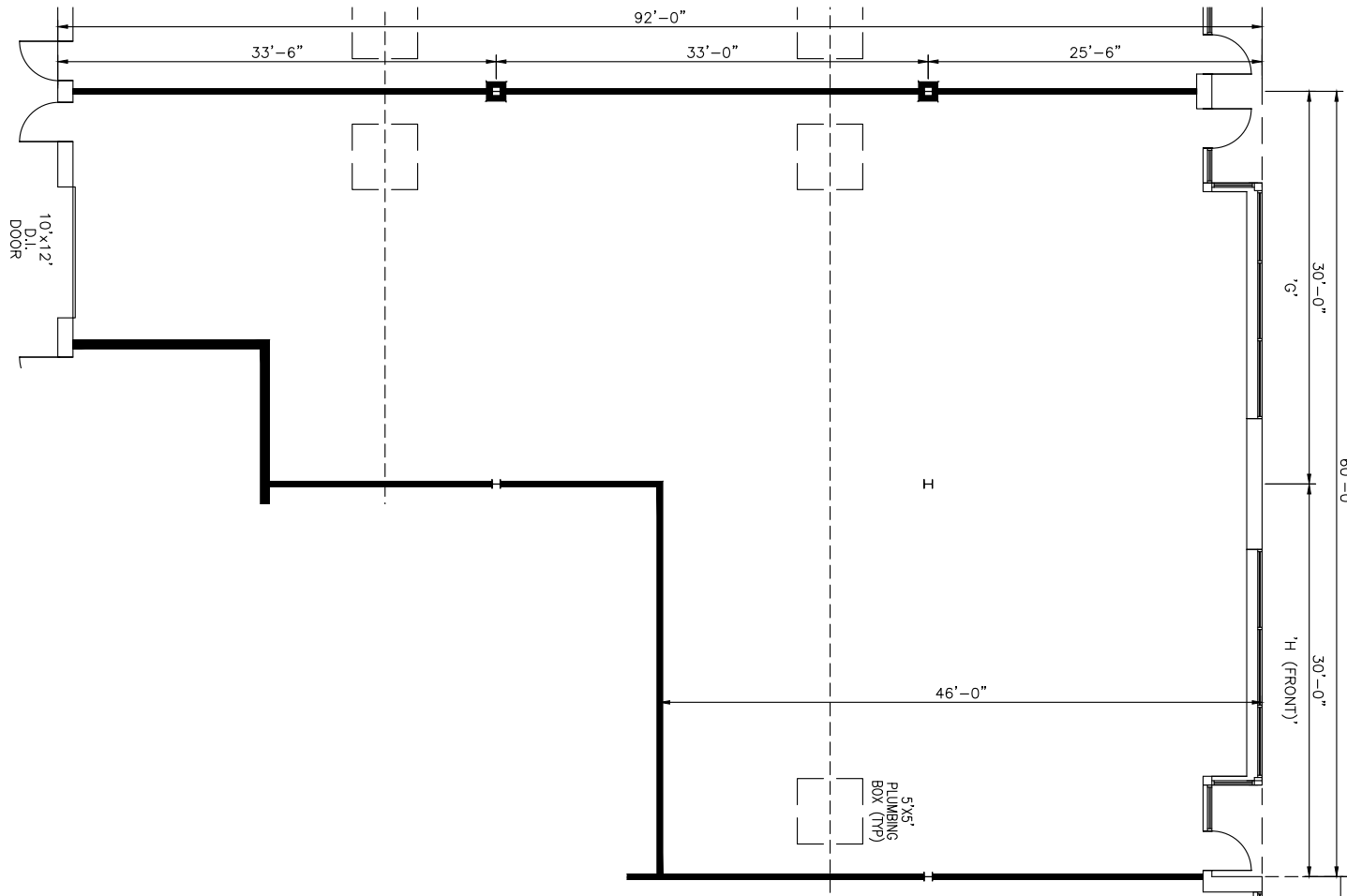
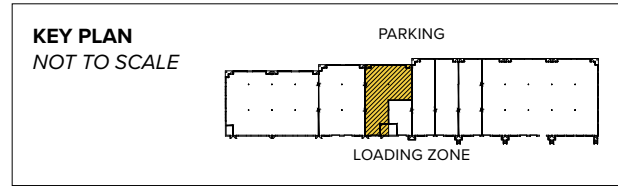


**Total SF Available:**  
4,140 SF



## About Arundel Overlook

Arundel Overlook is a 68-acre flex/R&D community located at the intersection of Dorsey Road (MD Route 176) and Airport 100 Way in Anne Arundel County, just minutes from Baltimore-Washington International Airport (BWI).

The unified architecture of St. John Properties' eight buildings, comprising over 312,840 square feet of flex/R&D space, provides Arundel Overlook a campus-like business environment.

Tenant sizes from 2,520 square feet to 45,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 16-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance.

For more information on Arundel Overlook, visit: [sjpi.com/arundeloverlook](http://sjpi.com/arundeloverlook)



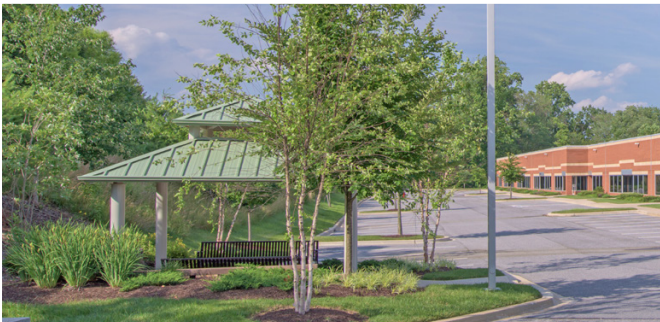
## Flex/R&D Space

### Flex/R&D Buildings

901 Mercantile Drive	33,120 SF	
921 Mercantile Drive	42,120 SF	
941 Mercantile Drive	42,120 SF	
961 Mercantile Drive	42,120 SF	
980 Mercantile Drive	45,120 SF	
1503 Signature Drive	42,120 SF	LEED DESIGNED
1513 Signature Drive	30,000 SF	LEED DESIGNED
1523 Signature Drive	36,120 SF	LEED SILVER

### Flex/R&D Specifications

LEED	Silver   Core & shell
Suite Sizes	2,520 up to 45,120 SF
Ceiling Height	
901-980 Mercantile Dr & 1523 Signature Dr	16 ft. clear minimum
1503 & 1513 Signature Dr	18 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber & TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	W-1





**Distances to:**

- Annapolis, MD (Downtown) ..... 20 miles
- Baltimore, MD (Downtown) ..... 12 miles
- BWI Airport ..... 4 miles
- Columbia, MD ..... 9 miles
- Fort Meade/NSA ..... 6 miles
- Interstate 95 ..... 3 miles
- Interstate 695 (Baltimore Beltway) ..... 6 miles
- MD 100 ..... 1 mile
- MD 295 ..... 0.5 miles
- Washington, D.C. (Downtown) ..... 28 miles

**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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