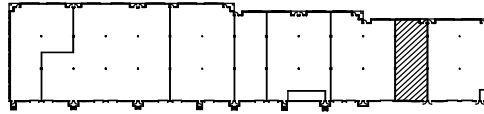
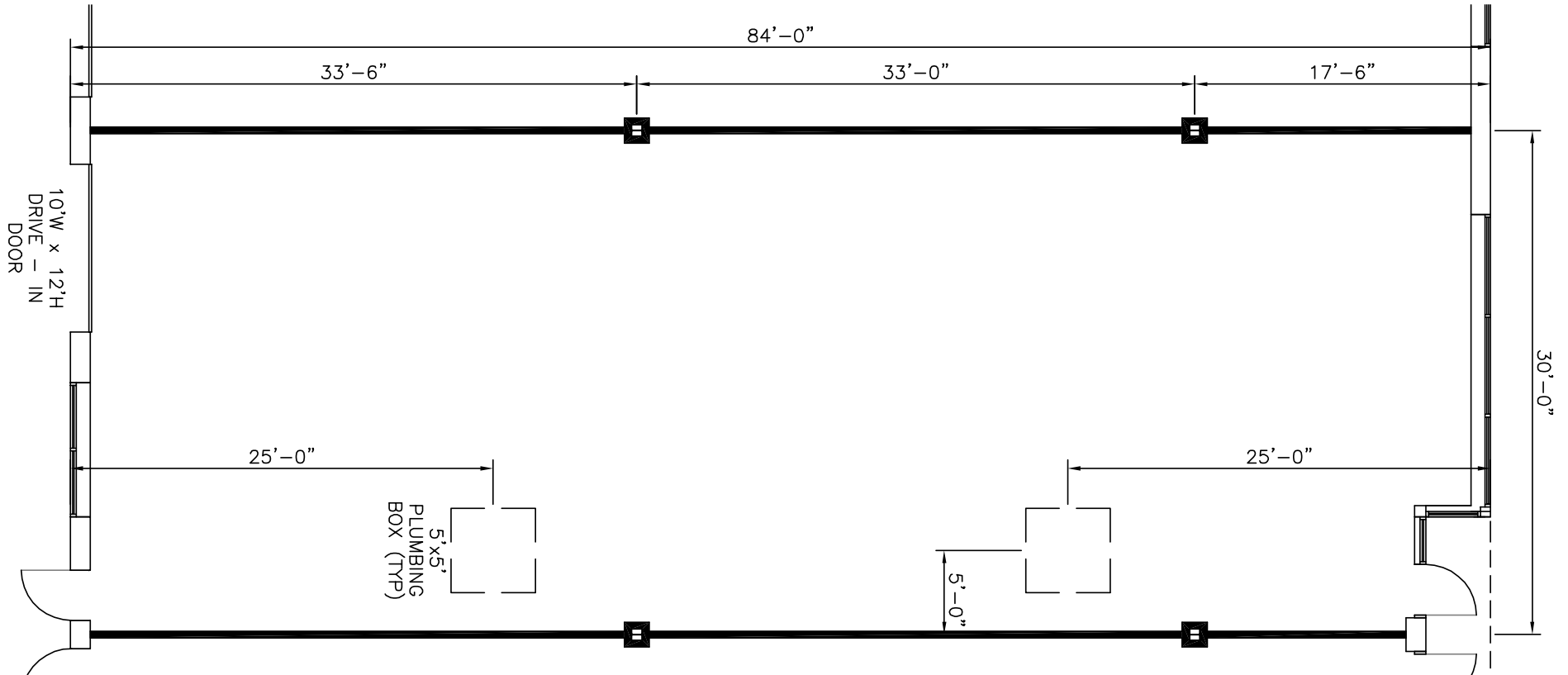


**TOTAL SF AVAILABLE:**  
2,520 SF

**KEY PLAN**  
NOT TO SCALE



NOTE: THIS SPACE PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS. THIS DRAWING IS PROPRIETARY AND THE EXCLUSIVE PROPERTY OF ST. JOHN PROPERTIES, INC. ANY DUPLICATIONS, DISTRIBUTION, OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED.





**FLEX / R&D SPACE**

**SINGLE-STORY FLEX / R&D BUILDINGS**

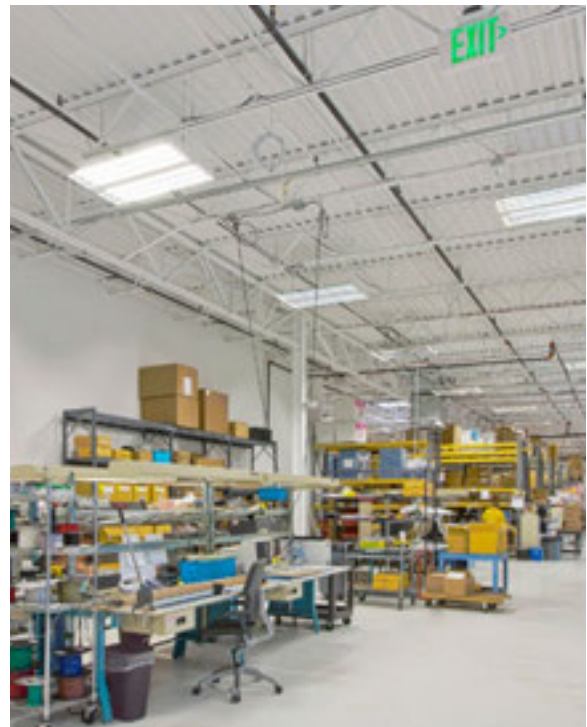
11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	<b>LEED GOLD</b>
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	<b>LEED GOLD</b>
11655 Crossroads Circle	59,400 SF	<b>LEED SILVER</b>
11675 Crossroads Circle	40,080 SF	<b>LEED GOLD DESIGNED</b>
11685 Crossroads Circle	54,120 SF	<b>LEED SILVER DESIGNED</b>
11695 Crossroads Circle	33,120 SF	<b>LEED SILVER DESIGNED</b>

**FLEX / R&D SPECIFICATIONS**

LEED ( <i>select buildings</i> )	Core & Shell
Suite Sizes	2,520 - 59,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM-M43



*Flex/R&D exterior*



*Flex/R&D interior*



**Distances to:**

- Aberdeen, MD ..... 18 miles
- AMTRAK / MARC Station ..... 1 mile
- BWI Airport ..... 20 miles
- Baltimore (Downtown) ..... 11 miles
- I-695 (Baltimore Beltway) ..... 4 miles
- I-95 ..... 2 miles
- Martin State Airport ..... 1 mile
- Towson, MD ..... 10 miles



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

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