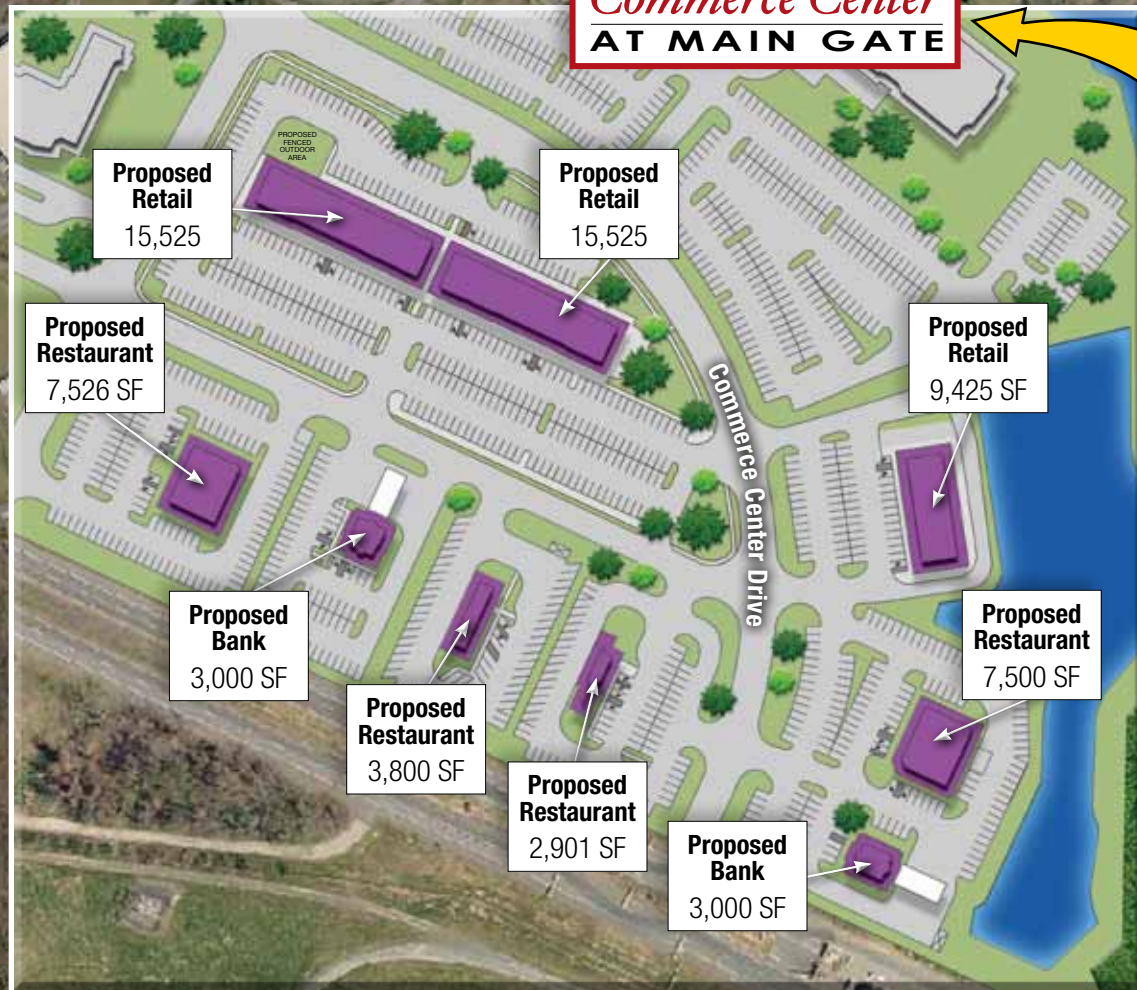
Leasing By:



www.sjpi.com | Tel: (410) 788.0100



## Commerce Center AT MAIN GATE



Traffic Counts	
Expected <b>24,700+</b> vehicles/day upon BRAC completion	
Demographics	
<b>Population</b>	35,949
<b>Households</b>	13,963
<b>Average Household Income</b>	\$77,787

Main Gate  
(24/7 APG ACCESS FOR APG EMPLOYEES, CONTRACTORS, & VISITORS)

Phillips Air Field