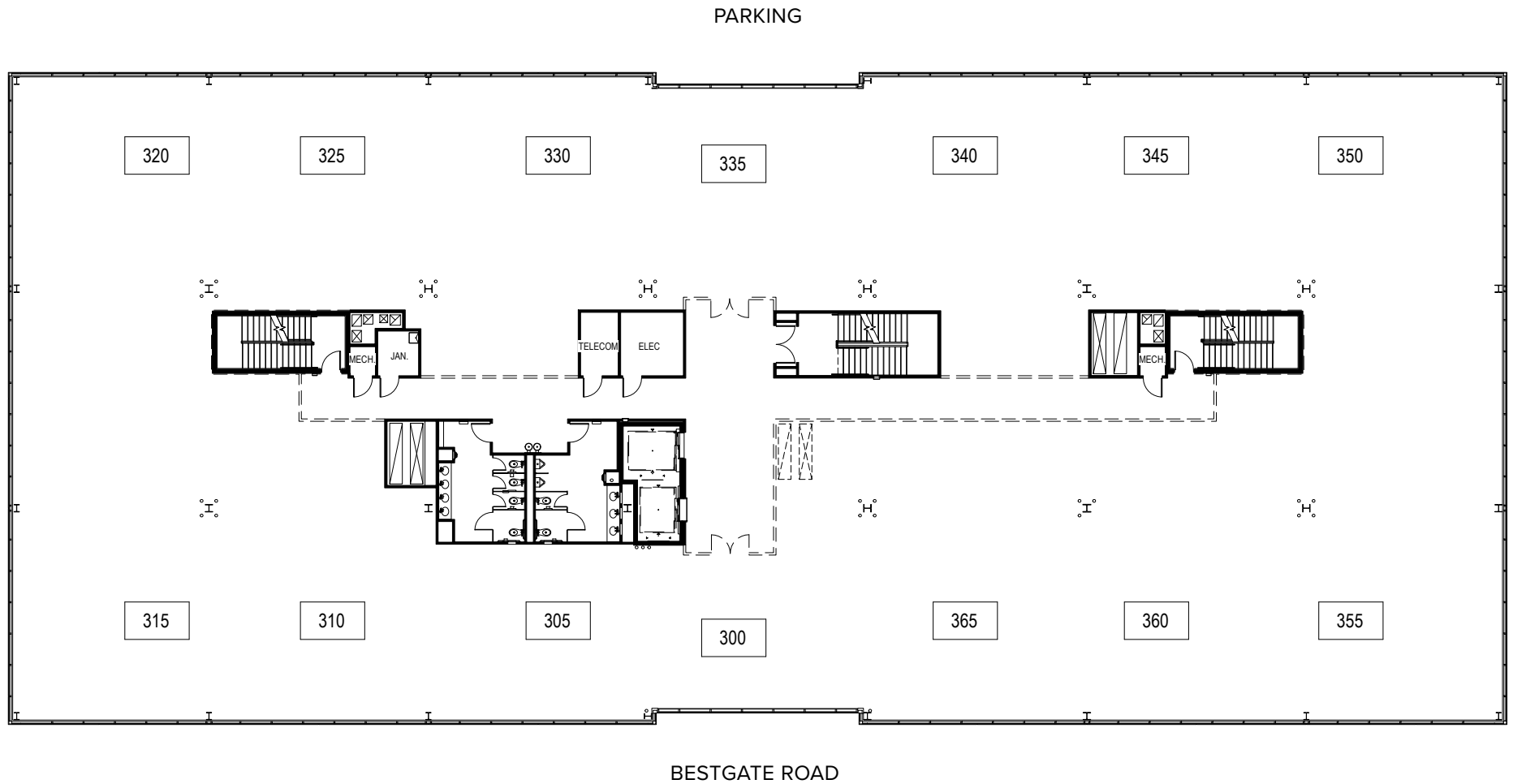


**Total SF Available:**  
6,250 up to 23,880 SF



## About 810 Bestgate

810 Bestgate is a four-story 100,000 square foot Class 'A' medical office building, conveniently located near the Anne Arundel Medical Center, Westfield Annapolis Mall, US Route 50/301 and Interstate 97.

Designed for LEED Gold certification, this Class 'A' medical office building offers suite sizes from 2,500 square feet to 100,000 square feet with approximately 25,000 square foot floor plates. Free, generous parking is located on site, adjacent to the building.



## Multi-Story Class 'A' Office Space

### Four-Story Class 'A' Office Building

810 Bestgate Road 100,000 SF

### 810 Bestgate Specifications

LEED	Gold Designed
Suite Sizes	2,500 up to 100,000 SF
Elevator	Yes
Office	Built to suit
Parking	4 spaces per 1,000 SF
HVAC	Gas, VAV with zone control



*Above: Interior lobby renderings of 810 Bestgate Road*



*For more information on 810 Bestgate Road, visit: [sjpi.com/810bestgate](https://sjpi.com/810bestgate)*





#### Distances to:

Annapolis, MD (Downtown)	1.2 miles
Annapolis Towne Center	1.2 miles
Anne Arundel Medical Center	0.5 miles
Baltimore, MD (Downtown)	28 miles
BWI Airport	21 miles
Interstate 97	3 miles
Interstate 695 (Baltimore Beltway)	33 miles
MD 50/301	1.5 miles
Washington, D.C. (Downtown)	30 miles
Westfield Annapolis Mall	0.2 miles



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Baltimore, MD 21244

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

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