

# Cromwell Business Park Cromwell Park Drive at Aviation Boulevard Glen Burnie, MD 21061







### **About Cromwell Business Park**

Cromwell Business Park is a 165-acre business community located off Interstate 97 at Dorsey Road near Baltimore-Washington International Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points.

The business park is comprised of 23 buildings, totaling over 975,000 square feet of flex, warehouse, office and retail space. Integrated within Cromwell Business Park are several retail projects, including pad sites, that offer amenities to business park employees and the surrounding community.

More than 2,500 hotel rooms, including three meeting and conference facilities, are in the immediate area.

For more information on Cromwell Business Park, visit: sjpi.com/cromwell



### **Multi-Story Office Space**

### **Three-Story Office Building**

891 Cromwell Park Drive 75,900 SF FUTURE

# **Three-Story Office Specifications LEED** Designed

Suite Sizes	1,500 up to 75,900 SF	
Offices	Built to suit	
Elevator	Yes	
Parking	4 spaces per 1,000 SF	
Zoning	C4	



### **Single-Story Office Space**

Single-Story Office Buildi	ngs
801 Cromwell Park Drive	32,6

32,650 SF 802 Cromwell Park Drive 30,000 SF 811 Cromwell Park Drive 31,980 SF

Single-Story Office Specifications		
Suite Sizes	1,005 up to 31,980 SF	
Ceiling Height	9.5 ft. clear minimum	
Offices	Built to suit	
Parking	5 spaces per 1,000 SF	
Heat	HVAC	
Roof	EPDM Rubber	
Exterior Walls	Brick on block	
Zoning	C2	



## Flex/R&D Space

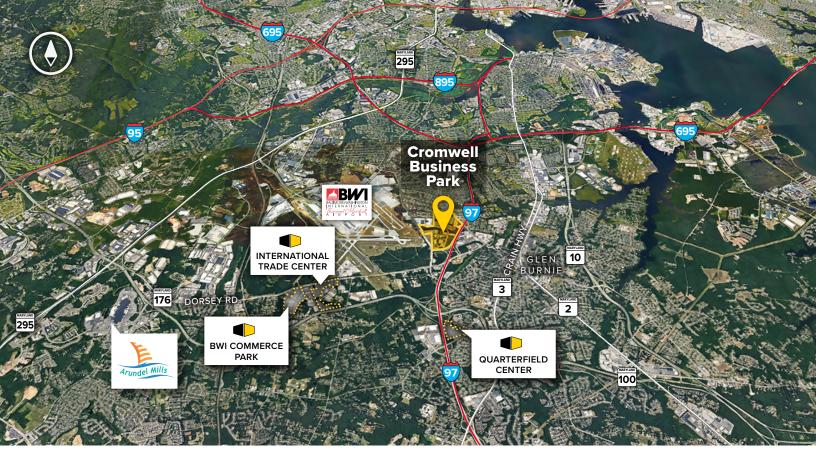
TIEN NO Space				
Flex/R&D Buildings				
795 Cromwell Park Drive	48,120 SF			
796 Cromwell Park Drive	59,520 SF			
797 Cromwell Park Drive	56,640 SF			
798 Cromwell Park Drive	56,640 SF			
799 Cromwell Park Drive	66,240 SF			
810 Cromwell Park Drive	72,240 SF			
806 Cromwell Park Drive	72,240 SF			
871 Cromwell Park Drive	33,120 SF FUTURE			
881 Cromwell Park Drive	33,120 SF FUTURE			
820 Airport Park Road	27,000 SF			
883 Airport Park Road	27,665 SF			
889 Airport Park Road	33,116 SF			
890 Airport Park Road	41,938 SF			
899 Airport Park Road	68,826 SF			
681 Hollins Ferry Road	33,120 SF			
6934 Aviation Boulevard	45,780 SF			
Flex/R&D Specifications				
LEED (select buildings)	Designed			
Suite Sizes	2,520 up to 72,240 SF			
Ceiling Height	16 ft. clear minimum			
899 Airport Park Road	24 ft. clear minimum			
Offices	Built to suit			
Parking	4 spaces per 1,000 SF			
Heat	Gas			
Roof	EPDM rubber			
Exterior Walls	Brick on block			
Loading	Dock or drive-in			
Zoning	W1			



### **Retail Space**

Retail Buildings		
910 Cromwell Park Drive	10,725 SF	
920 Cromwell Park Drive	10,725 SF	FUTURE
6934 Aviation Boulevard	6,900 SF	
6938 Aviation Boulevard	8,125 SF	





### Distances to:

Annapolis, MD (Downtown) ...... 18 miles Baltimore, MD (Downtown) ...... 10 miles BWI Thurgood Marshall Airport ...... 2 miles Columbia, MD ...... 14 miles Interstate 495 (Capital Beltway) ...... 20 miles Interstate 695 (Baltimore Beltway) ...... 3 miles MD Route 100 ...... 1.5 miles MD Route 295 ...... 4 miles 

> For additional leasing information or to schedule a tour, contact:

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



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