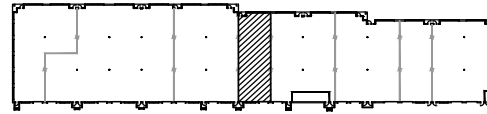
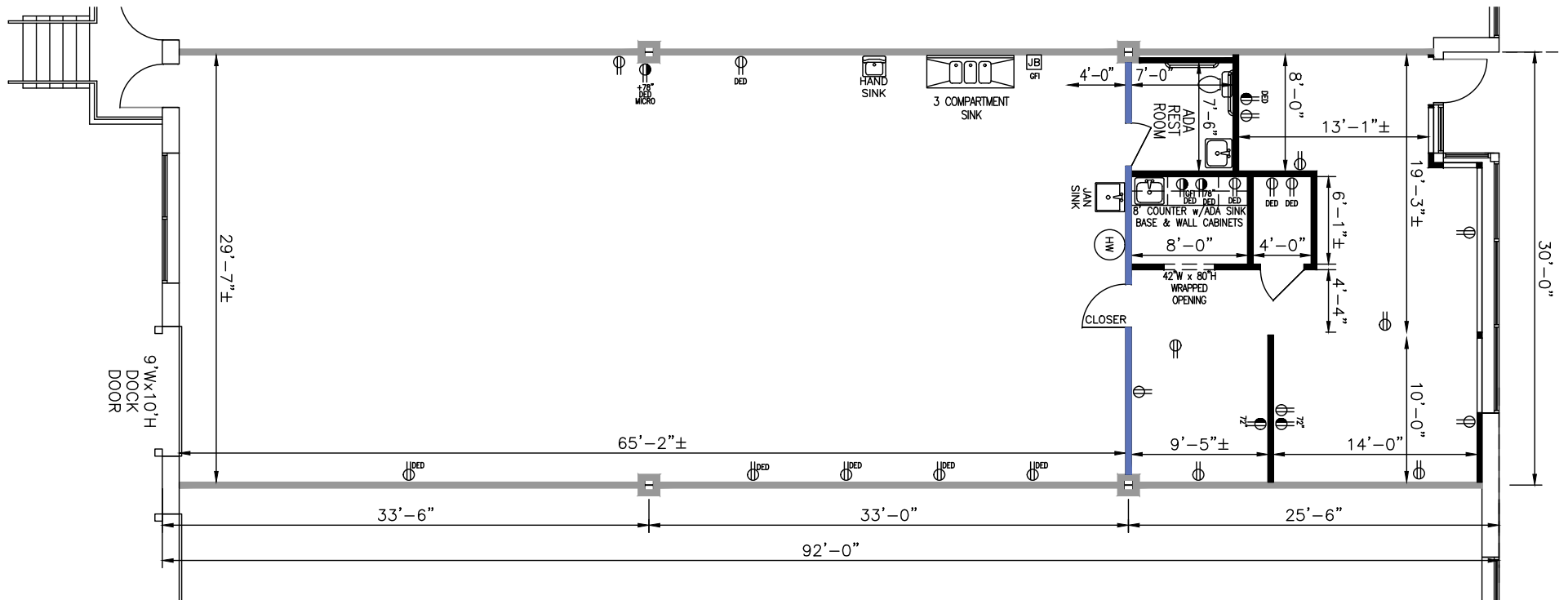


TOTAL SF AVAILABLE:
 2,760 SF

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

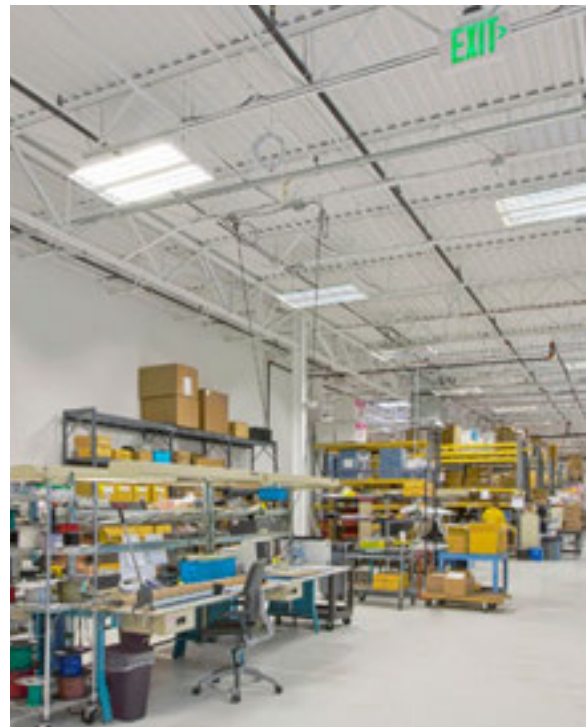
| | |
|-------------------------|---------------------------------------|
| 11600 Crossroads Circle | 34,080 SF |
| 11605 Crossroads Circle | 40,080 SF |
| 11615 Crossroads Circle | 31,920 SF |
| 11620 Crossroads Circle | 42,120 SF |
| 11630 Crossroads Circle | 51,120 SF LEED GOLD |
| 11640 Crossroads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

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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