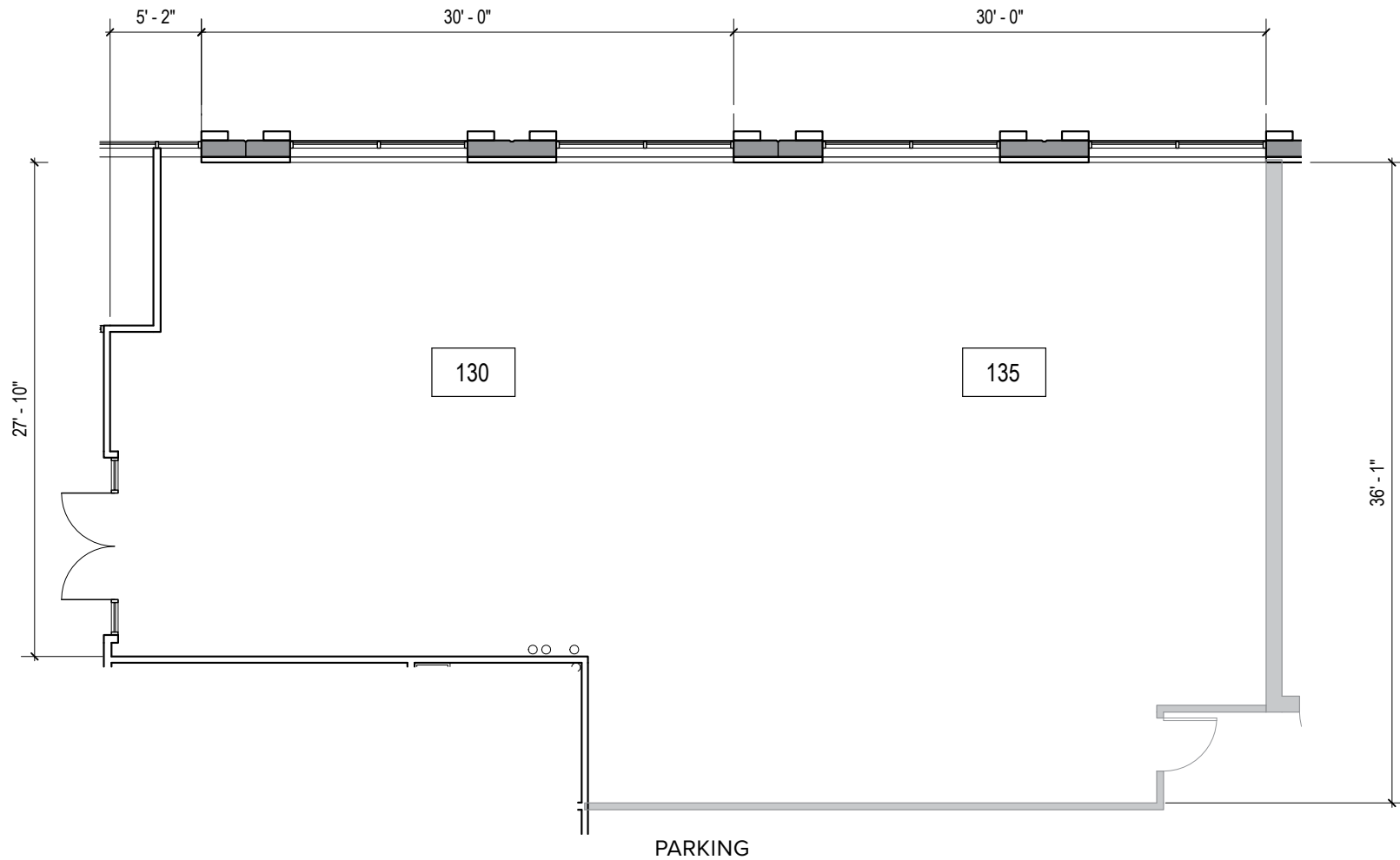
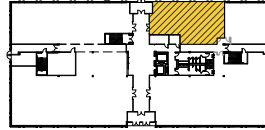


TOTAL SF AVAILABLE:
2,495 SF

KEY PLAN
NOT TO SCALE



100,000+ SF of Class 'A' Office Space With Signage Opportunity

About Annapolis Junction Town Center

10170 Junction Drive is a four-story, 101,200 square foot class 'A' office building located in Annapolis Junction Town Center, an 18-acre mixed-use Transit Oriented Development (TOD) in Howard County. The project is located within walking distance of the Savage MARC station and just minutes from the NSA, Ft. Meade and BWI with great visibility from MD 32.

Annapolis Junction Town Center features 416 ultra-luxurious apartment homes, over 19,000 square foot of retail space including a Baltimore Coffee and Tea and Pepperjacks Subs, and a MARC Transit station with a 704-space commuter parking garage, in addition to 101,200 square foot of office space. A 150-room hotel is also planned for the site. The development has easy access to MD 32, I-95 and MD 295.

*For more information on
Annapolis Junction Town Center
visit: sjpi.com/annapolisjunction*



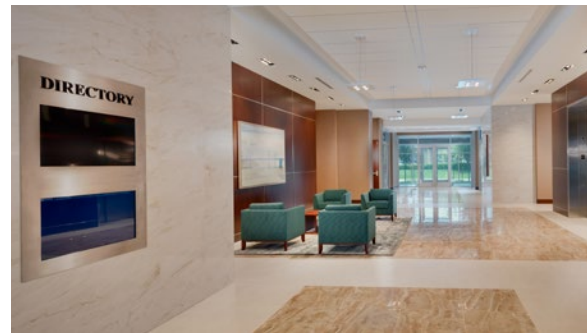
MULTI-STORY OFFICE SPACE

FOUR-STORY OFFICE BUILDING

10170 Junction Drive 101,200 SF **LEED GOLD**

FOUR-STORY OFFICE SPECIFICATIONS

LEED	Core & shell
Suite Sizes	Up to 101,200 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Lease Type	Full service





NSA
5 min.

Ft. Meade
12 mins



Annapolis Junction Town Center



**GREAT
VISIBILITY
FROM RT. 32
(82,000 ADT)**



CAMDEN LINE
SAVAGE STATION

