



BWI Technology Park II

802-813 Pinnacle Drive

Linthicum, MD 21090



About BWI Technology Park II

The 44-acre business community is located in Anne Arundel County off West Nursery Road and Baltimore-Washington Parkway (MD Route 295) near Baltimore-Washington International Airport.

St. John Properties' Arundel Overlook, BWI Commerce Park, Cromwell Business Park, International Trade Center and BWI Technology Parks I & III are located within close proximity of the Park.

BWI Technology Park I is located just north of BWI Technology Park II along West Nursery Road, and features flex/R&D and single-story office space. BWI Technology Park III is located just south of BWI Technology Park II on the East side of the Baltimore-Washington Parkway and features retail and class 'A' office.

Two 13,325 sq. ft. in-line retail buildings, as well as a Royal Farms gas and convenience store are located on site.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,996	57,673	201,497
Avg. Household Income	\$112,162	\$90,015	\$81,832



FLEX/R&D SPACE

FLEX/R&D BUILDINGS

805 Pinnacle Drive	62,160 SF	FUTURE
809 Pinnacle Drive	51,120 SF	LEED GOLD
811 Pinnacle Drive	48,120 SF	LEED SILVER DESIGNED
813 Pinnacle Drive	34,560 SF	

FLEX/R&D SPECIFICATIONS

LEED	Core & shell
Suite Sizes	2,400 up to 62,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1



RETAIL SPACE

RETAIL BUILDINGS

802 Pinnacle Drive	13,325 SF	
806 Pinnacle Drive	13,325 SF	FUTURE
Royal Farms	5,166 SF	

RETAIL SPECIFICATIONS

Suite Sizes	1,309 - 13,325 SF
Parking	5.3 spaces per 1,000 SF
Zoning	C-4



SELF-STORAGE SPACE

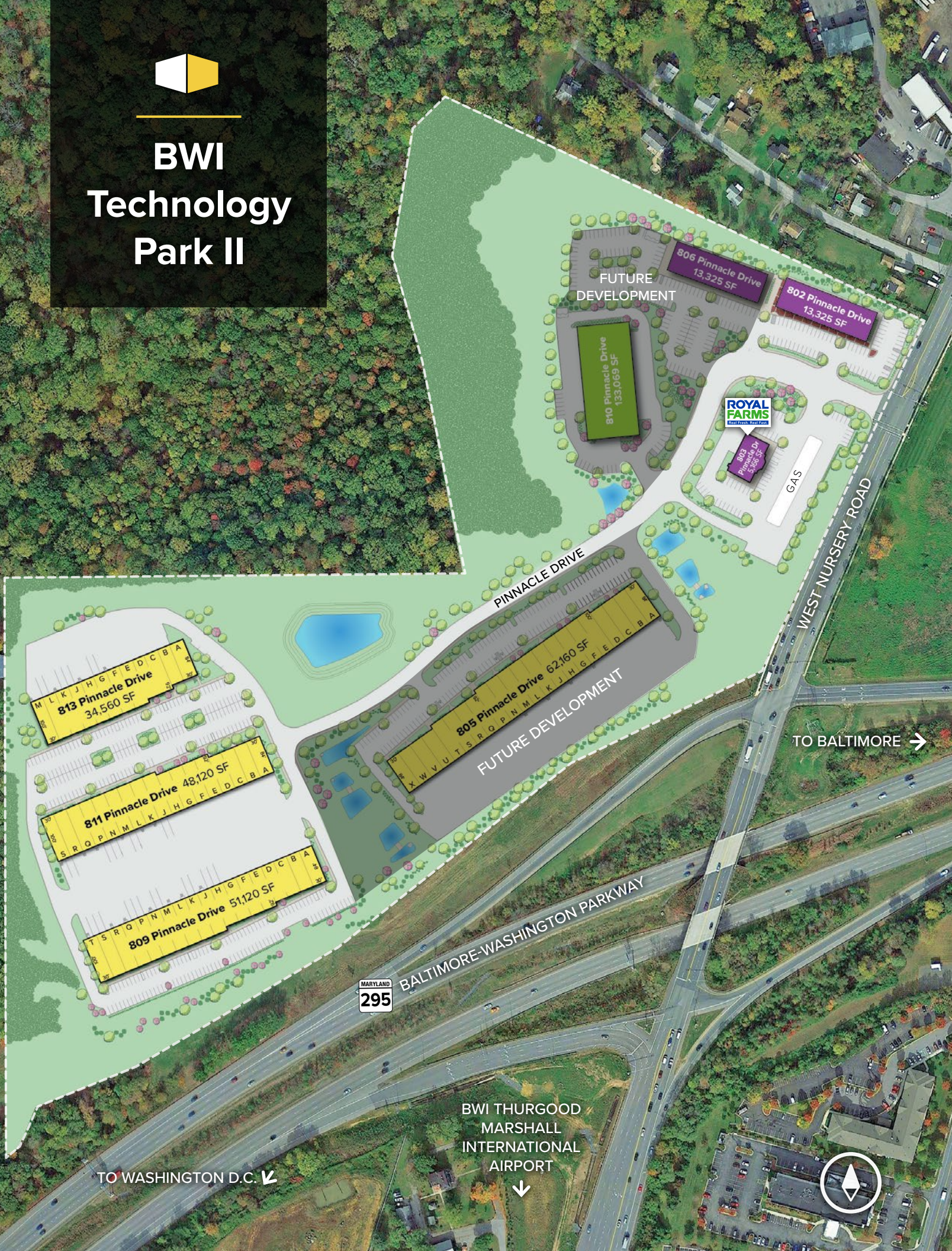
SELF-STORAGE BUILDING

810 Pinnacle Drive	133,069 SF
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BWI Technology Park II



MARYLAND
295

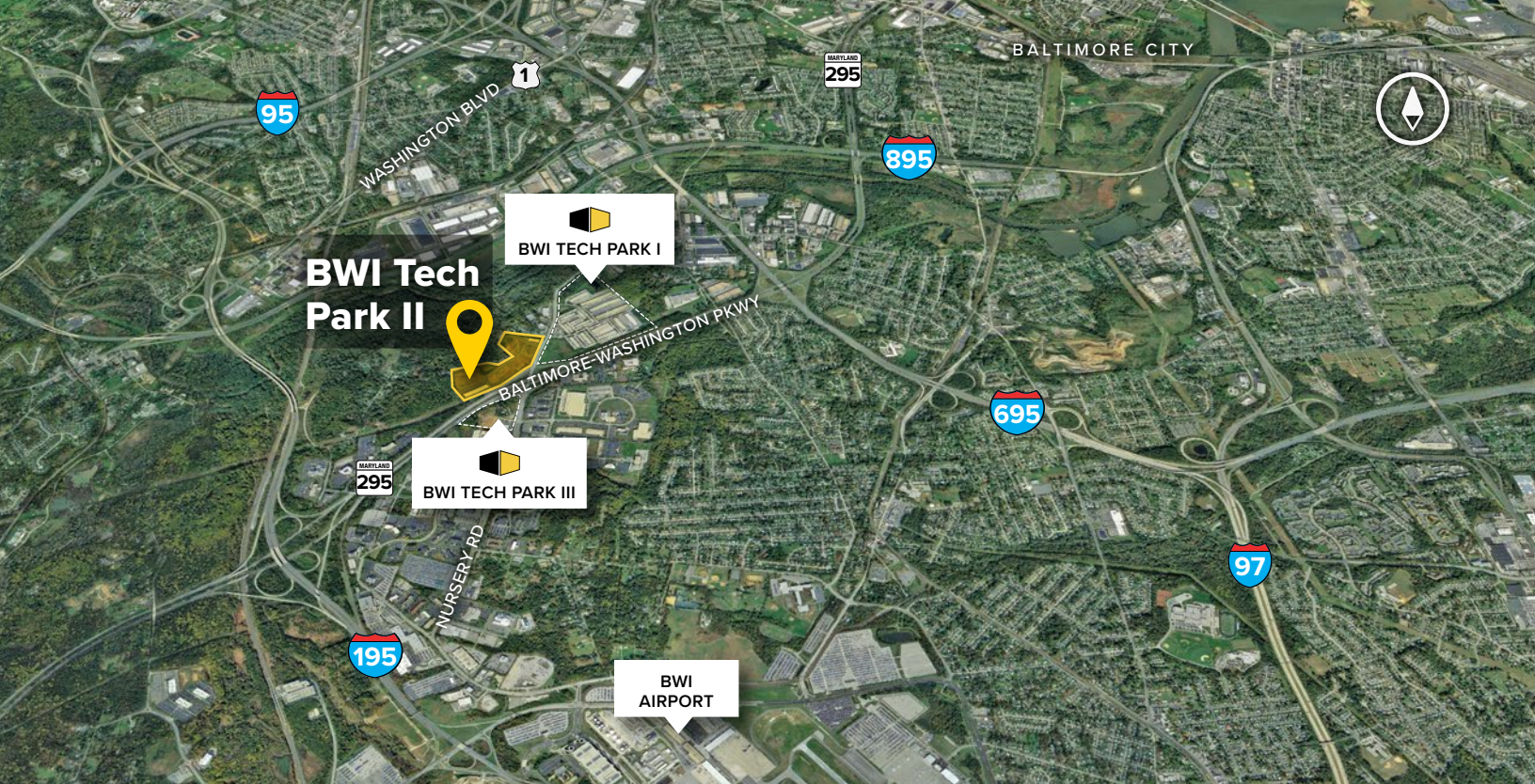
BALTIMORE-WASHINGTON PARKWAY

BWI THURGOOD
MARSHALL
INTERNATIONAL
AIRPORT

TO WASHINGTON D.C. ↙

TO BALTIMORE →





For more information on BWI Technology Park II, visit: sjpi.com/bwitech2

Distances to:

Annapolis (Downtown)	22 miles
Arundel Mills Mall	4 miles
Baltimore (Downtown)	8 miles
BWI Airport	2 miles
Columbia	12 miles
I-495 (Capital Beltway)	19 miles
I-695 (Baltimore Beltway)	3 miles
MD 100	4 miles
MD 295	1 mile



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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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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